



## United City of Yorkville

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

AGENDA  
**CITY COUNCIL MEETING**  
**Tuesday, April 8, 2025**  
**7:00 p.m.**

City Hall Council Chambers  
651 Prairie Pointe Drive, Yorkville, IL

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**Call to Order:**

**Pledge of Allegiance:**

<b>Roll Call by Clerk:</b>	<u>WARD I</u>	<u>WARD II</u>	<u>WARD III</u>	<u>WARD IV</u>
	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:**

**Citizen Comments on Agenda Items:**

**Consent Agenda:**

1. Bill Payments for Approval
  - \$ 1,382,388.68 (vendors)
  - \$ 425,032.90 (payroll period ending 03/28/25)
  - \$ 1,807,421.58 (total)

**Mayor's Report:**

1. CC 2025-25 Ordinance Approving the 2025-2026 Fiscal Budget for the United City of Yorkville
2. CC 2025-26 Ordinance Authorizing the Acquisition of Certain Easements for the Construction of Sanitary Sewers (Yorkville Meadows)
3. CC 2025-27 Ordinance Authorizing the Acquisition of Certain Properties for the Construction of Improvements to the City's Water System
4. CC 2025-28 Resolution Approving a Contract to Replace a Water Main on East Van Emmon Street, in an Amount Not to Exceed \$88,950

**Public Works Committee Report:**

1. PW 2025-15 Ordinance Vacating a Portion of Worsley Street in the United City of Yorkville, Kendall County, Illinois

**Economic Development Committee Report:**

**Public Safety Committee Report:**

**Administration Committee Report:**

**Park Board:**

**Planning and Zoning Commission:**

1. PZC 2024-22 & EDC 2025-05 Beecher Solar Farm – Special Use and Variance – First Reading
  - a. Ordinance Approving a Special Use Permit Allowing Freestanding Solar Energy Systems on Certain Territory Generally Located North of Corneils Road, West of Beecher Road, and East of IL Route 47 (Beecher Road Solar Expansion)
  - b. Ordinance Granting a Property Line Setback Variance for Certain Territory Generally Located North of Corneils Road, West of Beecher Road, and East of IL Route 47 (Beecher Road Solar Expansion)
2. 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)
3. PZC 2025-01 & EDC 2025-17 Ordinance Approving the Rezoning to M-2 General Manufacturing Zoning District of Certain Territory Known as 11159 Faxon Road, Yorkville, Illinois (Daniels Malinski Yorkville Family, LLLP)

**City Council Report:**

**City Clerk's Report:**

**Community and Liaison Report:**

**Staff Report:**

**Mayor's Report (cont'd):**

5. CC 2025-08 Public Works and Parks Department Facility Update
6. CC 2025-09 Lake Michigan Water Project Update

**Additional Business:**

**Citizen Comments:**

**Executive Session:**

**Adjournment:**

COMMITTEES, MEMBERS AND RESPONSIBILITIES

**ADMINISTRATION: April 16, 2025 – 6:00 p.m. – East Conference Room #337**

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

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

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

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

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Transier	Police	School District
Vice-Chairman: Alderman Tarulis		
Committee: Alderman Soling		
Committee: Alderman Funkhouser		

**PUBLIC WORKS: April 15, 2025 – 6:00 p.m. – East Conference Room #337**

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

UNITED CITY OF YORKVILLE  
WORKSHEET  
CITY COUNCIL  
**Tuesday, April 8, 2025**  
7:00 PM  
CITY COUNCIL CHAMBERS

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**AMENDMENTS TO AGENDA:**

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**CITIZEN COMMENTS ON AGENDA ITEMS:**

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**CONSENT AGENDA:**

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1. Bill Payments for Approval

Approved \_\_\_\_\_

As presented

As amended

Notes \_\_\_\_\_

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**MAYOR'S REPORT:**

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1. CC 2025-25 Ordinance Approving the 2025-2026 Fiscal Budget for the United City of Yorkville

- Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_     Subject to \_\_\_\_\_  
 Removed \_\_\_\_\_  
 Notes \_\_\_\_\_
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2. CC 2025-26 Ordinance Authorizing the Acquisition of Certain Easements for the Construction of Sanitary Sewers (Yorkville Meadows)

- Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_     Subject to \_\_\_\_\_  
 Removed \_\_\_\_\_  
 Notes \_\_\_\_\_
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3. CC 2025-27 Ordinance Authorizing the Acquisition of Certain Properties for the Construction of Improvements to the City's Water System

- Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_     Subject to \_\_\_\_\_  
 Removed \_\_\_\_\_  
 Notes \_\_\_\_\_
- 
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4. CC 2025-28 Resolution Approving a Contract to Replace a Water Main on East Van Emmon Street, in an Amount Not to Exceed \$88,950

Approved: Y \_\_\_\_\_ N \_\_\_\_\_     Subject to \_\_\_\_\_

Removed \_\_\_\_\_

Notes \_\_\_\_\_

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**PUBLIC WORKS COMMITTEE REPORT:**

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1. PW 2025-15 Ordinance Vacating a Portion of Worsley Street in the United City of Yorkville, Kendall County, Illinois

Approved: Y \_\_\_\_\_ N \_\_\_\_\_     Subject to \_\_\_\_\_

Removed \_\_\_\_\_

Notes \_\_\_\_\_

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**PLANNING AND ZONING COMMISSION:**

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1. PZC 2024-22 & EDC 2025-05 Beecher Solar Farm – Special Use and Variance – First Reading

a. Ordinance Approving a Special Use Permit Allowing Freestanding Solar Energy Systems on Certain Territory Generally Located North of Corneils Road, West of Beecher Road, and East of IL Route 47 (Beecher Road Solar Expansion)

Approved: Y \_\_\_\_\_ N \_\_\_\_\_     Subject to \_\_\_\_\_

Removed \_\_\_\_\_

b. Ordinance Granting a Property Line Setback Variance for Certain Territory Generally Located North of Corneils Road, West of Beecher Road, and East of IL Route 47 (Beecher Road Solar Expansion)

Approved: Y \_\_\_\_\_ N \_\_\_\_\_     Subject to \_\_\_\_\_

Removed \_\_\_\_\_

Notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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2. 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 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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3. PZC 2025-01 & EDC 2025-17 Ordinance Approving the Rezoning to M-2 General Manufacturing Zoning District of Certain Territory Known as 11159 Faxon Road, Yorkville, Illinois (Daniels Malinski Yorkville Family, LLLP)

Approved: Y \_\_\_\_\_ N \_\_\_\_\_     Subject to \_\_\_\_\_  
 Removed \_\_\_\_\_  
 Notes \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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**MAYOR'S REPORT (CONT'D):**

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5. CC 2025-08 Public Works and Parks Department Facility Update

- Approved: Y \_\_\_\_\_ N \_\_\_\_\_     Subject to \_\_\_\_\_
- Removed \_\_\_\_\_
- Notes \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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6. CC 2025-09 Lake Michigan Water Project Update

- Approved: Y \_\_\_\_\_ N \_\_\_\_\_     Subject to \_\_\_\_\_
- Removed \_\_\_\_\_
- Notes \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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**ADDITIONAL BUSINESS:**

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**CITIZEN COMMENTS:**

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

Agenda Item Number

Consent Agenda #1

Tracking Number

### Agenda Item Summary Memo

**Title:** Bills for Payment

**Meeting and Date:** City Council – April 8, 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 Finance  
Name Department

#### Agenda Item Notes:

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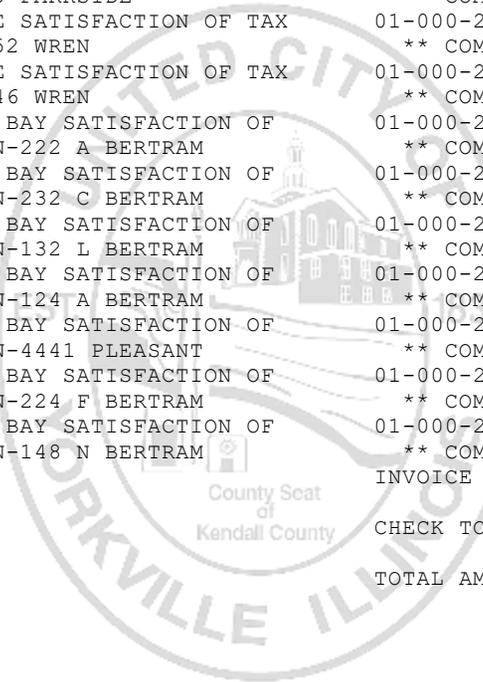
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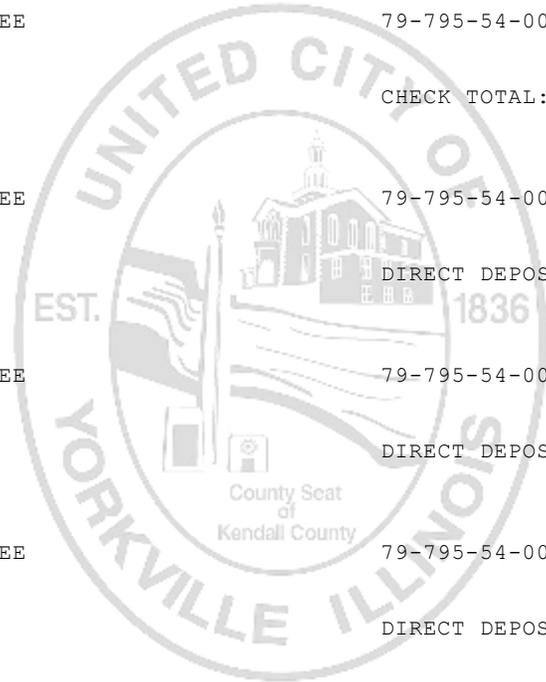
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131264	KCR	KENDALL COUNTY RECORDER'S			03/19/25		
	4020963	03/19/25	01	RAINTREE SATISFACTION OF TAX		01-000-24-00-2440	57.00
			02	LIEN-583 COARCH RD		** COMMENT **	
			03	RAINTREE SATISFACTION OF TAX		01-000-24-00-2440	57.00
			04	LIEN-2125 TREMONT		** COMMENT **	
			05	RAINTREE SATISFACTION OF TAX		01-000-24-00-2440	57.00
			06	LIEN-2135 TREMONT		** COMMENT **	
			07	RAINTREE SATISFACTION OF TAX		01-000-24-00-2440	57.00
			08	LIEN-455 PARKSIDE		** COMMENT **	
			09	RAINTREE SATISFACTION OF TAX		01-000-24-00-2440	57.00
			10	LIEN-1852 WREN		** COMMENT **	
			11	RAINTREE SATISFACTION OF TAX		01-000-24-00-2440	57.00
			12	LIEN-1846 WREN		** COMMENT **	
			13	BRISTOL BAY SATISFACTION OF		01-000-24-00-2440	57.00
			14	TAX LIEN-222 A BERTRAM		** COMMENT **	
			15	BRISTOL BAY SATISFACTION OF		01-000-24-00-2440	57.00
			16	TAX LIEN-232 C BERTRAM		** COMMENT **	
			17	BRISTOL BAY SATISFACTION OF		01-000-24-00-2440	57.00
			18	TAX LIEN-132 L BERTRAM		** COMMENT **	
			19	BRISTOL BAY SATISFACTION OF		01-000-24-00-2440	57.00
			20	TAX LIEN-124 A BERTRAM		** COMMENT **	
			21	BRISTOL BAY SATISFACTION OF		01-000-24-00-2440	57.00
			22	TAX LIEN-4441 PLEASANT		** COMMENT **	
			23	BRISTOL BAY SATISFACTION OF		01-000-24-00-2440	57.00
			24	TAX LIEN-224 F BERTRAM		** COMMENT **	
			25	BRISTOL BAY SATISFACTION OF		01-000-24-00-2440	57.00
			26	TAX LIEN-148 N BERTRAM		** COMMENT **	
				INVOICE TOTAL:			741.00 *
				CHECK TOTAL:			741.00
				TOTAL AMOUNT PAID:			741.00



- |                                |                                   |                                  |                         |
|--------------------------------|-----------------------------------|----------------------------------|-------------------------|
| 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 03/21/2025

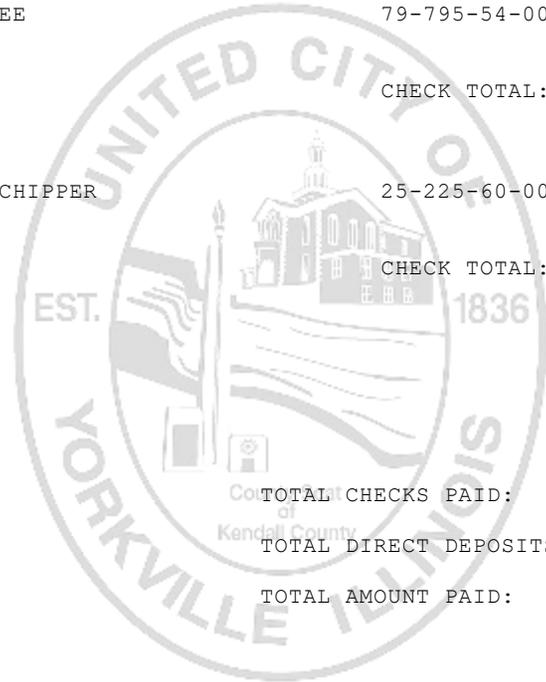
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D004054	BEEBED DAVID BEEBE						
	030825	03/14/25	01	REFEREE	79-795-54-00-5462		100.00
						INVOICE TOTAL:	100.00 *
						DIRECT DEPOSIT TOTAL:	100.00
542271	HILLESLE ERIC HILLESLAND						
	030825	03/14/25	01	REFEREE	79-795-54-00-5462		200.00
						INVOICE TOTAL:	200.00 *
						CHECK TOTAL:	200.00
D004055	MARKSJ JOSEPH MARKS						
	030825	03/14/25	01	REFEREE	79-795-54-00-5462		100.00
						INVOICE TOTAL:	100.00 *
						DIRECT DEPOSIT TOTAL:	100.00
D004056	OLEARYM MARTIN J. O'LEARY						
	030825	03/14/25	01	REFEREE	79-795-54-00-5462		200.00
						INVOICE TOTAL:	200.00 *
						DIRECT DEPOSIT TOTAL:	200.00
D004057	PATTONS SHANE PATTON						
	030825	03/14/25	01	REFEREE	79-795-54-00-5462		385.00
						INVOICE TOTAL:	385.00 *
						DIRECT DEPOSIT TOTAL:	385.00
542272	RIETZJ JACKSON RIETZ						



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 03/21/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542272	RIETZJ 030825	JACKSON RIETZ 03/14/25	01	REFEREE	79-795-54-00-5462		300.00
						INVOICE TOTAL:	300.00 *
						CHECK TOTAL:	300.00
542273	RIETZR 030825	ROBERT L. RIETZ JR. 03/14/25	01	REFEREE	79-795-54-00-5462		300.00
						INVOICE TOTAL:	300.00 *
						CHECK TOTAL:	300.00
542274	VERMEER Q-29251-3	VERMEER MIDWEST 03/12/25	01	WOOD CHIPPER	25-225-60-00-6060		43,033.18
						INVOICE TOTAL:	43,033.18 *
						CHECK TOTAL:	43,033.18
						TOTAL CHECKS PAID:	43,833.18
						TOTAL DIRECT DEPOSITS PAID:	785.00
						TOTAL AMOUNT PAID:	44,618.18



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  
 CHECK REGISTER

CHECK DATE: 03/24/25

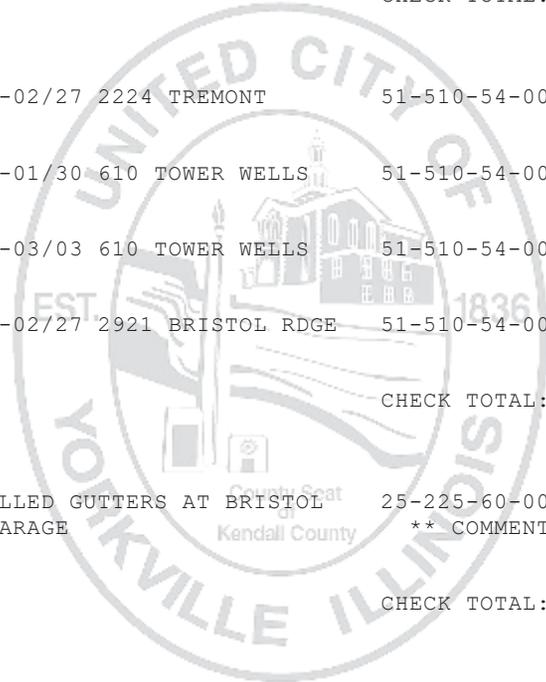
CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
542278	RIVRVIEW	RIVERVIEW FORD, INC.					
	MAR 2025	NEW TRUCKS	03/21/25	01	3 NEW PW PICK UP TRUCKS	25-215-60-00-6070	74,018.00
				02	3 NEW PW PICK UP TRUCKS	51-510-60-00-6060	73,057.00
				03	3 NEW PW PICK UP TRUCKS	52-520-60-00-6070	32,638.00
					INVOICE TOTAL:		179,713.00 *
					CHECK TOTAL:		179,713.00
					TOTAL AMOUNT PAID:		179,713.00



- |                                |                                   |                                  |                         |
|--------------------------------|-----------------------------------|----------------------------------|-------------------------|
| 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 04/08/2025

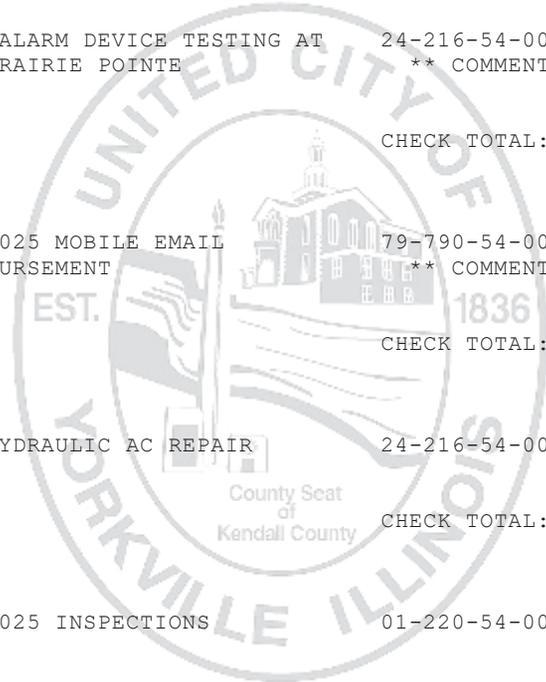
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
542279	AACVB	AURORA AREA CONVENTION						
	02/25-ALL	03/17/25	01	FEB 2025 ALL SEASON HOTEL TAX	01-640-54-00-5481		45.90	
						INVOICE TOTAL:	45.90 *	
	02/25-HAMPTON	03/21/25	01	FEB 2025 HAMPTON INN HOTEL TAX	01-640-54-00-5481		3,543.68	
						INVOICE TOTAL:	3,543.68 *	
					CHECK TOTAL:		3,589.58	
542280	AEPENERG	AEP ENERGY						
	3025129010-030325	03/03/25	01	01/29-02/27 2224 TREMONT	51-510-54-00-5480		12,239.73	
						INVOICE TOTAL:	12,239.73 *	
	3025129021-030325	03/03/25	01	01/06-01/30 610 TOWER WELLS	51-510-54-00-5480		9,215.21	
						INVOICE TOTAL:	9,215.21 *	
	3025129021-030725	03/07/25	01	01/30-03/03 610 TOWER WELLS	51-510-54-00-5480		12,358.64	
						INVOICE TOTAL:	12,358.64 *	
	3025129065-030325	03/03/25	01	01/29-02/27 2921 BRISTOL RDGE	51-510-54-00-5480		5,025.48	
						INVOICE TOTAL:	5,025.48 *	
					CHECK TOTAL:		38,839.06	
542281	ALLAROUN	ALL AROUND SEAMLESS GUTTERS						
	3362	03/24/25	01	INSTALLED GUTTERS AT BRISTOL	25-225-60-00-6020		524.00	
			02	BAY GARAGE	** COMMENT **			
						INVOICE TOTAL:	524.00 *	
					CHECK TOTAL:		524.00	
542282	ALLSTAR	ALL STAR SPORTS INSTRUCTION						
	252024	03/12/25	01	WINTER II SPORTS INSTRUCTION	79-795-54-00-5462		2,070.00	
						INVOICE TOTAL:	2,070.00 *	
					CHECK TOTAL:		2,070.00	



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 04/08/2025

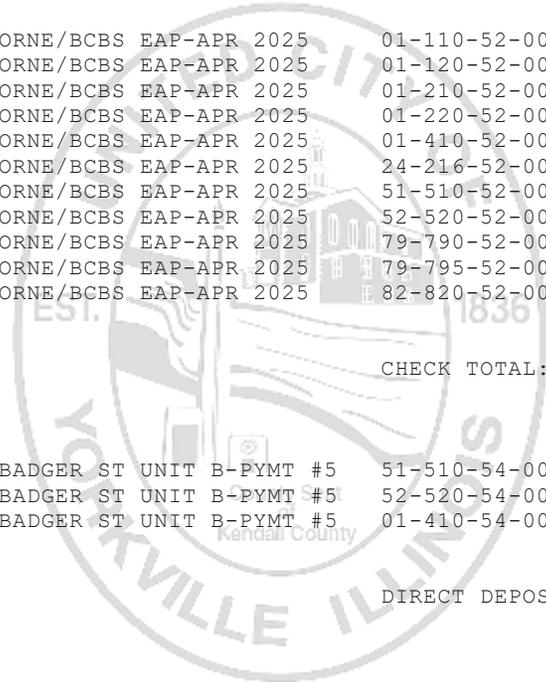
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D004058	ALVAREZA AARON ALVAREZ						
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
542283	AMEHOIST AMERICAN HOIST & MANLIFT, INC						
	39375	03/19/25	01	FIRE ALARM DEVICE TESTING AT	24-216-54-00-5446		456.00
			02	651 PRAIRIE POINTE	** COMMENT **		
					INVOICE TOTAL:		456.00 *
					CHECK TOTAL:		456.00
542284	ANDERSJA JARED ANDERSON						
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
542285	ARTLIP ARTLIP & SONS, INC.						
	211729	06/26/24	01	131 HYDRAULIC AC REPAIR	24-216-54-00-5446		166.00
					INVOICE TOTAL:		166.00 *
					CHECK TOTAL:		166.00
542286	B&FTECH B&F TECHNICAL CODE SERVICES						
	20665	03/13/25	01	FEB 2025 INSPECTIONS	01-220-54-00-5459		920.00
					INVOICE TOTAL:		920.00 *
					CHECK TOTAL:		920.00



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 04/08/2025

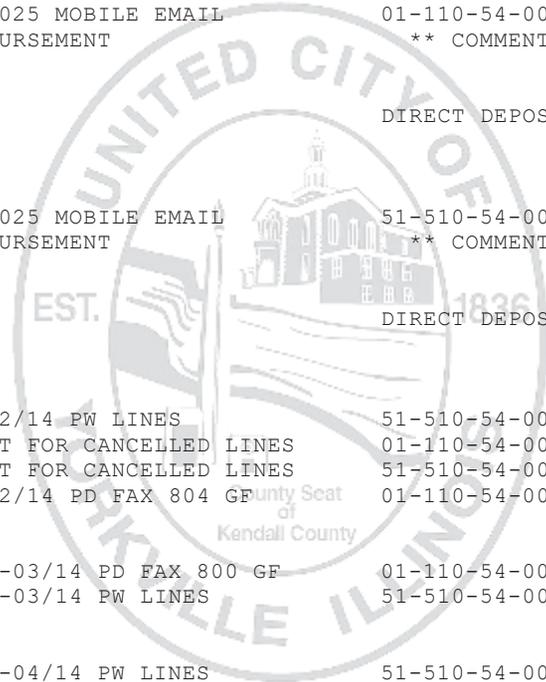
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542287	BARBANEM	MARISA BARBANENTE						
	040125		04/01/25	01	MAR 2025 MOBILE EMAIL	79-795-54-00-5440		45.00
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:		45.00 *
						CHECK TOTAL:		45.00
542288	BCBS	BLUE CROSS BLUE SHIELD						
	F015083-APR 2025		03/24/25	01	DEARBORNE/BCBS EAP-APR 2025	01-110-52-00-5222		7.76
				02	DEARBORNE/BCBS EAP-APR 2025	01-120-52-00-5222		5.64
				03	DEARBORNE/BCBS EAP-APR 2025	01-210-52-00-5222		50.76
				04	DEARBORNE/BCBS EAP-APR 2025	01-220-52-00-5222		11.63
				05	DEARBORNE/BCBS EAP-APR 2025	01-410-52-00-5222		13.98
				06	DEARBORNE/BCBS EAP-APR 2025	24-216-52-00-5222		2.82
				07	DEARBORNE/BCBS EAP-APR 2025	51-510-52-00-5222		11.16
				08	DEARBORNE/BCBS EAP-APR 2025	52-520-52-00-5222		6.93
				09	DEARBORNE/BCBS EAP-APR 2025	79-790-52-00-5222		16.22
				10	DEARBORNE/BCBS EAP-APR 2025	79-795-52-00-5222		11.28
				11	DEARBORNE/BCBS EAP-APR 2025	82-820-52-00-5222		7.05
						INVOICE TOTAL:		145.23 *
						CHECK TOTAL:		145.23
D004059	BEAVERST	VERNNE L. HENNE						
	PYMT #5		03/18/25	01	1203 BADGER ST UNIT B-PYMT #5	51-510-54-00-5485		833.34
				02	1203 BADGER ST UNIT B-PYMT #5	52-520-54-00-5485		833.33
				03	1203 BADGER ST UNIT B-PYMT #5	01-410-54-00-5485		833.33
						INVOICE TOTAL:		2,500.00 *
						DIRECT DEPOSIT TOTAL:		2,500.00
D004060	BEDFORDR	RYAN BEDFORD						
	040125		04/01/25	01	MAR 2025 MOBILE EMAIL	01-410-54-00-5440		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				

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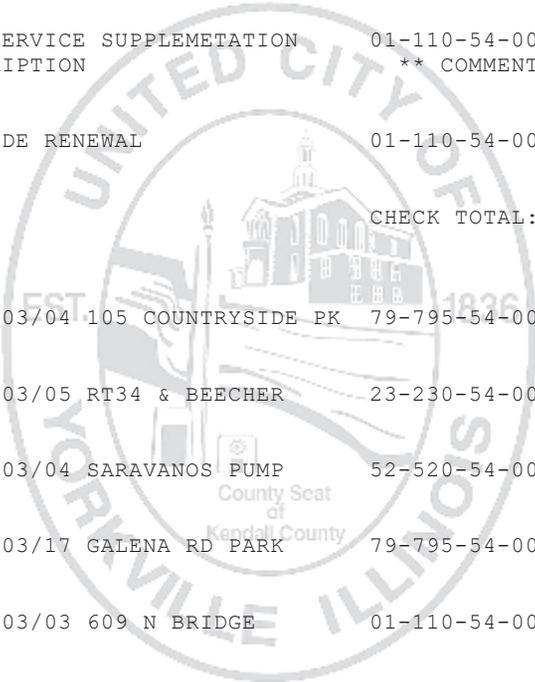
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D004060	BEDFORDR RYAN BEDFORD						
	040125	04/01/25	02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004061	BEHLANDJ JORI BEHLAND						
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	01-110-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004062	BROWND DAVID BROWN						
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	51-510-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
542289	CALLONE PEERLESS NETWORK, INC						
	67781	01/15/25	01	1/15-2/14 PW LINES	51-510-54-00-5440		471.53
			02	CREDIT FOR CANCELLED LINES	01-110-54-00-5440		-71.06
			03	CREDIT FOR CANCELLED LINES	51-510-54-00-5440		-35.53
			04	1/15-2/14 PD FAX 804 GF	01-110-54-00-5440		71.10
					INVOICE TOTAL:		436.04 *
	69766	02/15/25	01	02/15-03/14 PD FAX 800 GF	01-110-54-00-5440		71.10
			02	02/15-03/14 PW LINES	51-510-54-00-5440		602.12
					INVOICE TOTAL:		673.22 *
	71708	03/15/25	01	03/15-04/14 PW LINES	51-510-54-00-5440		100.92



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				

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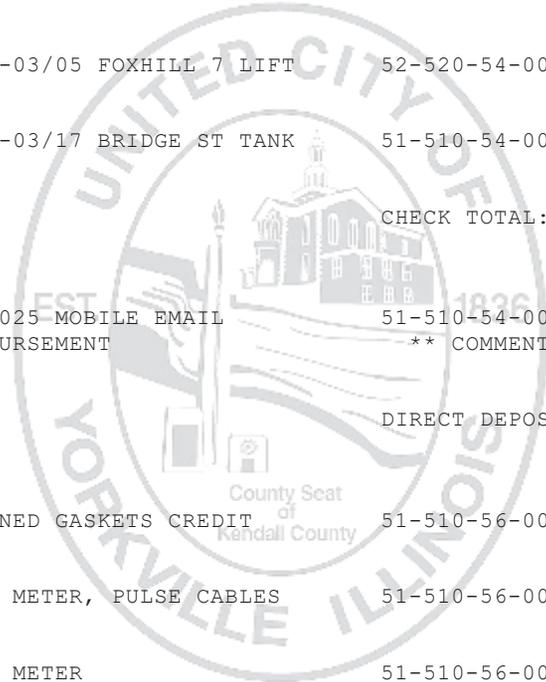
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542289	CALLONE	PEERLESS NETWORK, INC					
	71708	03/15/25	02	CREDIT FOR CANCELLED LINES	51-510-54-00-5440		-71.10
			03	CREDIT FOR CANCELLED LINES	01-110-54-00-5440		-217.07
				INVOICE TOTAL:			-187.25 *
				CHECK TOTAL:			922.01
542290	CIVICPLS	CIVIC PLUS					
	330111	04/01/25	01	FULL SERVICE SUPPLEMETATION	01-110-54-00-5451		3,472.56
			02	SUBSCRIPTION	** COMMENT **		
				INVOICE TOTAL:			3,472.56 *
	330290	04/01/25	01	MUNICODE RENEWAL	01-110-54-00-5451		1,254.75
				INVOICE TOTAL:			1,254.75 *
				CHECK TOTAL:			4,727.31
542291	COMED	COMMONWEALTH EDISON					
	1870344000-0225	03/04/25	01	01/31-03/04 105 COUNTRYSIDE PK	79-795-54-00-5480		38.14
				INVOICE TOTAL:			38.14 *
	1951034000-0225	03/07/25	01	02/03-03/05 RT34 & BEECHER	23-230-54-00-5482		121.05
				INVOICE TOTAL:			121.05 *
	2536492222-0225	03/06/25	01	01/31-03/04 SARAVANOS PUMP	52-520-54-00-5480		288.24
				INVOICE TOTAL:			288.24 *
	3059341222-0225	03/18/25	01	02/13-03/17 GALENA RD PARK	79-795-54-00-5480		60.28
				INVOICE TOTAL:			60.28 *
	3897838000-0225	03/05/25	01	01/30-03/03 609 N BRIDGE	01-110-54-00-5480		85.12
				INVOICE TOTAL:			85.12 *
	5336617000-02.25	03/18/25	01	02/13-03/17 RT47 & ROSENWINKLE	23-230-54-00-5482		28.35
				INVOICE TOTAL:			28.35 *



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				

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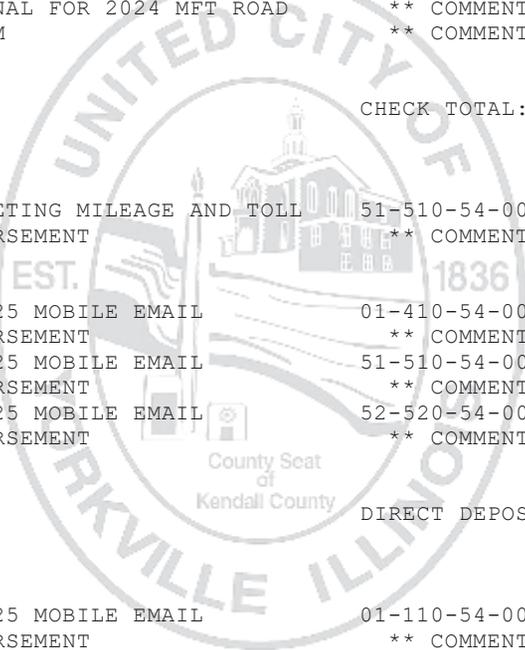
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542291	COMED COMMONWEALTH EDISON						
	5946707000-0225	03/11/25	01	01/30-03/03 PR BUILDINGS	79-795-54-00-5480		855.87
						INVOICE TOTAL:	855.87 *
	6242447000-0225	03/11/25	01	02/06-03/10 RT34 & CANNONBALL	23-230-54-00-5482		24.93
						INVOICE TOTAL:	24.93 *
	6564924000-0225	03/17/25	01	01/17-02/18 421 POPLAR	23-230-54-00-5482		9,296.90
						INVOICE TOTAL:	9,296.90 *
	8503040100-0225	03/06/25	01	02/03-03/05 FOXHILL 7 LIFT	52-520-54-00-5480		132.09
						INVOICE TOTAL:	132.09 *
	9193732222-0225	03/18/25	01	02/13-03/17 BRIDGE ST TANK	51-510-54-00-5480		124.70
						INVOICE TOTAL:	124.70 *
						CHECK TOTAL:	11,055.67
D004063	CONARDR RYAN CONARD						
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	51-510-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
						DIRECT DEPOSIT TOTAL:	45.00
542292	COREMAIN CORE & MAIN LP						
	W503408	02/26/25	01	RETURNED GASKETS CREDIT	51-510-56-00-5664		-11.84
						INVOICE TOTAL:	-11.84 *
	W534679	03/03/25	01	100CF METER, PULSE CABLES	51-510-56-00-5664		7,642.00
						INVOICE TOTAL:	7,642.00 *
	W547019	03/06/25	01	100CF METER	51-510-56-00-5664		1,687.09
						INVOICE TOTAL:	1,687.09 *
						CHECK TOTAL:	9,317.25



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				

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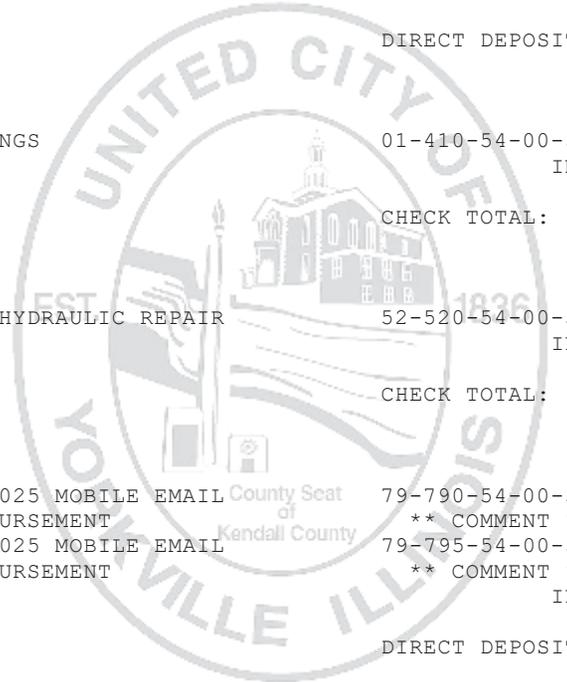
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542293	COXLAND	COX LANDSCAPING LLC					
	192662	03/17/25	01	TREE REMOVAL & DISPOSAL	12-112-54-00-5416		3,000.00
						INVOICE TOTAL:	3,000.00 *
						CHECK TOTAL:	3,000.00
542294	DCONST	D. CONSTRUCTION, INC.					
	2400026-AF	03/11/25	01	ENGINEERS PAYMENT ESTIMATE 4	23-230-60-00-6025		68,656.75
			02	AND FINAL FOR 2024 MFT ROAD	** COMMENT **		
			03	PROGRAM	** COMMENT **		
						INVOICE TOTAL:	68,656.75 *
						CHECK TOTAL:	68,656.75
D004064	DHUSEE	DHUSE, ERIC					
	031725-MILEAGE	03/17/25	01	DWC MEETING MILEAGE AND TOLL	51-510-54-00-5415		53.68
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	53.68 *
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	01-410-54-00-5440		15.00
			02	REIMBURSEMENT	** COMMENT **		
			03	MAR 2025 MOBILE EMAIL	51-510-54-00-5440		15.00
			04	REIMBURSEMENT	** COMMENT **		
			05	MAR 2025 MOBILE EMAIL	52-520-54-00-5440		15.00
			06	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
						DIRECT DEPOSIT TOTAL:	98.68
542295	DIAZS	STACY DIAZ					
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	01-110-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
						CHECK TOTAL:	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				

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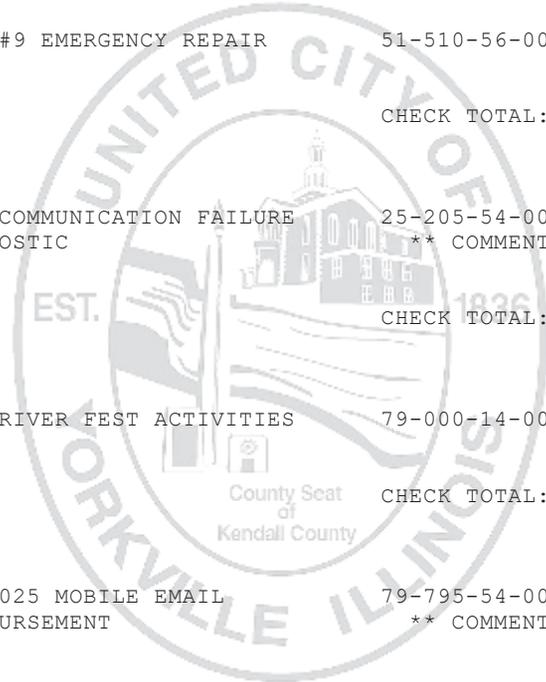
CHECK #	VENDOR # INVOICE #	VENDOR NAME	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D004065	DLK	DLK, LLC						
	292		03/27/25	01	MARCH 2025 ECONOMIC	01-640-54-00-5486		10,042.50
				02	DEVELOPMENT HOURS	** COMMENT **		
						INVOICE TOTAL:		10,042.50 *
	303		03/27/25	01	JAN - MAR 2025 BANKED	01-640-54-00-5486		17,767.50
				02	ECONOMIC DEVELOPMENT HOURS	** COMMENT **		
						INVOICE TOTAL:		17,767.50 *
						DIRECT DEPOSIT TOTAL:		27,810.00
542296	DUTEK	THOMAS & JULIE FLETCHER						
	1025900		03/04/25	01	FITTINGS	01-410-54-00-5490		36.00
						INVOICE TOTAL:		36.00 *
						CHECK TOTAL:		36.00
542297	EJEQUIP	EJ EQUIPMENT						
	W19199		03/21/25	01	REEL HYDRAULIC REPAIR	52-520-54-00-5490		1,202.82
						INVOICE TOTAL:		1,202.82 *
						CHECK TOTAL:		1,202.82
D004066	EVANST	TIM EVANS						
	040125		04/01/25	01	MAR 2025 MOBILE EMAIL	79-790-54-00-5440		22.50
				02	REIMBURSEMENT	** COMMENT **		
				03	MAR 2025 MOBILE EMAIL	79-795-54-00-5440		22.50
				04	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:		45.00 *
						DIRECT DEPOSIT TOTAL:		45.00
D004067	FREDRICR	ROB FREDRICKSON						



- |                                |                                   |                                  |                         |
|--------------------------------|-----------------------------------|----------------------------------|-------------------------|
| 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       |                                  |                         |

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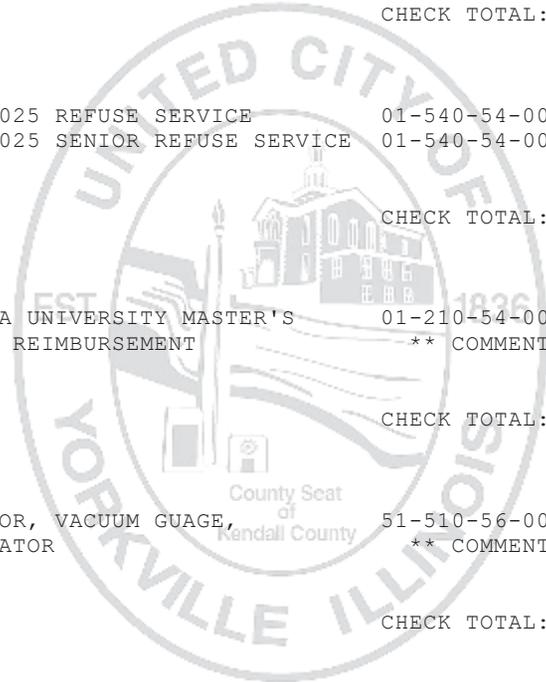
CHECK #	VENDOR # INVOICE #	VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D004067	FREDRICKR	ROB FREDRICKSON						
	040125		04/01/25	01	MAR 2025 MOBILE EMAIL	01-120-54-00-5440		45.00
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:		45.00 *
						DIRECT DEPOSIT TOTAL:		45.00
542298	FRNKMRSH	FRANK MARSHALL						
	92361		03/12/25	01	WELL #9 EMERGENCY REPAIR	51-510-56-00-5640		372.50
						INVOICE TOTAL:		372.50 *
						CHECK TOTAL:		372.50
542299	FULTON	J & D INGENUITIES, LLC						
	2870		02/12/25	01	YK10 COMMUNICATION FAILURE	25-205-54-00-5495		730.40
				02	DIAGNOSTIC	** COMMENT **		
						INVOICE TOTAL:		730.40 *
						CHECK TOTAL:		730.40
542300	FUNONE	THE FUN ONES						
	88127		01/31/25	01	2025 RIVER FEST ACTIVITIES	79-000-14-00-1400		6,660.00
						INVOICE TOTAL:		6,660.00 *
						CHECK TOTAL:		6,660.00
D004068	GALAUNEJ	JAKE GALAUNER						
	040125		04/01/25	01	MAR 2025 MOBILE EMAIL	79-795-54-00-5440		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	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				

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CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542301	GLATFELT 164243131-4	GLATFELTER UNDERWRITING SRVS. 12/16/24	01	LIABILITY INS INSTALLMENT #4	01-000-14-00-1400		20,655.67
			02	LIABILITY INS INSTALLMENT #4-P	01-000-14-00-1400		4,294.81
			03	LIABILITY INS INSTALLMENT #4	51-000-14-00-1400		2,277.66
			04	LIABILITY INS INSTALLMENT #4	52-000-14-00-1400		1,091.82
			05	LIABILITY INS INSTALLMENT #4-L	01-000-14-00-1400		1,712.04
					INVOICE TOTAL:		30,032.00 *
					CHECK TOTAL:		30,032.00
542302	GROOT 14043036T102	GROOT INC 03/01/25	01	FEB 2025 REFUSE SERVICE	01-540-54-00-5442		155,690.66
			02	FEB 2025 SENIOR REFUSE SERVICE	01-540-54-00-5441		4,482.90
					INVOICE TOTAL:		160,173.56 *
					CHECK TOTAL:		160,173.56
542303	HARTROB 032625-TUITION	ROBBIE HART 03/26/25	01	AURORA UNIVERSITY MASTER'S	01-210-54-00-5410		1,206.00
			02	CLASS REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		1,206.00 *
					CHECK TOTAL:		1,206.00
542304	HAWKINS 6997937	HAWKINS INC 02/20/25	01	EJECTOR, VACUUM GUAGE,	51-510-56-00-5638		4,607.77
			02	REGULATOR	** COMMENT **		
					INVOICE TOTAL:		4,607.77 *
					CHECK TOTAL:		4,607.77

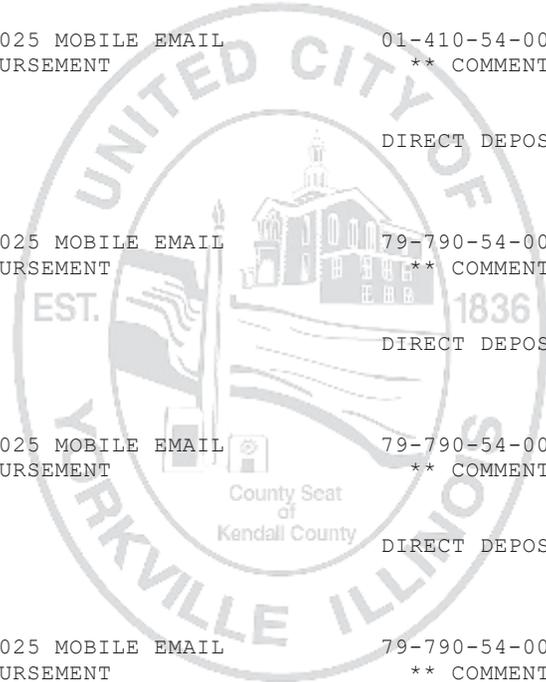


D004069 HENNED DURK HENNE

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 04/08/2025

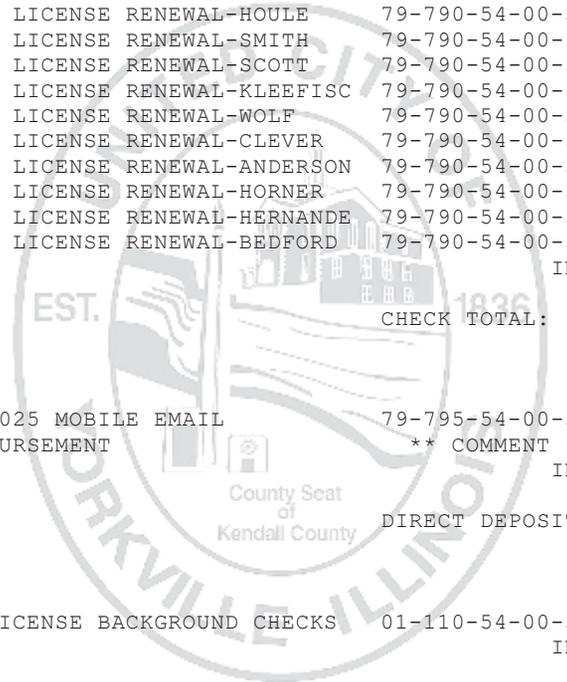
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D004069	HENNED 040125	DURK HENNE 04/01/25	01 02	MAR 2025 MOBILE EMAIL REIMBURSEMENT	01-410-54-00-5440 ** COMMENT **		45.00 INVOICE TOTAL: 45.00 * DIRECT DEPOSIT TOTAL: 45.00
D004070	HERNANDN 040125	NOAH HERNANDEZ 04/01/25	01 02	MAR 2025 MOBILE EMAIL REIMBURSEMENT	01-410-54-00-5440 ** COMMENT **		45.00 INVOICE TOTAL: 45.00 * DIRECT DEPOSIT TOTAL: 45.00
D004071	HODOUSR 040125	RICHARD HODOUS 04/01/25	01 02	MAR 2025 MOBILE EMAIL REIMBURSEMENT	79-790-54-00-5440 ** COMMENT **		45.00 INVOICE TOTAL: 45.00 * DIRECT DEPOSIT TOTAL: 45.00
D004072	HORNERR 040125	RYAN HORNER 04/01/25	01 02	MAR 2025 MOBILE EMAIL REIMBURSEMENT	79-790-54-00-5440 ** COMMENT **		45.00 INVOICE TOTAL: 45.00 * DIRECT DEPOSIT TOTAL: 45.00
D004073	HOULEA 040125	ANTHONY HOULE 04/01/25	01 02	MAR 2025 MOBILE EMAIL REIMBURSEMENT	79-790-54-00-5440 ** COMMENT **		45.00 INVOICE TOTAL: 45.00 * DIRECT DEPOSIT TOTAL: 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				

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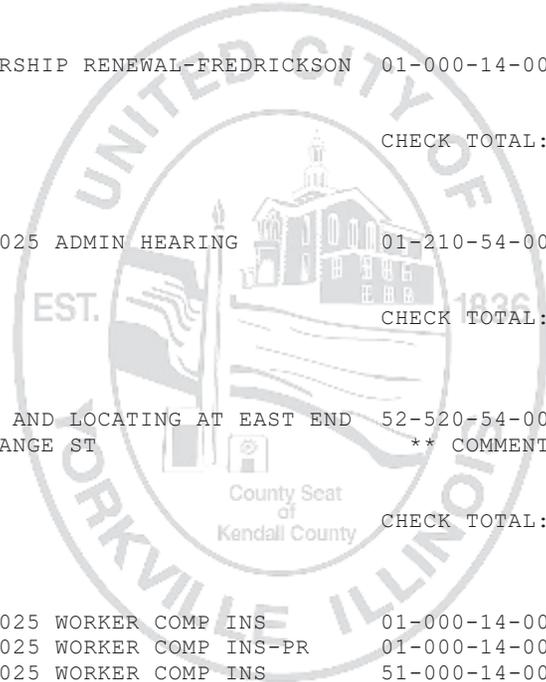
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542305	IAPD	ILLINOIS ASSOCIATION OF PARK						
	DUES 2025	12/11/24	01	ANNUAL MEMBERSHIP DUES	79-795-54-00-5460		720.43	
						INVOICE TOTAL:	720.43 *	
					CHECK TOTAL:		720.43	
542306	IDABWM	ILLINOIS DEPT. OF AGRICULTURE						
	SPRAY RENEWAL	03/24/25	01	SPRAY LICENSE RENEWAL-HOULE	79-790-54-00-5412		99.00	
			02	SPRAY LICENSE RENEWAL-SMITH	79-790-54-00-5412		99.00	
			03	SPRAY LICENSE RENEWAL-SCOTT	79-790-54-00-5412		99.00	
			04	SPRAY LICENSE RENEWAL-KLEEFISC	79-790-54-00-5412		99.00	
			05	SPRAY LICENSE RENEWAL-WOLF	79-790-54-00-5412		99.00	
			06	SPRAY LICENSE RENEWAL-CLEVER	79-790-54-00-5412		99.00	
			07	SPRAY LICENSE RENEWAL-ANDERSON	79-790-54-00-5412		99.00	
			08	SPRAY LICENSE RENEWAL-HORNER	79-790-54-00-5412		99.00	
			09	SPRAY LICENSE RENEWAL-HERNANDE	79-790-54-00-5412		99.00	
			10	SPRAY LICENSE RENEWAL-BEDFORD	79-790-54-00-5412		99.00	
						INVOICE TOTAL:	990.00 *	
					CHECK TOTAL:		990.00	
D004074	IHRIGK	KIRSTEN IHRIG						
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	79-795-54-00-5440		45.00	
			02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:	45.00 *	
					DIRECT DEPOSIT TOTAL:		45.00	
542307	IILPD4778	ILLINOIS STATE POLICE						
	20250204790	02/28/25	01	LIQ LICENSE BACKGROUND CHECKS	01-110-54-00-5462		81.00	
						INVOICE TOTAL:	81.00 *	
					CHECK TOTAL:		81.00	



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				

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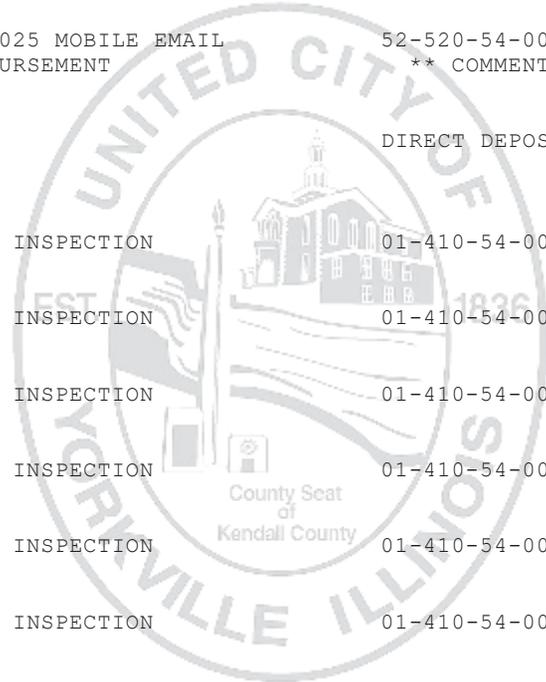
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542308	ILPD4811	ILLINOIS STATE POLICE						
	20250204811	02/28/25	01	SOLICITOR & MASSAGE BACKGROUND	01-110-54-00-5462		135.00	
			02	CHECKS	** COMMENT **			
			03	BACKGROUND CHECKS	79-795-54-00-5462		756.00	
					INVOICE TOTAL:		891.00 *	
					CHECK TOTAL:		891.00	
542309	IMTA	ILLINOIS MUNICIPAL TREASURERS						
	174	03/17/25	01	MEMBERSHIP RENEWAL-FREDRICKSON	01-000-14-00-1400		100.00	
					INVOICE TOTAL:		100.00 *	
					CHECK TOTAL:		100.00	
542310	INGEMUNS	INGEMUNSON LAW OFFICES LTD						
	13069	03/03/25	01	FEB 2025 ADMIN HEARING	01-210-54-00-5467		150.00	
					INVOICE TOTAL:		150.00 *	
					CHECK TOTAL:		150.00	
542311	INNOVATI	INNOVATIVE UNDERGROUND, LLC						
	2542	03/20/25	01	CAMER AND LOCATING AT EAST END	52-520-54-00-5495		250.00	
			02	OF ORANGE ST	** COMMENT **			
					INVOICE TOTAL:		250.00 *	
					CHECK TOTAL:		250.00	
542312	IPRF	ILLINOIS PUBLIC RISK FUND						
	97312	03/17/25	01	MAY 2025 WORKER COMP INS	01-000-14-00-1400		13,402.34	
			02	MAY 2025 WORKER COMP INS-PR	01-000-14-00-1400		2,726.36	
			03	MAY 2025 WORKER COMP INS	51-000-14-00-1400		1,270.93	



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 04/08/2025

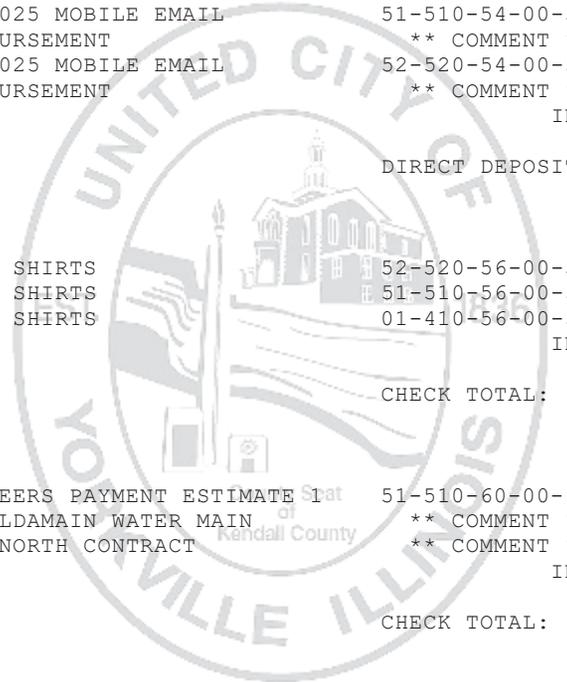
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
542312	IPRF	ILLINOIS PUBLIC RISK FUND						
	97312	03/17/25	04	MAY 2025 WORKER COMP INS	52-000-14-00-1400		574.09	
			05	MAY 2025 WORKER COMP INS-LIB	01-000-14-00-1400		1,083.28	
						INVOICE TOTAL:	19,057.00 *	
					CHECK TOTAL:		19,057.00	
D004075	JACKSONJ	JAMIE JACKSON						
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	52-520-54-00-5440		45.00	
			02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:	45.00 *	
					DIRECT DEPOSIT TOTAL:		45.00	
542313	JIMSTRCK	JIM'S TRUCK INSPECTION LLC						
	208512	03/12/25	01	TRUCK INSPECTION	01-410-54-00-5490		41.00	
						INVOICE TOTAL:	41.00 *	
	208544	03/13/25	01	TRUCK INSPECTION	01-410-54-00-5490		43.00	
						INVOICE TOTAL:	43.00 *	
	208545	03/13/25	01	TRUCK INSPECTION	01-410-54-00-5490		43.00	
						INVOICE TOTAL:	43.00 *	
	208575	03/14/25	01	TRUCK INSPECTION	01-410-54-00-5490		41.00	
						INVOICE TOTAL:	41.00 *	
	208576	03/14/25	01	TRUCK INSPECTION	01-410-54-00-5490		67.00	
						INVOICE TOTAL:	67.00 *	
	208586	03/17/25	01	TRUCK INSPECTION	01-410-54-00-5490		43.00	
						INVOICE TOTAL:	43.00 *	
	208615	03/17/25	01	TRUCK INSPECTION	01-410-54-00-5490		3.00	
						INVOICE TOTAL:	3.00 *	



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				

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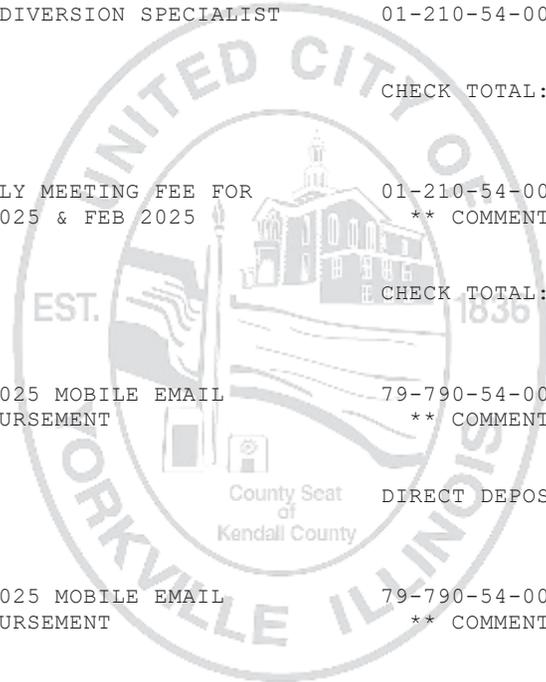
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542313	JIMSTRCK	JIM'S TRUCK INSPECTION LLC						
	208652	03/19/25	01	TRUCK INSPECTION	01-410-54-00-5490		43.00	
						INVOICE TOTAL:	43.00 *	
						CHECK TOTAL:	324.00	
D004076	JOHNGEOR	GEORGE JOHNSON						
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	51-510-54-00-5440		22.50	
			02	REIMBURSEMENT	** COMMENT **			
			03	MAR 2025 MOBILE EMAIL	52-520-54-00-5440		22.50	
			04	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:	45.00 *	
						DIRECT DEPOSIT TOTAL:	45.00	
542314	JOHNSCRE	JOHNSON'S SCREEN PRINTING						
	25-24326	03/25/25	01	STAFF SHIRTS	52-520-56-00-5600		185.42	
			02	STAFF SHIRTS	51-510-56-00-5600		494.40	
			03	STAFF SHIRTS	01-410-56-00-5600		556.20	
						INVOICE TOTAL:	1,236.02 *	
						CHECK TOTAL:	1,236.02	
542315	JSCONST	J & S CONSTRUCTION						
	2500101	03/20/25	01	ENGINEERS PAYMENT ESTIMATE	51-510-60-00-6024		23,641.20	
			02	FOR ELDAMAIN WATER MAIN	** COMMENT **			
			03	LOOP-NORTH CONTRACT	** COMMENT **			
						INVOICE TOTAL:	23,641.20 *	
						CHECK TOTAL:	23,641.20	
542316	KCGIS	KENDALL COUNTY GIS						



- |                                |                                   |                                  |                         |
|--------------------------------|-----------------------------------|----------------------------------|-------------------------|
| 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       |                                  |                         |

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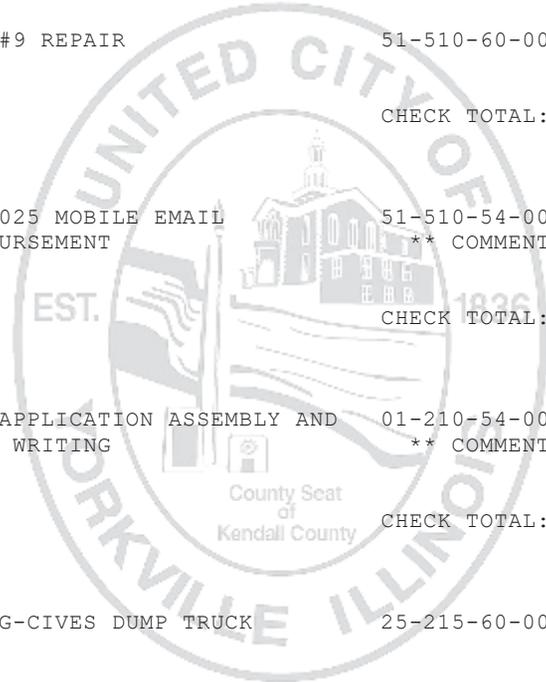
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542316	KCGIS KENDALL COUNTY GIS						
	KCGIS-YRKVL-FY25-Q1	03/17/25	01	DEC 2024-FEB 2025 GIS BILLING	01-640-54-00-5434		1,439.00
						INVOICE TOTAL:	1,439.00 *
						CHECK TOTAL:	1,439.00
542317	KCPROB KENDALL COUNTY TREASURER						
	031425	03/14/25	01	FY24 DIVERSION SPECIALIST	01-210-54-00-5472		6,721.56
						INVOICE TOTAL:	6,721.56 *
						CHECK TOTAL:	6,721.56
542318	KENDCPA KENDALL COUNTY CHIEFS OF						
	1232	02/21/25	01	MONTHLY MEETING FEE FOR	01-210-54-00-5415		149.00
			02	JAN 2025 & FEB 2025	** COMMENT **		
						INVOICE TOTAL:	149.00 *
						CHECK TOTAL:	149.00
D004077	KLEEFISG GLENN KLEEFISCH						
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
						DIRECT DEPOSIT TOTAL:	45.00
D004078	LANDAP PAUL LANDA						
	040125	04/01/25	01	MAR 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	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				

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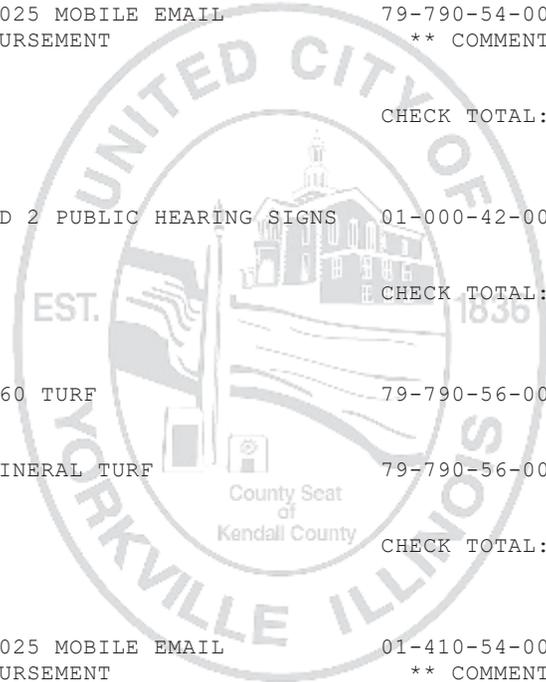
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542319	LANEMUCH 680740	LANER, MUCHIN, LTD 02/01/25	01 02	LEGAL COUNSELING SERVICES THROUGH 01/20/25	01-640-54-00-5463 ** COMMENT **		1,012.50  INVOICE TOTAL: 1,012.50 *
					CHECK TOTAL:		1,012.50
542320	LAYNE 2908706	LAYNE CHRISTENSEN COMPANY 03/24/25	01	WELL #9 REPAIR	51-510-60-00-6022		117,888.63 INVOICE TOTAL: 117,888.63 *
					CHECK TOTAL:		117,888.63
542321	LEGENDRP 040125	PATRICK LEGENDRE 04/01/25	01 02	MAR 2025 MOBILE EMAIL REIMBURSEMENT	51-510-54-00-5440 ** COMMENT **		45.00 INVOICE TOTAL: 45.00 *
					CHECK TOTAL:		45.00
542322	LEXIPOL INVPRE11248948	LEXIPOL LLC 02/11/25	01 02	FULL APPLICATION ASSEMBLY AND GRANT WRITING	01-210-54-00-5462 ** COMMENT **		4,000.00 INVOICE TOTAL: 4,000.00 *
					CHECK TOTAL:		4,000.00
542323	LINDCO 240335I-SWL	LINDCO EQUIPMENT SALES INC 02/21/25	01	VIKING-CIVES DUMP TRUCK	25-215-60-00-6070		154,410.56 INVOICE TOTAL: 154,410.56 *
					CHECK TOTAL:		154,410.56



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		

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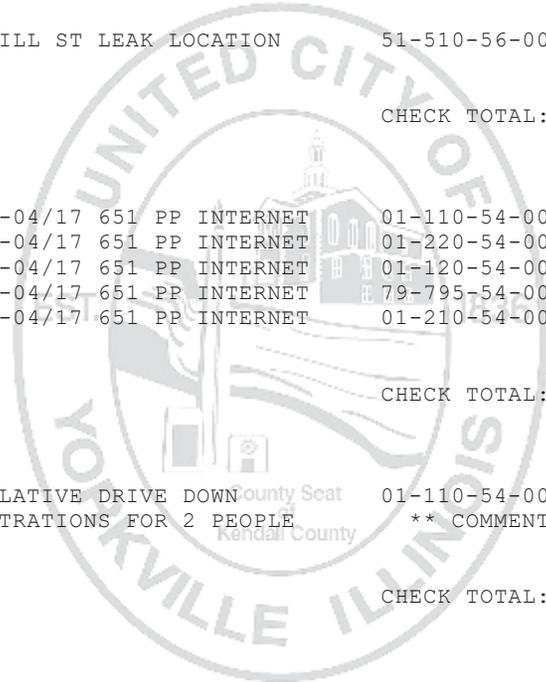
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542324	LOCALGOV TIM SCHLONEGER 04272025	02/01/25	01	ANNUAL MEMBERSHIP RENEWAL	01-110-54-00-5460		1,860.00 INVOICE TOTAL: 1,860.00 *
							CHECK TOTAL: 1,860.00
542325	LOMBARDS STEVEN LOMBARDO 040125	04/01/25	01 02	MAR 2025 MOBILE EMAIL REIMBURSEMENT	79-790-54-00-5440 ** COMMENT **		45.00 INVOICE TOTAL: 45.00 *
							CHECK TOTAL: 45.00
542326	MARKER MARKER INC 2024-1355 RFND	03/21/25	01	REFUND 2 PUBLIC HEARING SIGNS	01-000-42-00-4210		100.00 INVOICE TOTAL: 100.00 *
							CHECK TOTAL: 100.00
542327	MARTENSO MARTENSON TURF PRODUCTS 98521	03/12/25	01	EPEC 60 TURF	79-790-56-00-5640		8,664.50 INVOICE TOTAL: 8,664.50 *
	98526	03/12/25	01	ALL MINERAL TURF	79-790-56-00-5646		7,769.00 INVOICE TOTAL: 7,769.00 *
							CHECK TOTAL: 16,433.50
D004079	MCGREGOM MATTHEW MCGREGORY 040125	04/01/25	01 02	MAR 2025 MOBILE EMAIL REIMBURSEMENT	01-410-54-00-5440 ** COMMENT **		45.00 INVOICE TOTAL: 45.00 *
							DIRECT DEPOSIT TOTAL: 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 04/08/2025

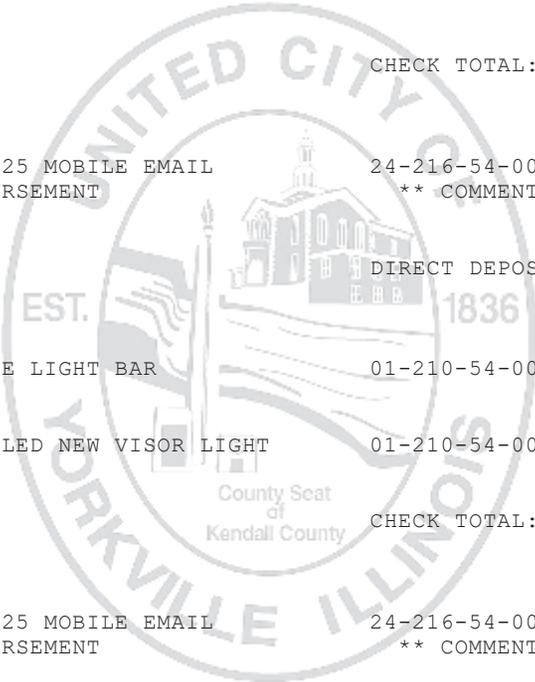
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542328	MENINC MENARDS INC						
	012525-STREBATE	03/17/25	01	NOV 2024-JAN 2025 SALES TAX	01-640-54-00-5492		112,433.45
			02	REBATE	** COMMENT **		
					INVOICE TOTAL:		112,433.45 *
					CHECK TOTAL:		112,433.45
542329	MESIMPSO M.E. SIMPSON CO, INC						
	44042	02/28/25	01	901 MILL ST LEAK LOCATION	51-510-56-00-5640		645.00
					INVOICE TOTAL:		645.00 *
					CHECK TOTAL:		645.00
542330	METRONET METRO FIBERNET LLC						
	1872272-031825	03/18/25	01	03/1/-04/17 651 PP INTERNET	01-110-54-00-5440		66.87
			02	03/1/-04/17 651 PP INTERNET	01-220-54-00-5440		76.42
			03	03/1/-04/17 651 PP INTERNET	01-120-54-00-5440		38.21
			04	03/1/-04/17 651 PP INTERNET	79-795-54-00-5440		76.42
			05	03/1/-04/17 651 PP INTERNET	01-210-54-00-5440		382.08
					INVOICE TOTAL:		640.00 *
					CHECK TOTAL:		640.00
542331	METROWES METRO WEST COG						
	5782	03/12/25	01	LEGISLATIVE DRIVE DOWN	01-110-54-00-5412		400.00
			02	REGISTRATIONS FOR 2 PEOPLE	** COMMENT **		
					INVOICE TOTAL:		400.00 *
					CHECK TOTAL:		400.00
542332	MIDAM MID AMERICAN WATER						
	244366A	03/04/25	01	PSI VALVE	51-510-56-00-5620		50.00
					INVOICE TOTAL:		50.00 *
					CHECK TOTAL:		50.00



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				

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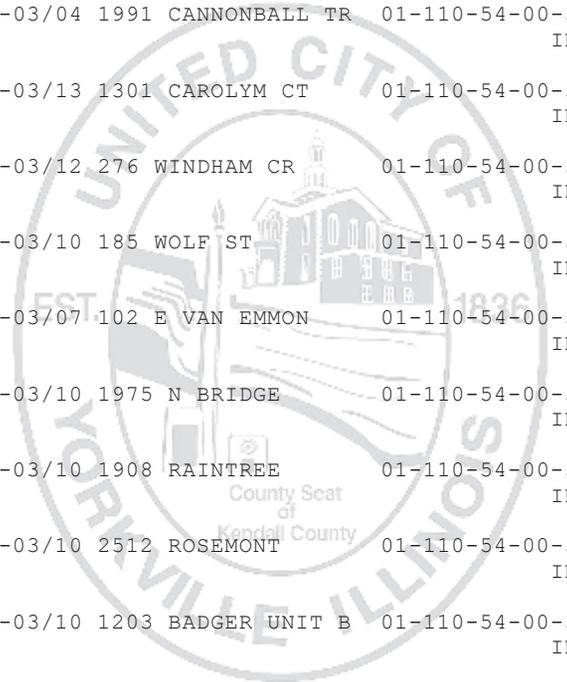
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542333	MIDWSALT	MIDWEST SALT					
	P481312	03/10/25	01	BULK ROCK SALT	51-510-56-00-5638		3,317.15
						INVOICE TOTAL:	3,317.15 *
	P481316	03/10/25	01	BULK ROCK SALT	51-510-56-00-5638		3,308.17
						INVOICE TOTAL:	3,308.17 *
	P481319	03/10/25	01	BULK ROCK SALT	51-510-56-00-5638		3,323.14
						INVOICE TOTAL:	3,323.14 *
						CHECK TOTAL:	9,948.46
D004080	MILSCHET	TED MILSCHEWSKI					
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	24-216-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
						DIRECT DEPOSIT TOTAL:	45.00
542334	MINER	MINER ELECTRONICS CORPORATION					
	359158	02/19/25	01	REPLACE LIGHT BAR	01-210-54-00-5495		650.00
						INVOICE TOTAL:	650.00 *
	359507	03/11/25	01	INSTALLED NEW VISOR LIGHT	01-210-54-00-5495		1,010.62
						INVOICE TOTAL:	1,010.62 *
						CHECK TOTAL:	1,660.62
D004081	NAVARROJ	JESUS NAVARRO					
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	24-216-54-00-5440		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	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				

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CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542335	NEOPOST 032025-CITY	QUADIENT FINANCE USA, INC 03/20/25	01	REFILL POSTAGE MACHINE	01-000-14-00-1410		600.00 INVOICE TOTAL: 600.00 *
							CHECK TOTAL: 600.00
542336	NICOR 15-64-61-3532 5-0225	NICOR GAS 03/07/25	01	01/02-03/04 1991 CANNONBALL TR	01-110-54-00-5480		114.48 INVOICE TOTAL: 114.48 *
	16-00-27-3553 4-0225	03/13/25	01	02/11-03/13 1301 CAROLYM CT	01-110-54-00-5480		54.81 INVOICE TOTAL: 54.81 *
	31-61-67-2493 1-0225	03/12/25	01	02/10-03/12 276 WINDHAM CR	01-110-54-00-5480		55.44 INVOICE TOTAL: 55.44 *
	37-35-53-1941 1-0225	03/10/25	01	02/06-03/10 185 WOLF ST	01-110-54-00-5480		432.01 INVOICE TOTAL: 432.01 *
	40-52-64-8356 1-0225	03/07/25	01	02/04-03/07 102 E VAN EMMON	01-110-54-00-5480		553.78 INVOICE TOTAL: 553.78 *
	46-69-47-6727 1-0225	03/10/25	01	02/06-03/10 1975 N BRIDGE	01-110-54-00-5480		149.08 INVOICE TOTAL: 149.08 *
	66-70-44-6942 9-0225	03/10/25	01	02/06-03/10 1908 RAINTREE	01-110-54-00-5480		156.18 INVOICE TOTAL: 156.18 *
	80-56-05-1157 0-0225	03/10/25	01	02/06-03/10 2512 ROSEMONT	01-110-54-00-5480		194.78 INVOICE TOTAL: 194.78 *
	86-91-67-3104 4-0225	03/10/25	01	02/06-03/10 1203 BADGER UNIT B	01-110-54-00-5480		177.29 INVOICE TOTAL: 177.29 *
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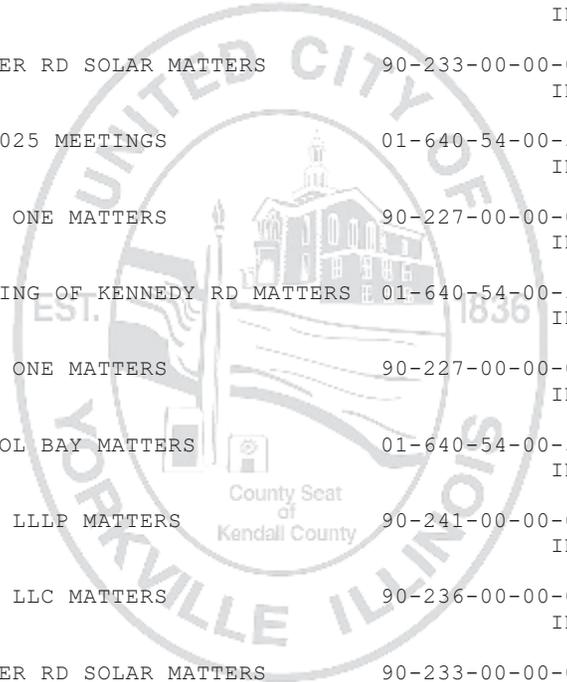


01-110 ADMIN	12-112 SUNFLOWER SSA	25-225 PARK & RECREATION CAPITAL	84-840 LIBRARY CAPITAL
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	87-870 COUNTRYSIDE TIF
01-210 POLICE	23-230 CITY WIDE CAPITAL	52-520 SEWER OPERATIONS	88-880 DOWNTOWN TIF
01-220 COMMUNITY DEVELOPMENT	24-216 BUILDING & 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		



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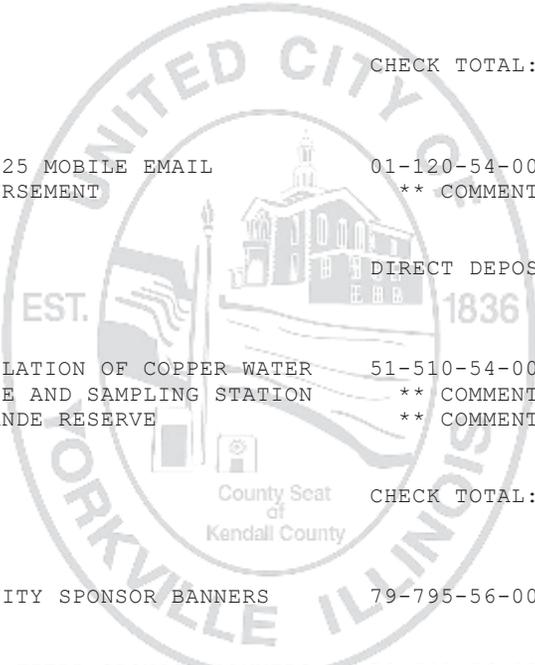
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542340	OTTOSEN	OTTOSEN DINOLFO					
	12467	01/31/25	01	CONSUME CANNABIS MATTERS	90-240-00-00-0011		138.00
						INVOICE TOTAL:	138.00 *
	12468	01/31/25	01	DMYF, LLLP MATTERS	90-241-00-00-0011		115.00
						INVOICE TOTAL:	115.00 *
	12469	01/31/25	01	1115, LLC MATTERS	90-236-00-00-0011		920.00
						INVOICE TOTAL:	920.00 *
	12470	01/31/25	01	BEECHER RD SOLAR MATTERS	90-233-00-00-0011		345.00
						INVOICE TOTAL:	345.00 *
	13137	02/28/25	01	FEB 2025 MEETINGS	01-640-54-00-5456		1,600.00
						INVOICE TOTAL:	1,600.00 *
	13138	02/28/25	01	CYRUS ONE MATTERS	90-227-00-00-0011		80.50
						INVOICE TOTAL:	80.50 *
	13139	02/28/25	01	WIDENING OF KENNEDY RD MATTERS	01-640-54-00-5456		782.00
						INVOICE TOTAL:	782.00 *
	13145	02/28/25	01	CYRUS ONE MATTERS	90-227-00-00-0011		2,369.00
						INVOICE TOTAL:	2,369.00 *
	13146	02/28/25	01	BRISTOL BAY MATTERS	01-640-54-00-5456		391.00
						INVOICE TOTAL:	391.00 *
	13147	02/28/25	01	DMYF, LLLP MATTERS	90-241-00-00-0011		69.00
						INVOICE TOTAL:	69.00 *
	13148	02/28/25	01	1115, LLC MATTERS	90-236-00-00-0011		322.00
						INVOICE TOTAL:	322.00 *
	13149	02/28/25	01	BEECHER RD SOLAR MATTERS	90-233-00-00-0011		207.00
						INVOICE TOTAL:	207.00 *



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				

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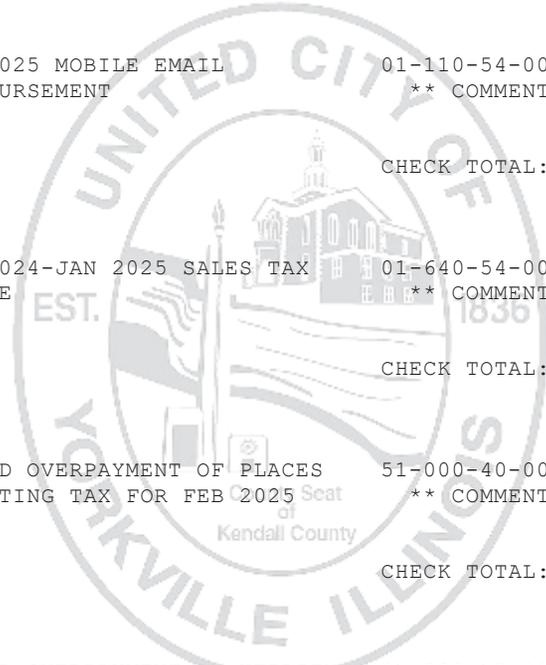
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542340	OTTOSEN	OTTOSEN DINOLFO					
	13150	02/28/25	01	CHRISTIE PROPERTY MATTERS	90-243-00-00-0011		161.00
						INVOICE TOTAL:	161.00 *
	13151	02/28/25	01	QUIKTRIP MATTERS	90-208-00-00-0011		115.00
						INVOICE TOTAL:	115.00 *
	2629	01/31/25	01	BRIGHT FARMS MATTERS	01-640-54-00-5456		115.00
						INVOICE TOTAL:	115.00 *
						CHECK TOTAL:	10,916.50
D004082	PIAZZA	AMY SIMMONS					
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	01-120-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
						DIRECT DEPOSIT TOTAL:	45.00
542341	PIRTANO	PIRTANO CONSTRUCTION COMPANY					
	23312-SW	03/14/25	01	INSTALLATION OF COPPER WATER	51-510-54-00-5429		1,754.00
			02	SERVICE AND SAMPLING STATION	** COMMENT **		
			03	IN GRANDE RESERVE	** COMMENT **		
						INVOICE TOTAL:	1,754.00 *
						CHECK TOTAL:	1,754.00
542342	PRINTSRC	LAMBERT PRINT SOURCE, LLC					
	4560	03/14/25	01	COMMUNITY SPONSOR BANNERS	79-795-56-00-5606		640.00
						INVOICE TOTAL:	640.00 *
	4579	03/24/25	01	SOCCER FIELD SPONSOR BANNERS	79-795-56-00-5606		1,926.00
						INVOICE TOTAL:	1,926.00 *
						CHECK TOTAL:	2,566.00



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				

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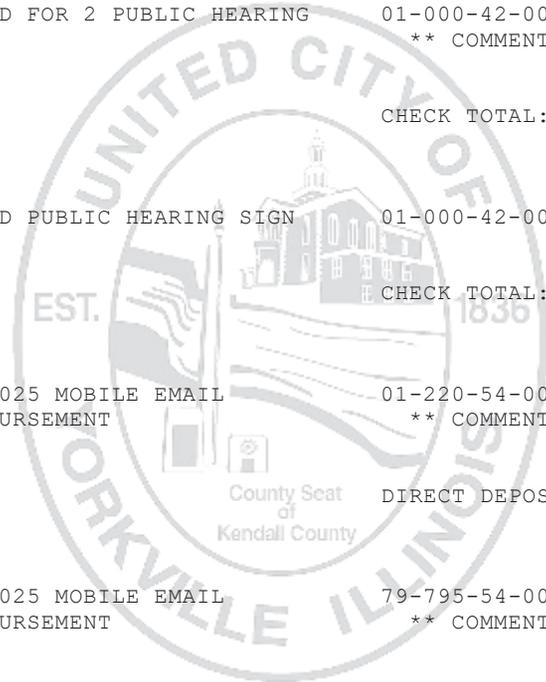
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D004083	PRUITTC	CAYLA PRUITT						
	040125		04/01/25	01	PRORATED MAR 2025 MOBILE	79-795-54-00-5440		10.15
				02	EMAIL REIMBURSEMENT - LAST DAY	** COMMENT **		
				03	WORKED WAS 3/7/25	** COMMENT **		
					INVOICE TOTAL:			10.15 *
					DIRECT DEPOSIT TOTAL:			10.15
542343	PURCELLJ	JOHN PURCELL						
	040125		04/01/25	01	MAR 2025 MOBILE EMAIL	01-110-54-00-5440		45.00
				02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:			45.00 *
					CHECK TOTAL:			45.00
542344	R0002208	HARI DEVELOPMENT YORKVILLE LLC						
	012525-STREBATE		03/17/25	01	NOV 2024-JAN 2025 SALES TAX	01-640-54-00-5492		913.10
				02	REBATE	** COMMENT **		
					INVOICE TOTAL:			913.10 *
					CHECK TOTAL:			913.10
542345	R0002679	OM SHREE TULSI INC						
	FEB 2025-POE OVRPYMT		03/24/25	01	REFUND OVERPAYMENT OF PLACES	51-000-40-00-4085		70.47
				02	OF EATING TAX FOR FEB 2025	** COMMENT **		
					INVOICE TOTAL:			70.47 *
					CHECK TOTAL:			70.47
542346	R0002687	CONSERVICE						
	031725-OVRPYMT RFND		03/17/25	01	REFUND OVERPAYMENT ON UTILITY	01-000-13-00-1371		2,332.81



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				

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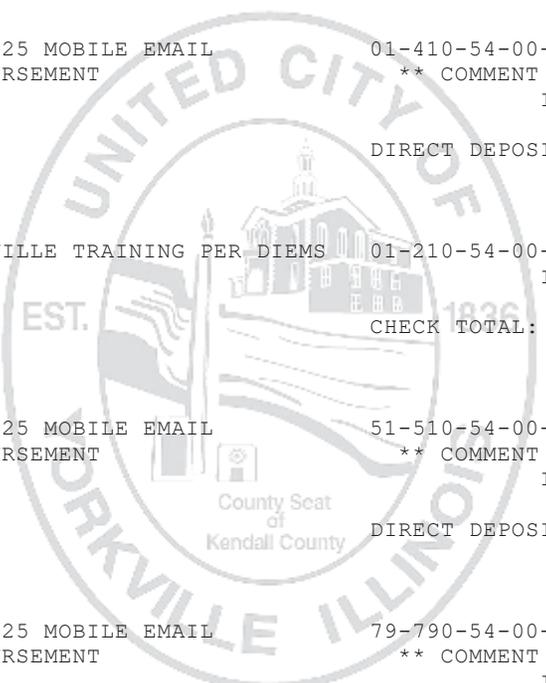
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542346	R0002687	CONSERVICE					
	031725-OVRPYMT RFND	03/17/25	02	BILL FOR ACCT#0103250000-00	** COMMENT **		
					INVOICE TOTAL:		2,332.81 *
					CHECK TOTAL:		2,332.81
542347	R0002688	DREW DANIELS					
	2024-1415-RFND	03/21/25	01	REFUND FOR 2 PUBLIC HEARING	01-000-42-00-4210		100.00
			02	SIGNS	** COMMENT **		
					INVOICE TOTAL:		100.00 *
					CHECK TOTAL:		100.00
542348	R0002689	PATRICK WINNINGER					
	2025-0040-RFND	03/24/25	01	REFUND PUBLIC HEARING SIGN	01-000-42-00-4210		50.00
					INVOICE TOTAL:		50.00 *
					CHECK TOTAL:		50.00
D004084	RATOSP	PETE RATOS					
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	01-220-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004085	REDMONST	STEVE REDMON					
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	79-795-54-00-5440		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 | 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 04/08/2025

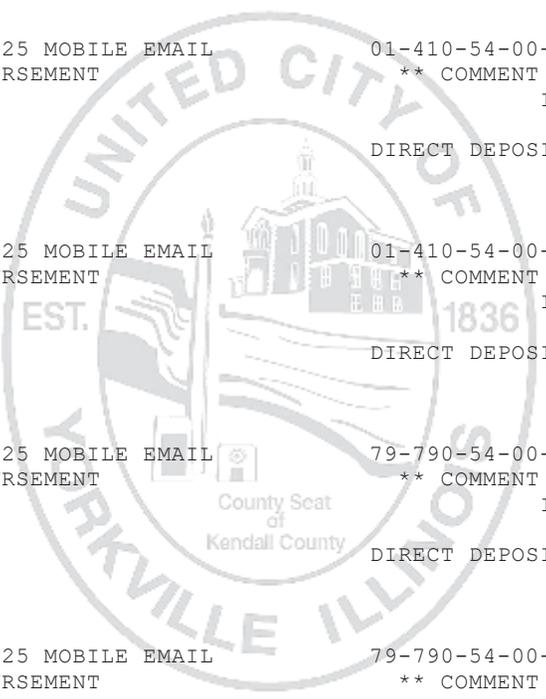
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D004086	ROSBOROS SHAY REMUS						
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004087	ROZBORSA ADAM ROZBORSKI						
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
542349	SCHWARTJ JACOB A SCHWARTZ						
	032825-PER DIEM	03/28/25	01	ROMEOVILLE TRAINING PER DIEMS	01-210-54-00-5415		60.00
					INVOICE TOTAL:		60.00 *
					CHECK TOTAL:		60.00
D004088	SCODROP PETER SCODRO						
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	51-510-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004089	SCOTTTR TREVOR SCOTT						
	040125	04/01/25	01	MAR 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 | 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 04/08/2025

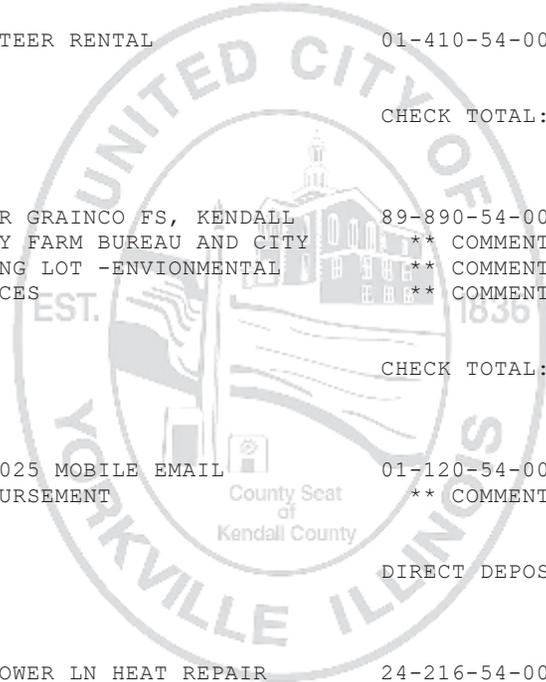
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D004090	SENDRAS SAMANTHA SENDRA						
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004091	SENGM MATT SENG						
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004092	SLEEZERJ JOHN SLEEZER						
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004093	SLEEZERS SCOTT SLEEZER						
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004094	SMITHD DOUG SMITH						
	040125	04/01/25	01	MAR 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 | 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 04/08/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D004095	STEFFANG	GEORGE A STEFFENS					
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	52-520-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
542350	SUNBELT	SUNBELT RENTALS					
	166865667	03/27/25	01	SKIDSTEER RENTAL	01-410-54-00-5485		425.50
					INVOICE TOTAL:		425.50 *
					CHECK TOTAL:		425.50
542351	TERRACON	TERRACON CONSULTS, INC					
	TN54229	03/12/25	01	FORMER GRAINCO FS, KENDALL	89-890-54-00-5462		9,800.00
			02	COUNTY FARM BUREAU AND CITY	** COMMENT **		
			03	PARKING LOT -ENVIRONMENTAL	** COMMENT **		
			04	SERVICES	** COMMENT **		
					INVOICE TOTAL:		9,800.00 *
					CHECK TOTAL:		9,800.00
D004096	THOMASL	LORI THOMAS					
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	01-120-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
542352	TRICO	TRICO MECHANICAL, INC					
	15391	03/13/25	01	610 TOWER LN HEAT REPAIR	24-216-54-00-5446		955.06
					INVOICE TOTAL:		955.06 *
					CHECK TOTAL:		955.06



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				

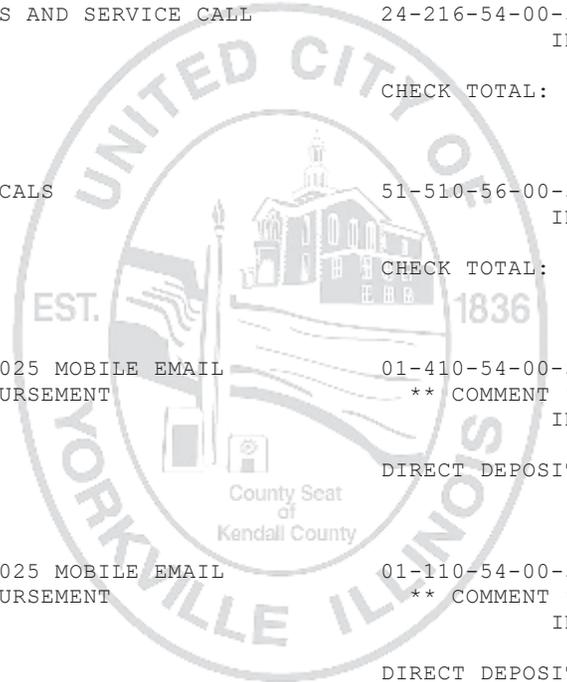
INVOICES DUE ON/BEFORE 04/08/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542353	UMBBANK UMB BANK						
	012525-STREBATE	03/17/25	01	NOV 2024-JAN 2025 SALES TAX	01-640-54-00-5492		239,936.34
			02	REBATE	** COMMENT **		
					INVOICE TOTAL:		239,936.34 *
					CHECK TOTAL:		239,936.34
542354	UNIMAX UNI-MAX MANAGEMENT CORP						
	5304	03/17/25	01	651 PRAIRIE POINTE OFFICE	01-110-54-00-5488		369.55
			02	CLEANING-MAR 2025	** COMMENT **		
			03	651 PRAIRIE POINTE OFFICE	01-120-54-00-5488		369.55
			04	CLEANING-MAR 2025	** COMMENT **		
			05	651 PRAIRIE POINTE OFFICE	01-210-54-00-5488		1,061.38
			06	CLEANING-MAR 2025	** COMMENT **		
			07	651 PRAIRIE POINTE OFFICE	79-795-54-00-5488		318.11
			08	CLEANING-MAR 2025	** COMMENT **		
			09	651 PRAIRIE POINTE OFFICE	01-220-54-00-5488		203.41
			10	CLEANING-MAR 2025	** COMMENT **		
			11	PW FACILITY OFFICE	01-410-54-00-5488		153.00
			12	CLEANING-MAR 2025	** COMMENT **		
			13	PW FACILITY OFFICE	51-510-54-00-5488		153.00
			14	CLEANING-MAR 2025	** COMMENT **		
			15	PW FACILITY OFFICE	52-520-54-00-5488		153.00
			16	CLEANING-MAR 2025	** COMMENT **		
			17	LIBRARY OFFICE CLEANING-MAR	82-820-54-00-5488		2,106.00
			18	2025	** COMMENT **		
			19	185 WOLF OFFICE CLEANING-MAR	79-790-54-00-5488		230.00
			20	2025	** COMMENT **		
			21	PRESCHOOL BLDG CLEANING-MAR	79-795-54-00-5488		702.00
			22	2025	** COMMENT **		
			23	VAN EMMON BLDG CLEANING-MAR	79-795-54-00-5488		230.00
			24	2025	** COMMENT **		
					INVOICE TOTAL:		6,049.00 *
					CHECK TOTAL:		6,049.00

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 04/08/2025

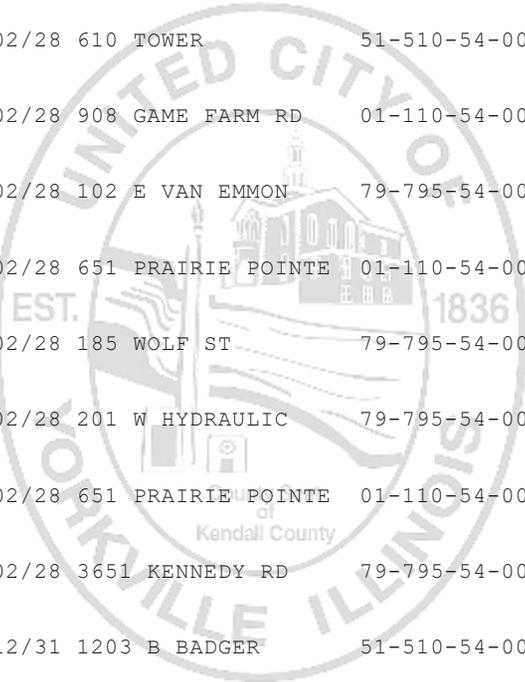
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542355	VITOSH 2308	CHRISTINE M. VITOSH 03/19/25	01	03/11/25 CC MEETING	51-510-60-00-6011		242.00 INVOICE TOTAL: 242.00 *
					CHECK TOTAL:		242.00
542356	WALDENS 24553	WALDEN'S LOCK SERVICE 03/25/25	01	4 KEYS AND SERVICE CALL	24-216-54-00-5446		116.60 INVOICE TOTAL: 116.60 *
					CHECK TOTAL:		116.60
542357	WATERSYS 7004786	WATER SOLUTIONS UNLIMITED, INC 03/10/25	01	CHEMICALS	51-510-56-00-5638		5,083.50 INVOICE TOTAL: 5,083.50 *
					CHECK TOTAL:		5,083.50
D004097	WEBERR 040125	ROBERT WEBER 04/01/25	01	MAR 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004098	WILLRETE 040125	ERIN WILLRETT 04/01/25	01	MAR 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                   | 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 04/08/2025

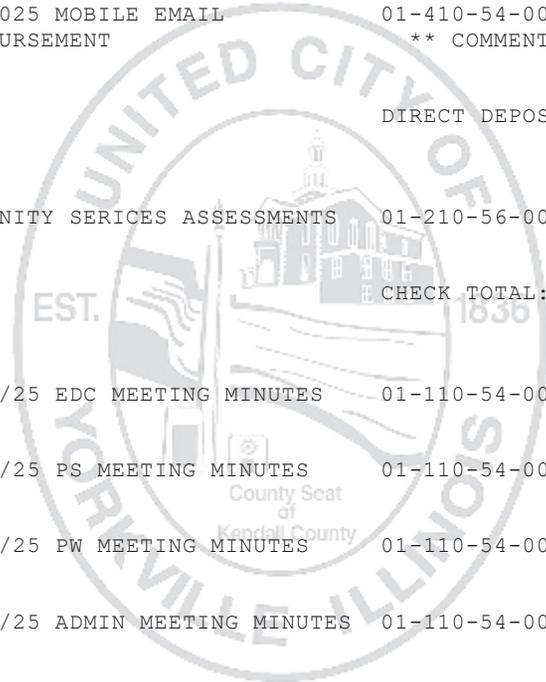
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D004099	WOLFB BRANDON WOLF						
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
542358	YBSD YORKVILLE BRISTOL						
	133-0-031325	03/13/25	01	12/31-02/28 610 TOWER	51-510-54-00-5480		126.00
					INVOICE TOTAL:		126.00 *
	147-0-031325	03/13/25	01	12/31-02/28 908 GAME FARM RD	01-110-54-00-5480		126.00
					INVOICE TOTAL:		126.00 *
	32-0-031325	03/13/25	01	12/31-02/28 102 E VAN EMMON	79-795-54-00-5480		94.00
					INVOICE TOTAL:		94.00 *
	365-0-031325	03/13/25	01	12/31-02/28 651 PRAIRIE POINTE	01-110-54-00-5480		468.00
					INVOICE TOTAL:		468.00 *
	420-0-031325	03/13/25	01	12/31-02/28 185 WOLF ST	79-795-54-00-5480		140.00
					INVOICE TOTAL:		140.00 *
	445-0-031325	03/13/25	01	12/31-02/28 201 W HYDRAULIC	79-795-54-00-5480		94.00
					INVOICE TOTAL:		94.00 *
	487-0-031325	03/13/25	01	12/31-02/28 651 PRAIRIE POINTE	01-110-54-00-5480		96.00
					INVOICE TOTAL:		96.00 *
	507-0-031325	03/13/25	01	01/01-02/28 3651 KENNEDY RD	79-795-54-00-5480		94.00
					INVOICE TOTAL:		94.00 *
	66-2-031225	03/12/25	01	12/11-12/31 1203 B BADGER	51-510-54-00-5480		32.36
					INVOICE TOTAL:		32.36 *



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 04/08/2025

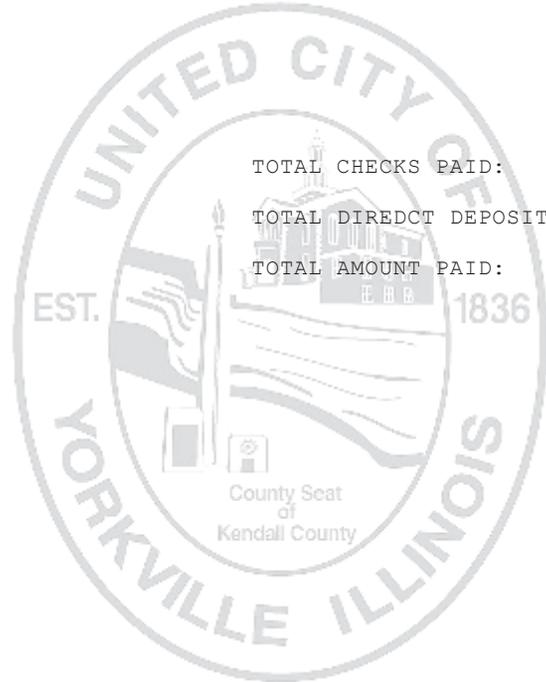
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542358	YBSD YORKVILLE BRISTOL						
	66-2-031325	03/13/25	01	12/31-02/28 1203 B BADGER ST	51-510-54-00-5480		94.00
						INVOICE TOTAL:	94.00 *
						CHECK TOTAL:	1,364.36
D004100	YODERD DAVID YODER						
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
						DIRECT DEPOSIT TOTAL:	45.00
542359	YORKPDPC YORKVILLE POLICE DEPT.						
	031925-WALMART	03/19/25	01	COMMUNITY SERICES ASSESSMENTS	01-210-56-00-5650		31.66
						INVOICE TOTAL:	31.66 *
						CHECK TOTAL:	31.66
542360	YOUNGM MARLYS J. YOUNG						
	030425-EDC	03/15/25	01	03/04/25 EDC MEETING MINUTES	01-110-54-00-5462		85.00
						INVOICE TOTAL:	85.00 *
	030625-PS	03/17/25	01	03/06/25 PS MEETING MINUTES	01-110-54-00-5462		85.00
						INVOICE TOTAL:	85.00 *
	031825-PW	03/25/25	01	03/18/25 PW MEETING MINUTES	01-110-54-00-5462		85.00
						INVOICE TOTAL:	85.00 *
	031925-ADMIN	03/26/25	01	03/19/25 ADMIN MEETING MINUTES	01-110-54-00-5462		85.00
						INVOICE TOTAL:	85.00 *
						CHECK TOTAL:	340.00



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 04/08/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542361	ZITTA	AUGUST ZITT					
	040125	04/01/25	01	MAR 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00



TOTAL CHECKS PAID: 1,125,142.67  
 TOTAL DIERECT DEPOSITS PAID: 32,173.83  
 TOTAL AMOUNT PAID: 1,157,316.50

- |                                |                                   |                                  |                         |
|--------------------------------|-----------------------------------|----------------------------------|-------------------------|
| 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**  
**PAYROLL SUMMARY**  
**March 28, 2025**

	<b>REGULAR</b>	<b>OVERTIME</b>	<b>TOTAL</b>	<b>IMRF</b>	<b>FICA</b>	<b>TOTALS</b>
<b>MAYOR &amp; LIQ. COM.</b>	\$ 1,607.34	\$ -	\$ 1,607.34	\$ -	\$ 122.97	\$ 1,730.31
<b>ALDERMAN</b>	6,140.00	-	6,140.00	-	469.76	6,609.76
<b>ADMINISTRATION</b>	22,629.04	-	22,629.04	1,502.56	1,667.08	25,798.68
<b>FINANCE</b>	15,565.07	-	15,565.07	1,033.53	1,158.18	17,756.78
<b>POLICE</b>	147,787.47	3,207.10	150,994.57	461.65	11,222.42	162,678.64
<b>COMMUNITY DEV.</b>	30,117.66	-	30,117.66	2,009.77	2,227.35	34,354.78
<b>STREETS</b>	30,348.34	564.09	30,912.43	2,052.57	2,282.86	35,247.86
<b>BUILDING &amp; GROUNDS</b>	6,356.07	-	6,356.07	422.04	473.41	7,251.52
<b>WATER</b>	23,228.65	429.66	23,658.31	1,517.80	1,738.17	26,914.28
<b>SEWER</b>	16,341.31	-	16,341.31	1,085.06	1,201.66	18,628.03
<b>PARKS</b>	34,388.67	-	34,388.67	2,267.46	2,551.83	39,207.96
<b>RECREATION</b>	24,838.40	-	24,838.40	1,299.52	1,842.34	27,980.26
<b>LIBRARY</b>	18,723.77	-	18,723.77	770.10	1,380.17	20,874.04
<b>TOTALS</b>	\$ 378,071.79	\$ 4,200.85	\$ 382,272.64	\$ 14,422.06	\$ 28,338.20	\$ 425,032.90

**TOTAL PAYROLL** **\$ 425,032.90**



## UNITED CITY OF YORKVILLE

### BILL LIST SUMMARY

Tuesday, April 8, 2025

#### ACCOUNTS PAYABLE

#### DATE

Clerk's Check #131264 Kendall County Recorder <i>(Page 1)</i>	03/19/2025	\$	741.00
Manual City Check Register <i>(Pages 2 - 3)</i>	03/21/2025		44,618.18
Manual City Check Register <i>(Page 4)</i>	03/24/2025		179,713.00
City Check Register <i>(Pages 5 - 38)</i>	04/08/2025		1,157,316.50
			<hr/>
	<b>SUB-TOTAL:</b>		<b>\$1,382,388.68</b>

#### PAYROLL

Bi - Weekly <i>(Page 39)</i>	03/28/2025	\$	425,032.90
			<hr/>
	<b>SUB-TOTAL:</b>	\$	<b>425,032.90</b>

**TOTAL DISBURSEMENTS:** \$ 1,807,421.58



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

Agenda Item Number

Mayor's Report #1

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Tracking Number

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CC 2025-25

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### Agenda Item Summary Memo

**Title:** Fiscal Year 2026 Draft Budget Revisions

**Meeting and Date:** City Council – April 8, 2025

**Synopsis:** \_\_\_\_\_  
\_\_\_\_\_

#### Council Action Previously Taken:

Date of Action: CC – 03/25/25 Action Taken: A public hearing was held.

Item Number: \_\_\_\_\_

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

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**Submitted by:** Rob Fredrickson

Name

Finance

Department

#### Agenda Item Notes:

FY 26 Proposed Budget Link - <https://www.yorkville.il.us/ArchiveCenter/ViewFile/Item/6148>

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# Memorandum

To: City Council  
From: Rob Fredrickson, Finance Director  
Date: April 2, 2025  
Subject: Fiscal Year 2026 Budget Revisions

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## **Summary**

Review of proposed changes to the Fiscal Year 2026 draft budget, as itemized on Exhibit A (attached), and the corresponding budget ordinance.

## **Background**

This item was last discussed at the March 25<sup>th</sup> City Council meeting, in which a public hearing was held. Since that meeting, Staff has made five revisions to the Proposed FY 2026 budget as identified below:

### **Budget Adjustment #1**

Per the direction of the Library Board following their meeting on March 10<sup>th</sup>, a \$3,000 increase has been allocated to salaries and wages. Corresponding adjustments have also been made to IMRF and FICA contribution line items within the (82) Library Operations Fund.

### **Budget Adjustments #2**

The FY 2026 draft budget originally included projected increases of 8.0% for group health insurance and 5.0% for dental insurance. However, following receipt of actual renewal rates, health insurance costs are set to rise by 14.5%, while dental insurance premiums will increase by 13.5%. When combining the impact of these higher-than-anticipated increases in health and dental insurance premiums—along with minor offsets from marginal savings in vision and life insurance—total budgeted employee benefit costs across all City Funds are expected to increase by approximately \$165,000. The majority of this increase, approximately \$77,000, affects the General Fund. To preserve the General Fund's break-even budget position for FY 2026, this additional cost has been absorbed through a \$75,000 reduction in contingency expenditures, complemented by a small adjustment to reimbursable repair expenses within the Administrative Services (640) cost center.

### **Budget Adjustment #3**

Projected incremental property tax revenues for FY 2026 across the City's three Tax Increment Financing (TIF) districts have been updated to reflect actual extension amounts, as reported in the 2024 Tax Computation Reports issued by Kendall County. Incremental property tax growth was particularly strong in the two Downtown TIF districts, with year-over-year increases of 77% in the (88) Downtown TIF and 38% in the (89) Downtown II TIF. Moreover, this increase in incremental revenues is also expected to generate approximately \$80,000 in savings for the General Fund in FY 2030 by reducing its closing transfer to the (87) Countryside TIF Fund.

### **Budget Adjustment #4**

This adjustment broadens the budgetary scope of the 2026 Water Main Replacement Project to strategically optimize the use of anticipated low-interest loan funding from the Illinois Environmental Protection Agency (IEPA). By expanding the scale of the 2026 project, the City aims to fully leverage this cost-effective financing

opportunity, thereby minimizing reliance on higher-cost alternatives such as bonded debt or allocations under the Water Infrastructure Finance and Innovation Act (WIFIA) Loan program. The expanded scope of the 2026 program is projected to lower future capital costs for water main replacements by approximately \$2.775 million between FY 2028 and FY 2030. The City submitted its application for IEPA loan funding for the 2026 project at the end of last month, with funding decisions expected from the State in June. Should the project not be selected for IEPA financing, it is anticipated to be included in the City's future WIFIA Loan program.

#### **Budget Adjustment #5**

The estimated construction costs for the new Public Works and Parks Facility have been revised following the receipt and review of bid results submitted by R.C. Wegman Construction Company. These updated figures represent the most current and comprehensive cost projections available, incorporating detailed information on material costs, labor rates, and other key variables outlined in the contractor's proposal. The total projected cost for the project, which includes land acquisition valued at \$1.355 million, is now estimated at \$35.5 million. Based on this revised estimate, the City anticipates a remaining balance of approximately \$4.5 million in bond proceeds. These surplus funds may be reallocated for other capital improvement initiatives or potential future land acquisitions, subject to Council discretion and strategic priorities.

#### **Recommendation**

Staff recommends that the adjustments presented above (as itemized in Exhibit A), be incorporated into the proposed FY 26 budget. Additionally, a budget ordinance, incorporating these changes, has also been included for your review and consideration.

**Ordinance No. 2025-\_\_\_\_\_**

**ORDINANCE APPROVING THE 2025-2026 FISCAL BUDGET  
FOR THE UNITED CITY OF YORKVILLE**

**WHEREAS**, the Mayor and City Council of the UNITED CITY OF YORKVILLE have duly held all Public Hearings, allowed public input, and have duly considered formation of a budget for the 2025-2026 Fiscal Year; and

**WHEREAS**, a tentative budget was duly announced and available for examination at the City offices of the UNITED CITY OF YORKVILLE; and

**WHEREAS**, the Mayor and City Council of the UNITED CITY OF YORKVILLE deem it in the best interest of the City for the orderly operation thereof to pass and approve the 2025-2026 Fiscal Year Budget being submitted on April 8, 2025 at its regular City Council Meeting:

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois that the 2025-2026 Budget totaling \$195,626,821 including the amounts of \$25,738,613 General Fund, \$1,475,000 Motor Fuel Tax Fund, \$1,251,952 Vehicle & Equipment Fund, \$7,283,833 Sewer Fund, \$110,611,404 Water Fund, \$10,991,669 City-Wide Capital Fund, \$31,827,532 Buildings & Grounds Fund, \$4,219,254 Parks & Recreation Fund, \$1,335,485 Library Operations Fund, \$128,000 Library Capital Fund, \$378,957 Countryside TIF Fund, \$88,822 Downtown TIF Fund, \$187,020 Downtown TIF II Fund, \$43,640 Sunflower SSA Fund, and \$65,640 Fox Hill SSA Fund is hereby adopted for the 2025-2026 Fiscal Year, as presented.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

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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



<u>Fiscal Year</u>	<u>Fund</u>	<u>Department</u>	<u>Account Number</u>	<u>Description</u>	<u>Original Amount</u>	<u>Revised Amount</u>	<u>Effect on Fund Balance</u>	<u>Notes</u>	
<b>Budget Adjustment # 2 (continued)</b>									
2026	Parks & Recreation	Recreation	79-795-52-00-5223	Dental Insurance	14,744	15,938	(1,194)	<i>Miscellaneous departmental Group Health, Life, Dental and Vision insurance line items adjusted based on the results of the 2025 renewal.</i>	
	Library	Library Operations	82-820-52-00-5223		9,871	10,670	(799)		
			Administration	01-110-52-00-5224	1,175	1,141	34		
			Finance	01-120-52-00-5224	799	776	23		
	General	Police	01-210-52-00-5224	6,811	6,613	198			
		Comm Dvlp	01-220-52-00-5224	1,772	1,721	51			
		Streets	01-410-52-00-5224	2,197	2,133	64			
	Building & Grounds	Building & Grounds	24-216-52-00-5224	Vision Insurance	400	388	12		
	Water	Water Operations	51-510-52-00-5224	1,582	1,536	46			
	Sewer	Sewer Operations	52-520-52-00-5224	1,331	1,292	39			
		Parks	79-790-52-00-5224	1,905	1,850	55			
	Parks & Recreation	Recreation	79-795-52-00-5224	1,794	1,768	26			
	Library	Library Operations	82-820-52-00-5224	1,211	1,176	35			
	General	Administrative Services	01-640-70-00-7799	Contingency	75,000	-	75,000		<i>General Fund adjustments to offset increases in health insurance costs from 2025 renewal.</i>
		01-640-56-00-5625	Reimbursable Repairs	5,000	2,837	2,163			
<b>Fiscal Year Subtotal</b>							<b>\$ (87,513)</b>		
<b>Overall Net Effect on Fund Balance</b>							<b>\$ (87,513)</b>		
<b>Budget Adjustment # 3</b>									
2026	Countryside TIF	Countryside TIF	87-000-40-00-4000	Property Taxes	\$ 233,985	\$ 249,100	\$ 15,115	<i>Proposed by Management</i>	
	Downtown TIF	Downtown TIF	88-000-40-00-4000		229,923	396,672	166,749		
	Downtown TIF II	Downtown TIF II	89-000-40-00-4000		221,116	296,932	75,816		
<b>Fiscal Year Subtotal</b>							<b>\$ 257,680</b>		
2027	Countryside TIF	Countryside TIF	87-000-40-00-4000	Property Taxes	\$ 239,835	\$ 255,328	\$ 15,493	<i>Incremental property taxes for the TIF's have been updated to reflect the amounts shown on the 2024 Tax Computation Reports from Kendall County.</i>	
	Downtown TIF	Downtown TIF	88-000-40-00-4000		235,671	406,589	170,918		
	Downtown TIF II	Downtown TIF II	89-000-40-00-4000		226,644	304,355	77,711		
<b>Fiscal Year Subtotal</b>							<b>\$ 264,122</b>		
2028	Countryside TIF	Countryside TIF	87-000-40-00-4000	Property Taxes	\$ 245,831	\$ 261,711	\$ 15,880		
	Downtown TIF	Downtown TIF	88-000-40-00-4000		241,563	416,754	175,191		
	Downtown TIF II	Downtown TIF II	89-000-40-00-4000		232,310	311,964	79,654		
<b>Fiscal Year Subtotal</b>							<b>\$ 270,725</b>		
2029	Countryside TIF	Countryside TIF	87-000-40-00-4000	Property Taxes	\$ 251,977	\$ 268,254	\$ 16,277		
	Downtown TIF	Downtown TIF	88-000-40-00-4000		247,602	427,173	179,571		
	Downtown TIF II	Downtown TIF II	89-000-40-00-4000		238,118	319,763	81,645		
<b>Fiscal Year Subtotal</b>							<b>\$ 277,493</b>		

<u>Fiscal Year</u>	<u>Fund</u>	<u>Department</u>	<u>Account Number</u>	<u>Description</u>	<u>Original Amount</u>	<u>Revised Amount</u>	<u>Effect on Fund Balance</u>	<u>Notes</u>
<b>Budget Adjustment # 3 (continued)</b>								
2030	Countryside TIF	Countryside TIF	87-000-40-00-4000	Property Taxes	\$ 258,276	\$ 274,960	\$ 16,684	<i>Incremental property taxes for the TIF's have been updated to reflect the amounts shown on the 2024 Tax Computation Reports from Kendall County.</i>
	Downtown TIF	Downtown TIF	88-000-40-00-4000		253,792	437,852	184,060	
	Downtown TIF II	Downtown TIF II	89-000-40-00-4000		244,071	327,757	83,686	
	Countryside TIF	Countryside TIF	87-000-49-00-4901	Transfer from General	1,830,356	1,750,907	(79,449)	<i>Countryside TIF Closeout transfer adjustment.</i>
	General	Administrative Services	01-640-99-00-9987	Transfer to Countryside TIF	1,830,356	1,750,907	79,449	
<b>Fiscal Year Subtotal</b>							<b>\$ 284,430</b>	
<b>Budget Adjustment # 4</b>								
2026	Water	Water Operations	51-510-60-00-6025	Water Main Replacement Program	\$ 5,937,775	\$ 6,017,775	\$ (80,000)	<i>Proposed by Management</i>
			51-000-49-00-4908	Loan Proceeds WIFIA (or IEPA)	43,468,010	43,548,010	80,000	
<b>Fiscal Year Subtotal</b>							<b>\$ -</b>	
2027	Water	Water Operations	51-510-60-00-6025	Water Main Replacement Program	\$ 3,320,000	\$ 4,835,000	\$ (1,515,000)	<i>Expand the scope of the 2026 Water Main Replacement Project to optimize the use of anticipated IEPA loan funding, with corresponding cost reductions planned for the 2027, 2028, and 2029 replacement programs.</i>
			51-000-49-00-4908	Loan Proceeds WIFIA (or IEPA)	41,106,048	42,656,048	1,550,000	
<b>Fiscal Year Subtotal</b>							<b>\$ 35,000</b>	
2028	Water	Water Operations	51-510-60-00-6025	Water Main Replacement Program	\$ 2,970,000	\$ 2,445,000	\$ 525,000	
			51-000-49-00-4908	Loan Proceeds WIFIA (or IEPA)	39,438,200	39,003,200	(435,000)	
<b>Fiscal Year Subtotal</b>							<b>\$ 90,000</b>	
2029	Water	Water Operations	51-510-60-00-6025	Water Main Replacement Program	\$ 3,300,000	\$ 2,035,000	\$ 1,265,000	
<b>Fiscal Year Subtotal</b>							<b>\$ 1,265,000</b>	
2030	Water	Water Operations	51-510-60-00-6025	Water Main Replacement Program	\$ 2,100,000	\$ 1,115,000	\$ 985,000	
<b>Fiscal Year Subtotal</b>							<b>\$ 985,000</b>	
<b>Overall Net Effect on Fund Balance</b>							<b>\$ 2,375,000</b>	
<b>Budget Adjustment # 5</b>								
2026	Buildings & Grounds	Buildings & Grounds	24-216-60-00-6042	Public Works / Parks Facility	\$ 2,329,013	\$ 2,227,342	\$ 101,671	<i>Proposed by Management</i>
2027					30,373,172	26,052,187	4,320,985	<i>Revised estimated construction costs for the new Public Works/Parks facility, based on bid results received from R.C. Wegman.</i>
2028					6,009,997	5,699,124	310,873	
<b>Overall Net Effect on Fund Balance</b>							<b>\$ 4,733,529</b>	

## Overall Effect of Proposed Budget Adjustments on Fund Balance/Fund Balance Equivalent



	FY 2025 <u>Projected</u>	FY 2026 <u>Proposed</u>	FY 2027 <u>Projected</u>	FY 2028 <u>Projected</u>	FY 2029 <u>Projected</u>	FY 2030 <u>Projected</u>
General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,325,765)
Fox Hill SSA						
Sunflower SSA						
Motor Fuel Tax						
City-Wide Capital						
Buildings & Grounds	37,234,792	(28,095,537)	(6,191,810)	(544,972)	65,383	10,002
Vehicle & Equipment						
Water	2,838,164	(6,011,364)	(1,394,740)	4,332,382	1,336,782	4,686,095
Sewer	1,061,578	(2,775,492)	(772,963)	(434,514)	(425,604)	(536,920)
Parks & Recreation	(342,934)	(176,522)	-	-	-	-
Library	140,409	(147,714)	(37,518)	(32,007)	(30,190)	(35,735)
Library Capital						
Countryside TIF	2,569	(129,857)	(119,150)	(114,073)	(108,220)	1,644,458
Downtown TIF	253,821	307,850	315,021	322,664	330,485	338,488
Downtown TIF II	12,048	109,912	116,464	123,176	130,051	137,094
<b>Entity-Wide Total</b>	<b>\$ 41,200,447</b>	<b>\$ (36,918,724)</b>	<b>\$ (8,084,696)</b>	<b>\$ 3,652,656</b>	<b>\$ 1,298,687</b>	<b>\$ 4,917,717</b>

## City Fund Balance/Fund Balance Equivalent - Adjusted



	FY 2025		FY 2026		FY 2027		FY 2028		FY 2029		FY 2030	
	<u>Projected</u>		<u>Proposed</u>		<u>Projected</u>		<u>Projected</u>		<u>Projected</u>		<u>Projected</u>	
General	\$	11,317,511	\$	11,317,511	\$	11,317,511	\$	11,317,511	\$	11,317,511	\$	9,991,746
Fox Hill SSA		61,167		19,527		28,159		36,791		45,423		51,981
Sunflower SSA		10,517		(11,123)		(8,491)		(4,859)		(1,227)		331
Motor Fuel Tax		354,814		5,644		-		-		-		-
City-Wide Capital		3,453,678		122,687		3,934,305		525,557		-		-
Buildings & Grounds		39,640,422		11,544,885		5,353,075		4,808,103		4,873,486		4,883,488
Vehicle & Equipment		645,728		1,692		-		-		-		-
Water		9,650,303		3,638,939		2,244,199		6,576,581		7,913,363		12,599,458
Sewer		4,840,435		2,064,943		1,291,980		857,466		431,862		(105,058)
Park & Recreation		153,598		(22,924)		(22,924)		(22,924)		(22,924)		(22,924)
Countryside TIF		(1,173,158)		(1,303,015)		(1,422,165)		(1,536,238)		(1,644,458)		-
Downtown TIF		(1,316,691)		(1,008,841)		(693,820)		(371,156)		(40,671)		297,817
Downtown TIF II		<u>228,177</u>		<u>338,089</u>		<u>454,553</u>		<u>577,729</u>		<u>707,780</u>		<u>844,874</u>
<b>Adjusted City-Wide Total</b>	<b>\$</b>	<b>67,866,501</b>	<b>\$</b>	<b>26,708,014</b>	<b>\$</b>	<b>22,476,382</b>	<b>\$</b>	<b>22,764,561</b>	<b>\$</b>	<b>23,580,145</b>	<b>\$</b>	<b>28,541,713</b>

**Library Fund Balance - Adjusted**



	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>
	<b><u>Projected</u></b>	<b><u>Proposed</u></b>	<b><u>Projected</u></b>	<b><u>Projected</u></b>	<b><u>Projected</u></b>	<b><u>Projected</u></b>
Library	\$ 1,023,292	\$ 875,578	\$ 838,060	\$ 806,053	\$ 775,863	\$ 740,128
Library Capital	<u>129,347</u>	<u>52,097</u>	<u>(63,203)</u>	<u>(241,503)</u>	<u>(368,303)</u>	<u>(437,603)</u>
<b>Adjusted Entity-Wide Total</b>	<b>\$ 1,152,639</b>	<b>\$ 927,675</b>	<b>\$ 774,857</b>	<b>\$ 564,550</b>	<b>\$ 407,560</b>	<b>\$ 302,525</b>



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

Agenda Item Number

Mayor's Report #2

Tracking Number

CC 2025-26

### Agenda Item Summary Memo

**Title:** Cyrus One Sanitary Sewer Easements – Yorkville Meadows

**Meeting and Date:** City Council – April 8, 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 Administration  
Name Department

#### Agenda Item Notes:

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# Memorandum

To: City Council  
From: Erin Willrett, Assistant City Administrator  
CC: Bart Olson, City Administrator  
Date: April 8, 2025  
Subject: Acquisition of Easements for Sanitary Sewer Construction

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## **Summary**

Consideration of an ordinance authorizing the acquisition of temporary construction and permanent easements for the sanitary sewer construction from Yorkville Meadows, LLC.

## **Background**

This item was last discussed by the City Council at the August 22, 2024 meeting when the City Council approved easements from one landowner. Since that meeting, we have come to terms with one more landowner for two easements (one permanent, and one temporary for construction) for the watermain extension project. That landowner is the Yorkville Meadows, LLC. The total cost of these two easements is \$2. Ordinance 2023-17 and Ordinance 2024-31 confirms easement acquisition costs are to be reimbursed by Green Door / Yorkville Nexus / Cyrus One as part of their infrastructure extension. The exact paying reimbursing entity is subject to a civil agreement between the entities and all entities have understood the City will be acquiring these easements.

## **Recommendation**

Staff recommends approval of the ordinance authorizing the acquisition of temporary construction and permanent easements for the Cyrus One sanitary sewer project.

**Ordinance No. 2025-\_\_\_\_\_**

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AUTHORIZING THE ACQUISITION OF CERTAIN EASEMENTS FOR THE CONSTRUCTION OF SANITARY SEWERS**

**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 limited liability company of the State of Delaware (“Developer”), submitted a proposal to the City to develop approximately two hundred twenty-nine (229) acres at the northeast corner of Eldamain and Faxon Road (the “*Development Site*”); and

**WHEREAS**, Developer, as a part of its proposal to the City, requested the City to extend water and sewer services to the Development Site and further agreed to be responsible for all costs incurred by the City for the engineering design fees, acquisition of required temporary and permanent easements, and the cost of construction related to water and sewer service extended to the Development Site, and all permit fees for its construction; and

**WHEREAS**, the City has proceeded to negotiate the acquisition of the easements required to construct the Project from the owner of certain property located directly south of the BNSF Railway Right-of-Way and approximately 1,500 feet east of Beecher Road, and is prepared to authorize the acceptance of and consideration due for the conveyance of temporary construction easements and permanent easements (collectively, the “Easements”) 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 following Easements, as attached hereto, are hereby accepted:

1. Permanent Easement dated March 24, 2024, from Yorkville Meadows, LLC, an Illinois limited liability company, as Grantor, said easement being located within Parcel No. 02-17-300-007.
2. Temporary Construction Easement dated March 24, 2024, from Yorkville Meadows, LLC, an Illinois limited liability company, as Grantor, said easement being located within Parcel No. 02-17-300-007.

**Section 3.** The United City of Yorkville City Council hereby waives all City filing fees required for the approval of a Final Plat of Subdivision for Parcel No. 02-17-300-007.

**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:*

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CITY CLERK

Owner Yorkville Meadows, LLC  
Address Vacant Land  
  
County Kendall  
P.I.N. No. 02-17-300-007

**PERMANENT EASEMENT**

Yorkville Meadows, LLC, an Illinois limited liability company (the "Grantor"), for and in consideration of One Dollar (\$1), receipt of which is hereby acknowledged, represents that Grantor owns the fee simple title to and hereby grants and conveys to the United City of Yorkville, Kendall County, Illinois, its successor and assignees (Grantee), a permanent easement for the purpose of construction and maintenance of a sanitary sewer and appurtenances thereto, on, over, and through the real estate legally described on Exhibit A attached hereto. Along with the right of access thereto.

Grantor shall have and retain all rights to use and occupy the Premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, that Grantor's use and occupation of the Premises may not interfere with Grantee's use of the premises for the purposes herein described.

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 premises for the sanitary sewer. This acknowledgement does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

Dated this 24th day of March, 2024.

By:  \_\_\_\_\_  
Signature  
Eric Chang  
\_\_\_\_\_  
Printed Name

State of Illinois        )  
                                  ) ss  
County of Kendall     )

I, Robin E. Guzman, a Notary Public in and for the County and State aforesaid, do hereby certify that Eric Chang, 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 24<sup>th</sup> day of March, 2024.

Robin E. Guzman  
Notary Public



---

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

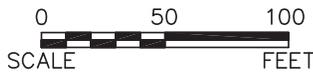
*After recording, return to:*  
United City of Yorkville  
651 Prairie Pointe  
Yorkville, Illinois 60560

## EXHIBIT A

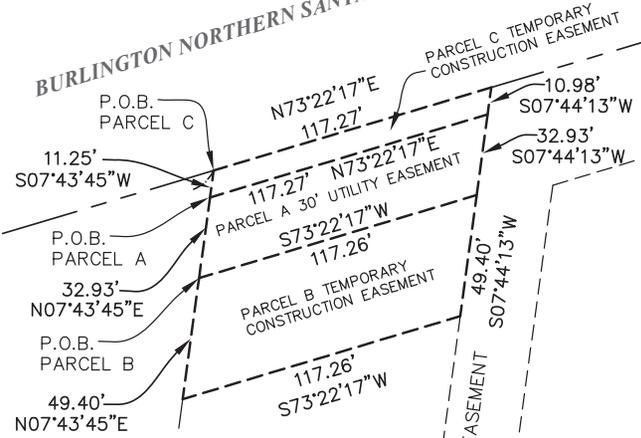
### PARCEL A (30' UTILITY EASEMENT)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 01 DEGREES 18 MINUTES 23 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 17, 627.34 FEET TO THE SOUTH LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY; THENCE NORTH 73 DEGREES 22 MINUTES 17 SECONDS EAST, ALONG SAID SOUTH LINE, 272.06 FEET TO THE WEST LINE OF THE GRANTORS PARCEL DESCRIBED IN DOCUMENT 200800024928, RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE; THENCE SOUTH 07 DEGREES 43 MINUTES 45 SECONDS WEST, ALONG SAID WEST LINE, 11.25 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 73 DEGREES 22 MINUTES 17 SECONDS EAST, 117.27 FEET TO THE WEST LINE OF A SANITARY SEWER EASEMENT DESCRIBED IN DOCUMENT 200500019850, RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE; THENCE SOUTH 07 DEGREES 44 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF SAID SANITARY SEWER EASEMENT, 32.93 FEET; THENCE SOUTH 73 DEGREES 22 MINUTES 17 SECONDS WEST, 117.26 FEET TO THE WEST LINE OF SAID GRANTORS PARCEL; THENCE NORTH 07 DEGREES 43 MINUTES 45 SECONDS EAST, ALONG SAID WEST LINE, 32.93 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

# EXHIBIT



BURLINGTON NORTHERN SANTA FE RAILROAD



PARCEL A 3518 SF / 0.08 ACRES  
 PARCEL B 5277 SF / 0.12 ACRES  
 PARCEL C 1173 SF / 0.03 ACRES



P.O.C.  
 PARCELS A, B & C  
 FOUND IRON PIPE

627.34'  
 N01°18'23"W

WEST LINE OF PARCEL DESCRIBED  
 IN DOC. 200800024928



**Engineering Enterprises, Inc.**  
**CONSULTING ENGINEERS**  
 52 Wheeler Road  
 Sugar Grove, Illinois 60554  
 630.466.6700 / www.eeiweb.com

PROJECT NO: Y02321  
 FILE NO: Y02321- YORK MEADOWS

Owner Yorkville Meadows, LLC  
Address Vacant Land  
  
County Kendall  
P.I.N. No. 02-17-300-007

## TEMPORARY CONSTRUCTION EASEMENT

Yorkville Meadows, LLC, an Illinois limited liability company (the "Grantor"), for and in consideration of One Dollar (\$1), receipt of which is hereby acknowledged, hereby represents that Grantor owns the fee simple title to and grants and conveys to the United City of Yorkville, Kendall County, Illinois, its successors and assignees (Grantee), a temporary construction easement for the purpose of construction of a sanitary sewer and appurtenances thereto, on, over, and through the real estate legally described on Exhibit A attached hereto.

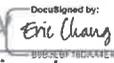
The right, easement and privilege granted herein shall terminate 5 years from the execution of this document, or on the completion of the proposed project, whichever is the sooner.

Grantor shall have and retain all rights to use and occupy the Premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, that Grantor's use and occupation of the premises may not interfere with Grantee's use of the Premises for the purposes herein described.

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 premises for the sanitary sewer. This acknowledgement does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor

Dated this 24th day of March, 2024.

By:  DocuSigned by:  
Eric Chang  
Signature  
Eric Chang  
Printed Name

State of Illinois        )  
                                  ) ss  
County of Kendall     )

I, Robin E. Guzman, a Notary Public in and for the County and State aforesaid, do hereby certify that Eric Chang, 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 24<sup>th</sup> day of March, 2024.

Robin E. Guzman  
Notary Public



---

*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

## EXHIBIT A

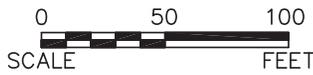
### PARCEL B (TEMPORARY CONSTRUCTION EASEMENT)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 01 DEGREES 18 MINUTES 23 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 17, 627.34 FEET TO THE SOUTH LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY; THENCE NORTH 73 DEGREES 22 MINUTES 17 SECONDS EAST, ALONG SAID SOUTH LINE, 272.06 FEET TO THE WEST LINE OF THE GRANTORS PARCEL DESCRIBED IN DOCUMENT 200800024928, RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE; THENCE SOUTH 07 DEGREES 43 MINUTES 45 SECONDS WEST, ALONG SAID WEST LINE, 44.18 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 73 DEGREES 22 MINUTES 17 SECONDS EAST, 117.26 FEET TO THE WEST LINE OF A SANITARY SEWER EASEMENT DESCRIBED IN DOCUMENT 200500019850, RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE; THENCE SOUTH 07 DEGREES 44 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF SAID SANITARY SEWER EASEMENT, 49.40 FEET; THENCE SOUTH 73 DEGREES 22 MINUTES 17 SECONDS WEST, 117.26 FEET TO THE WEST LINE OF SAID GRANTORS PARCEL; THENCE NORTH 07 DEGREES 43 MINUTES 45 SECONDS EAST, ALONG SAID WEST LINE, 49.40 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

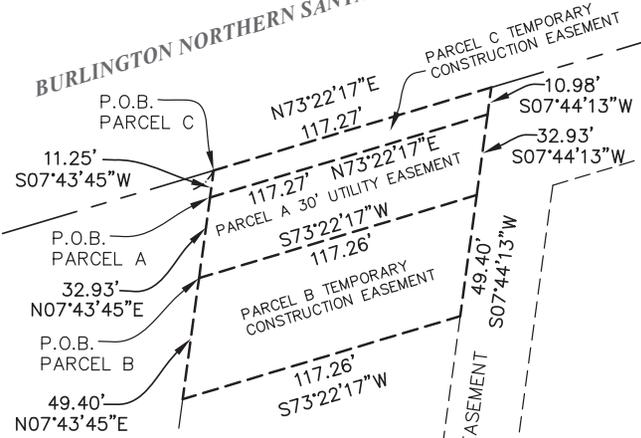
### PARCEL C (TEMPORARY CONSTRUCTION EASEMENT)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 01 DEGREES 18 MINUTES 23 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 17, 627.34 FEET TO THE SOUTH LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY; THENCE NORTH 73 DEGREES 22 MINUTES 17 SECONDS EAST, ALONG SAID SOUTH LINE, 272.06 FEET TO THE WEST LINE OF THE GRANTORS PARCEL DESCRIBED IN DOCUMENT 200800024928, RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE FOR THE POINT OF BEGINNING; THENCE NORTH 73 DEGREES 22 MINUTES 17 SECONDS EAST, ALONG SAID SOUTH LINE, 117.27 TO THE WEST LINE OF A SANITARY SEWER EASEMENT DESCRIBED IN DOCUMENT 200500019850, RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE THENCE SOUTH 07 DEGREES 44 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF SAID SANITARY SEWER EASEMENT, 10.98 FEET; THENCE SOUTH 73 DEGREES 22 MINUTES 17 SECONDS WEST, 117.27 FEET TO THE WEST LINE OF SAID GRANTORS PARCEL; THENCE NORTH 07 DEGREES 43 MINUTES 45 SECONDS EAST, ALONG SAID WEST LINE, 11.25 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

# EXHIBIT



BURLINGTON NORTHERN SANTA FE RAILROAD



PARCEL A 3518 SF / 0.08 ACRES  
 PARCEL B 5277 SF / 0.12 ACRES  
 PARCEL C 1173 SF / 0.03 ACRES



P.O.C.  
 PARCELS A, B & C  
 FOUND IRON PIPE

627.34'  
 N01°18'23"W

WEST LINE OF PARCEL DESCRIBED  
 IN DOC. 200800024928



**Engineering Enterprises, Inc.**  
**CONSULTING ENGINEERS**  
 52 Wheeler Road  
 Sugar Grove, Illinois 60554  
 630.466.6700 / www.eeiweb.com

PROJECT NO: Y02321  
 FILE NO: Y02321- YORK MEADOWS



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

Agenda Item Number

Mayor's Report #3

Tracking Number

CC 2025-27

### Agenda Item Summary Memo

**Title:** Warranty Deed and Temporary Construction Easement – Lake Michigan Water Project

**Meeting and Date:** City Council – April 8, 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 Administration  
Name Department

#### Agenda Item Notes:

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# Memorandum

To: City Council  
From: Erin Willrett, Assistant City Administrator  
CC: Bart Olson, City Administrator  
Date: April 8, 2025  
Subject: Acquisition of Warranty Deed and Temporary Construction Easement for Lake Michigan Water Project

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## **Summary**

Consideration of an ordinance authorizing the acquisition of warranty deeds for the Lake Michigan water project construction from Kendall County Properties, Restore Church and ILG Greenhouse, LLC and the acquisition of a temporary construction easement from ILG Greenhouse, LLC.

## **Background**

The City is responsible for acquiring several sites and easements throughout town for watermain extensions and water sites for the Lake Michigan water project. Staff has come to terms with three landowners (three permanent, and one temporary for construction) for the Lake Michigan water project. The landowners are Kendall County Properties, Restore Church and ILG Greenhouse, LLC. The total cost of these three warranty deeds is \$211,500.00. The temporary construction easement cost is \$10.00. These properties and easements must be acquired under federal land acquisition procedures to maintain WIFIA loan eligibility for the related expenses.

## **Recommendation**

Staff recommends approval of the ordinance authorizing the acquisition of temporary construction easement and warranty deeds for the Lake Michigan water project.

**Ordinance No. 2025-\_\_\_\_\_**

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AUTHORIZING THE ACQUISITION OF CERTAIN PROPERTIES FOR THE CONSTRUCTION OF IMPROVEMENTS TO THE CITY’S WATER SYSTEM**

**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 owns and operates a water supply system under and pursuant to the Illinois Municipal Code, Division 129 of Article II (65 ILCS 5/11-129-1 et. seq.); and

**WHEREAS**, the Mayor and City Council (the “Corporate Authorities”) have determined that it is necessary and in the best interest of the City to undertake major improvements to the City’s water supply system including repair and replacement of existing water mains (the “Water Main Project”); and

**WHEREAS**, the Corporate Authorities have also determined it is necessary and in the best interest for the future of the City to provide a new water source for its water supply system through a connection to the DuPage Water Commission requiring the construction of certain water system additions including a new water tower and supply line (the “Water Source Project”); and

**WHEREAS**, in order to proceed, it is necessary to acquire land and easements for the construction of the Water Main Project and the Water Source Project all 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 following interests in real estate to be conveyed to the City for the aforesaid purposes are hereby approved and accepted:

- A. Warranty Deed conveying .09 acres from Kendall County Properties LLC, a limited liability company of the State of Illinois, a copy of which is attached hereto, conveying the property legally described therein, for \$20,000 for the construction of the water reclaiming station;
- B. Warranty Deed from Restore Church, Inc., an Illinois corporation, a copy of which is attached hereto, for \$116,000, conveying the property legally described therein, for a water tower; and

C. Special Warranty Deed from Illinois Greenhouse, LLC, a limited liability company of the State of Delaware, a copy of which is attached hereto conveying the property legally described therein, for \$75,500 for placement of the water tower.

**Section 3.** The City Council hereby authorizes payments as specified above for each of the aforesaid acquisitions required for the construction of the Water Main Project and the Water Source Project.

**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

Owner Kendall County  
Properties LLC  
Address 8591 Route 126,  
Yorkville, Illinois  
Route Lake Michigan Water  
System Improvements  
County Kendall  
Parcel No. 0003  
P.I.N. No. 05-03-300-010

**WARRANTY DEED**  
**(Limited Liability Company) (Non-Freeway)**

Kendall County Properties LLC, a limited liability company, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Twenty Thousand and 00/100's Dollars (\$20,000.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the member(s) of said company, grants, conveys, and warrants to the United City of Yorkville, a municipal corporation, (Grantee), the following described real estate:

See attached legal description

situated in the County of Kendall, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "Premises."

Notwithstanding any other provision of this deed, Grantor reserves unto itself and its successors, an easement over the Premises for ingress and egress.

[Signatures on following page]



PARCEL 003

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 01 DEGREES 17 MINUTES 31 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1369.37 FEET TO THE SOUTHEAST CORNER OF PARCEL 1 DESCRIBED DOCUMENT 201800000918, SAID CORNER BEING 1275.36 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER: THENCE SOUTH 88 DEGREES 50 MINUTES 42 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PARCEL ONE, 615.07 FEET FOR THE POINT OF BEGINNING. THENCE SOUTH 38 DEGREES 10 MINUTES 32 SECONDS WEST, 83.36 FEET TO THE CENTER LINE OF STATE ROUTE 126; THENCE NORTHWESTERLY 98.67 FEET, ALONG SAID CENTERLINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 2292.01 FEET, CHORD BEARING NORTH 57 DEGREES 56 MINUTES 31 SECONDS WEST AND CHORD LENGTH OF 98.66 FEET TO THE SOUTH LINE OF A PARCEL DESCRIBED IN DOCUMENT 202200012732; THENCE NORTH 88 DEGREES 45 MINUTES 58 SECONDS EAST, ALONG SAID SOUTH LINE, 70.30 FEET TO THE EAST LINE OF SAID PARCEL; THENCE NORTH 11 DEGREES 02 MINUTES 42 SECONDS WEST, ALONG SAID EAST LINE, 10.50 FEET TO THE SOUTH LINE OF SAID PARCEL 1 DESCRIBED DOCUMENT 201800000918; THENCE NORTH 88 DEGREES 50 MINUTES 42 SECONDS EAST, ALONG SAID SOUTH LINE, 66.88 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

CONTAINING 0.09 ACRES, (4039 SF), MORE OR LESS, OF WHICH 0.06 ACRES, (2795 SF), MORE OR LESS IS WITHIN EXISTING RIGHT OF WAY.

Owner Restore Church, Inc., an  
Illinois corporation d/b/a  
Oswego Family Church, Inc.  
Address Southeast side of IL Route  
71 (Stagecoach Trail),  
±1,000 feet northeast of  
Wings Road,  
Yorkville, Illinois  
Route Lake Michigan Water System  
Improvements  
County Kendall  
Parcel No. 0001  
P.I.N. No. 05-03-300-029,  
05-03-300-031,  
05-03-300-033

**WARRANTY DEED**  
**(Corporation) (Non-Freeway)**

Restore Church, Inc., an Illinois corporation d/b/a Oswego Family Church, Inc., a corporation organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of One Hundred Sixteen Thousand and 00/100's Dollars (\$116,000.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the Board of Directors of said corporation, grants, conveys, and warrants to the United City of Yorkville, a municipal corporation, (Grantee), the following described real estate:

See attached legal description

situated in the County of Kendall, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

[Signatures on following page]



THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EASE OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 17 MINUTES 31 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1275.36 FEET TO THE SOUTH LINE OF PARCEL 1 DESCRIBED IN DOCUMENT 201800000198 RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE; THENCE SOUTH 88 DEGREES 50 MINUTES 42 SECONDS WEST, ALONG SAID SOUTH LINE, 681.95 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1 FOR THE POINT OF BEGINNING; THENCE NORTH 11 DEGREES 02 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 445.00 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 42 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID PARCEL 1, A DISTANCE OF 400.00 FEET; THENCE SOUTH 11 DEGREES 02 MINUTES 42 SECONDS EAST, PARALLEL WITH THE WEST OF SAID PARCEL 1, A DISTANCE OF 445.00 FEET TO THE SOUTH LINE OF SAID PARCEL 1; THENCE SOUTH 88 DEGREES 50 MINUTES 42 SECONDS WEST, ALONG SAID SOUTH LINE, 400.00 FEET TO THE POINT OF BEGINNING.

Owner ILG Greenhouse, LLC  
successor by merger to  
Illinois Greenhouse, LLC  
Address Northeast corner of Corneils  
Road and Eldamain Road,  
Yorkville, Illinois  
Route Lake Michigan Water System  
Improvements  
County Kendall  
Parcel No. 0002  
P.I.N. No. 02-07-300-004

**SPECIAL WARRANTY DEED**  
**(Limited Liability Company) (Non-Freeway)**

ILG Greenhouse, LLC (“Grantor”), successor by merger to Illinois Greenhouse, LLC, a limited liability company, organized and existing under and by virtue of the laws of the State of Delaware and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of the sum of Ten and 00/100’s Dollars (\$10.00) plus other good and valuable consideration, receipt of which is hereby acknowledged, and pursuant to the authority given by the member(s) of said company, grants, conveys, and sells to the United City of Yorkville, a municipal corporation, (“Grantee”), the following described real estate:

See attached legal description.

situated in the County of Kendall, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the “premises.”

AND warrants the title to the same, against any challenge claiming by, through or under Grantor, but not otherwise.

TO HAVE AND TO HOLD the premises unto Grantee, and to Grantee’s heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed under seal as of the date set forth below.

[Signatures on following page]



## LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 02 MINUTES 01 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 1702.80 FEET; THENCE NORTH 87 DEGREES 30 MINUTES 38 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 40.90 FEET TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN DOCUMENT 202200008845, RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE, FOR THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 30 MINUTES 38 SECONDS EAST, ALONG THEN NORTH LINE OF SAID PARCEL, 275.00 FEET; THENCE SOUTH 01 DEGREES 41 MINUTES 00 SECONDS EAST, PARALLEL TO THE EAST LINE OF ELDAMAIN ROAD PER DOCUMENT 201000023223 RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE, 225.00 FEET; THENCE SOUTH 87 DEGREES 30 MINUTES 38 SECONDS WEST, PARALLEL WITH SAID NORTH LINE, 275.00 FEET TO THE EAST LINE OF SAID ELDAMAIN ROAD; THENCE NORTH 01 DEGREES 41 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE, 225.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

Owner ILG Greenhouse, LLC  
successor by merger to  
Illinois Greenhouse, LLC  
Address Northeast corner of Corneils  
Road and Eldamain Road,  
Yorkville, Illinois  
Route Lake Michigan Water System  
Improvements  
County Kendall  
Parcel No. 0002TE  
P.I.N. No. 02-07-300-004

**TEMPORARY CONSTRUCTION EASEMENT**  
**(Limited Liability Company)**

ILG Greenhouse, LLC, successor by merger to Illinois Greenhouse, LLC, a limited liability company organized and existing under and by virtue of the laws of the State of Delaware and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of the sum of Ten and 00/100's Dollars (\$10.00) plus other good and valuable consideration, receipt of which is hereby acknowledged, and pursuant to the authority given by the member(s) of said company, hereby represents that Grantor owns the fee simple title to and grants and conveys to the United City of Yorkville, a municipal corporation, (Grantee), a temporary easement for the purpose of construction staging, storage and laydown activities, on, over, and through the following described real estate:

See attached legal description.

situated in the County of Kendall, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises." Grantee hereby acknowledges that the temporary construction easement and all rights of Grantee provided hereunder are granted and conveyed subject to all easements, liens, encumbrances and other matters of record with respect to the above-described real estate.

The right, easement and privilege granted herein shall terminate three years from the execution of this document, or on the completion of the proposed project, whichever is the sooner.

Grantor shall have and retain all rights to use and occupy the premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, that Grantor's use and occupation of the premises may not interfere with Grantee's use of the premises for the purposes herein described. Grantee shall exercise its rights under this temporary construction easement in a manner which does not cause or result in any material disruption or interference with Grantor's operations on any adjoining real property.

At the expiration of this temporary construction easement, Grantee or its authorized agent(s) shall restore the above-described real estate to a condition as near as practicable to the condition that existed prior to Grantee's operations.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representative, successors and assigns of Grantor.



PARCEL A – 30' TEMPORARY CONSTRUCTION EASEMENT

THE SOUTH PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 37, NORTH RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: THE EASTERLY 30.00 FEET OF THE WESTERLY 55.00 FEET OF THE PARCEL DESCRIBED IN DOCUMENT 202200008845 AND RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE ON MAY 19, 2022. EXCEPTING THEREFROM THE NORTHERLY 225.00 FEET OF SAID PARCEL AND ALSO THE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED IN DOCUMENT 202300007921 AND ALSO THAT PART DESCRIBED IN DOCUMENT 202300007920.



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

Agenda Item Number

Mayor's Report #4

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Tracking Number

CC 2025-28

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### Agenda Item Summary Memo

**Title:** E. Van Emmon Water Main Improvements

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**Meeting and Date:** City Council – April 8, 2025

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**Synopsis:** Please see the attached memo.

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#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** Supermajority (6 out of 9)

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**Council Action Requested:** Consideration of Contract Award

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**Submitted by:** Brad Sanderson Engineering  
Name Department

#### Agenda Item Notes:

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# 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: April 2, 2025  
Subject: E. Van Emmon Water Main Improvements

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E. Van Emmon Street is set to be resurfaced as part of the STP Resurfacing project currently awarded to D Construction. Their current schedule has them starting work in early April. There is water main that needs to be replaced beneath the pavement prior to the resurfacing. This water main is part of the planned East Alley Water Main improvements that are scheduled for later this year.

In order to complete this work, quotes were received from Conley Excavating, Winninger Excavating, and D Construction to relocate the portion of the water main within E. Van Emmon Street. Both Conley and Winninger have existing open contracts with the City. A tabulation of the quotes is attached for your information and record. Although Conley Excavating is the lowest quote, we feel that the timing and logistical challenges (traffic control, concrete and pavement removals and replacement, etc) faced by having a second contractor working within another contractor's project outweigh the additional costs.

We recommend the acceptance of the quote and approval of award be made to D Construction, Inc., 1488 S. Broadway, Coal City, IL 60416, in the total amount of **\$88,950**.

If you have any questions or require additional information, please let us know.

**Resolution No. 2025-\_\_\_\_\_**

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING A CONTRACT TO REPLACE A WATER MAIN ON EAST VAN EMMON STREET, IN AN AMOUNT NOT TO EXCEED \$88,950**

**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 Code of Ordinances 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 plans to resurface East Van Emmon Street this, with work set to begin in April of 2025 (the “Resurfacing Project”); and

**WHEREAS**, a water main along East Van Emmon Street must be relocated and replaced prior to the start of the Resurfacing Project; and

**WHEREAS**, the City received quotes from three different firms to replace the water main; and

**WHEREAS**, D Construction Inc., 1488 S. Broadway, Coal City, IL 60416, has provided a quote to complete the water main replacement, attached hereto as *Exhibit A*, in the amount of \$88,950 (the “Quote”); and

**WHEREAS**, D Construction, Inc. has been hired by the City to complete the Resurfacing Project, and City staff find the Quote to be reasonable; and

**WHEREAS**, the Mayor and City Council 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 a contract with D. Construction, Inc. to replace the water main, in an

amount not to exceed \$88,950, 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 requirement pursuant to the City's Code of Ordinances, and the City Administrator is hereby authorized and directed to contract with D Construction Inc., 1488 S. Broadway, Coal City, IL 60416 for the replacement of the water main along East Van Emmon in accordance with the provisions of the Quote.

**Section 3.** That this resolution shall be in full force and effect from and after its passage and approval according to law.

*[Remainder of page intentionally blank; roll call vote to follow]*

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



**SUMMARY OF QUOTES  
VAN EMMON WATER MAIN CONNECTION  
UNITED CITY OF YORKVILLE**

		BID TABULATION BIDS RECD 3/14/2025		Conley Excavating & Construction 1555 Gramercy Pl Morris, IL-60450		D Construction 1488 S Broadway St Coal City, IL-60416		Winner Excavating 8845 Schoger Dr Naperville, IL-60564	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	CONNECTION TO EXISTING WATER MAIN, 12-INCH	EACH	1	\$ 8,515.00	\$ 8,515.00	\$ 3,500.00	\$ 3,500.00	\$ 7,000.00	\$ 7,000.00
2	CONNECTION TO EXISTING WATER MAIN, 6-INCH	EACH	2	\$ 3,085.00	\$ 6,170.00	\$ 2,500.00	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00
3	WATER MAIN, D.I.P, CLASS 52, WITH POLYETHYLENE WRAP, 8-INCH	FOOT	60	\$ 209.00	\$ 12,540.00	\$ 250.00	\$ 15,000.00	\$ 320.00	\$ 19,200.00
4	WATER MAIN, D.I.P, CLASS 52, WITH POLYETHYLENE WRAP, 6-INCH	FOOT	35	\$ 203.00	\$ 7,105.00	\$ 230.00	\$ 8,050.00	\$ 310.00	\$ 10,850.00
5	DUCTILE IRON FITTINGS	POUND	510	\$ 0.01	\$ 5.10	\$ 20.00	\$ 10,200.00	\$ 0.01	\$ 5.10
6	FIRE HYDRANT ASSEMBLY, WITH AUXILIARY VALVE, 6-INCH MJ (PRESSURE CONNECTION)	EACH	1	\$ 14,750.00	\$ 14,750.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
7	GATE VALVE (RESILIENT SEAT) IN 60" VAULT, 8-INCH	EACH	1	\$ 8,230.00	\$ 8,230.00	\$ 9,000.00	\$ 9,000.00	\$ 7,000.00	\$ 7,000.00
8	GATE VALVE (RESILIENT SEAT) IN 48" VAULT, 6-INCH	EACH	1	\$ 7,460.00	\$ 7,460.00	\$ 7,000.00	\$ 7,000.00	\$ 5,400.00	\$ 5,400.00
9	VALVE VAULT TO BE ABANDONED	EACH	2	\$ 800.00	\$ 1,600.00	\$ 1,500.00	\$ 3,000.00	\$ 750.00	\$ 1,500.00
10	FIRE HYDRANT TO BE REMOVED	EACH	1	\$ 800.00	\$ 800.00	\$ 2,500.00	\$ 2,500.00	\$ 750.00	\$ 750.00
11	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL	TONS	5	\$ 50.00	\$ 250.00	\$ 200.00	\$ 1,000.00	\$ 25.00	\$ 125.00
12	TEMPORARY HMA PATCHING, 2"	SQYD	70	\$ 50.00	\$ 3,500.00	\$ 60.00	\$ 4,200.00	\$ 25.00	\$ 1,750.00
13	WATER MAIN TESTING - PRESSURE AND DISINFECTION	LSUM	1	\$ 1,000.00	\$ 1,000.00	\$ 3,500.00	\$ 3,500.00		\$ -
14	TRAFFIC CONTROL AND PROTECTION	LSUM	1	\$ 9,000.00	\$ 9,000.00	\$ 5,000.00	\$ 5,000.00	\$ 26,000.00	\$ 26,000.00
	<b>TOTAL</b>				\$ 80,925.10		\$ 88,950.00		\$ 101,580.10
<b>ABOVE/BELOW ENGINEERS ESTIMATE</b>									



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

Agenda Item Number

Public Work Committee #1

Tracking Number

PW 2025-15

**Agenda Item Summary Memo**

**Title:** Worsley Street Vacation

**Meeting and Date:** City Council – April 8, 2025

**Synopsis:** Please see the attached memo.

**Council Action Previously Taken:**

Date of Action: CC – 3/25/25      Action Taken: A public hearing was held.

Item Number: PW 2025-15

**Type of Vote Required:** Supermajority of the Alderman (6 out of 8)

**Council Action Requested:** Approval

**Submitted by:** Krysti Barksdale-Noble      Community Development  
Name      Department

**Agenda Item Notes:**

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# Memorandum

To: City Council  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Eric Dhuse, Public Works Director  
Brad Sanderson, EEI, City Engineer  
Date: March 20, 2025  
Subject: **PUBLIC HEARING: Vacation of a Portion of Worsley Street ROW**

## SUMMARY

A request has been made by Dave Schillinger (412 E. Main) and Steve Holland (102 Worsley Street), who are the adjacent property owners, for the vacation of a portion of Worsley Street. The right-of-way (ROW) in question is approximately 30 feet wide, 150 feet in length running north-south, and terminates at the bank of the Fox River. It is currently dedicated to the City as a public street intending to continue the roadway south from the intersection of East Main Street to the north. However, no street improvements exist in this location, and it is highly unlikely that the City will develop a roadway there in the future.



## **WORSLEY STREET PROPOSED VACATION**

United City of Yorkville, Illinois  
Date: April 9, 2024  
File Location:



## PROPOSAL DESCRIPTION

As shown on the proposed plat of vacation, the City intends to vacate approximately 4,500 square feet of unimproved right-of-way, transferring approximately 2,250 square feet to each adjacent property owner by equally dividing the right-of-way along the current roadway centerline. While there are no existing public utilities within this right-of-way, the City is requesting a 5-foot public utility and

drainage easement on both sides of the current centerline to accommodate potential future utility installations.

Vacating the right-of-way will provide each property owner with additional lot area and increase the separation between existing structures and the newly established property line. This change will also reclassify the yards adjacent to Worsley Street from corner side yards to interior side yards. As a result, the property at 412 E. Main Street, which is zoned R-3 Multi-Family Attached Residence District, will see its required building setback reduced from 20 feet to 10 feet, bringing it into conformity with district regulations. Similarly, the property at 102 Worsley Street, recently rezoned to R-2 Single-Family Traditional Residence District, will benefit from a reduction in side yard setback from 30 feet to 10 feet.

**LEGAL & PROCEDURAL CONSIDERATIONS**

In accordance with Illinois State Statute, the formal process for vacating the public right-of-way (ROW) requires a public hearing before the City Council. Notice of this hearing must be published in a newspaper at least fifteen (15) days in advance to inform the public of the City's intent to vacate the property. To approve the vacation, the City Council must pass an ordinance with a three-fourths (3/4) majority vote of the aldermen. Additionally, the property owners receiving the vacated ROW are required to pay an amount determined by the corporate authorities as "fair market value." Given the size and scope of the area to be vacated, along with precedent from previous right-of-way sales, the City has set this amount at \$10 per owner.

**PLAT OF VACATION**  
PART OF WORSLEY STREET IN WORSLEY'S ADDITION TO THE VILLAGE OF BRISTOL, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

**CITY UTILITY EASEMENT PROVISIONS**

THE UNITED CITY OF YORKVILLE, ITS SUCCESSORS, LICENSEES AND ASSIGNS, ARE HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "CITY UTILITY EASEMENT OR C.U.E." SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER MAIN, SANITARY SEWER OR STORM DRAINAGE SYSTEMS OF THE UNITED CITY OF YORKVILLE, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, EXCEPT THAT THE EASEMENTS MAY BE GRADED AS SLOWS TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

**CITY COUNCIL CERTIFICATE**

STATE OF ILLINOIS) SS  
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

MAYOR

**VACATED RIGHT OF WAY LEGAL DESCRIPTION**

THAT PART OF WORSLEY STREET IN WORSLEY'S ADDITION TO BRISTOL LYING SOUTH OF THE FOLLOWING DESCRIBED LINE, BEGINNING AT THE NORTHEAST CORNER OF LOT 7 IN BLOCK ONE; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 9 IN BLOCK 2; ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

**10' CITY EASEMENT LEGAL DESCRIPTION**

THAT PART OF WORSLEY STREET IN WORSLEY'S ADDITION TO BRISTOL DESCRIBED AS FOLLOWS: A 10' WIDE CITY EASEMENT, COVERED IN A NORTH SOUTH DIRECTION, IN THE ABOVE DESCRIBED VACATED RIGHT OF WAY, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

THIS IS TO CERTIFY THAT I, MARK C. SCHELLER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2581, HAVE PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSES OF VACATING SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL AT SUGAR GROVE, ILLINOIS, THIS 6th DAY OF FEBRUARY, 2025.

BY: MARK C. SCHELLER, PROFESSIONAL LAND SURVEYOR #3581 (EXP-11-30-26)

ENGINEERING ENTERPRISES INC. PROFESSIONAL DESIGN FIRM #184-002003 (EXP-04-30-25)

**Engineering Enterprises, Inc.**  
CONSULTING ENGINEERS  
52 Wheeler Road  
Sugar Grove, Illinois 60554  
630.466.8700 / www.eeinc.com

PROJECT NO: Y02504  
FILE NO: Y02504 PLAT OF VAC

**STAFF RECOMMENDATIONS**

City staff has evaluated the request and supports vacating this portion of Worsley Street, as it is unlikely to be developed as a roadway. This recommendation is contingent upon the fulfillment of the stated conditions, including easement dedication and payment of fair market value.

**ATTACHMENTS:**

1. Draft Ordinance
2. Plat of Vacation prepared by EEI
3. Public Hearing Notice Affidavit

**Ordinance No. 2025-\_\_\_\_\_**

**AN ORDINANCE VACATING A PORTION OF WORSLEY STREET IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS**

**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**, a certain parcel within the City’s corporate boundaries, originally platted as a part of Worsley Street, was never developed and abuts the Fox River, making it impractical for the City to ever develop this property into a roadway, said property depicted on a Plat of Vacation, attached hereto as Exhibit A (the “Property”); and

**WHEREAS**, the property owners adjacent to the Property have requested the City vacate the Property; and

**WHEREAS**, pursuant to Section 11-91-1 of the Illinois Municipal Code, after a Public Hearing on the proposed vacation of the Property, the Mayor and City Council of the City have determined the public interest will be served by vacating the Property.

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

**Section 1.** All of the Recitals set forth above are incorporated herein as if restated.

**Section 2.** The Corporate Authorities hereby vacate that portion of Worsley Street located in the United City of Yorkville, Kendall County, Illinois, as depicted on Exhibit A, legally described as:

THAT PART OF WORSLEY STREET IN WORSLEY'S ADDITION TO BRISTOL LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST

CORNER OF LOT 7 IN BLOCK 1; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 9 IN BLOCK 2, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

Reserving unto the United City of Yorkville, Kendall County, Illinois, THAT PART OF WORSLEY STREET IN WORSLEY'S ADDITION TO BRISTOL DESCRIBED AS FOLLOWS: A 10' WIDE CITY EASEMENT, CENTERED IN A NORTH SOUTH DIRECTION, IN THE ABOVE DESCRIBED VACATED RIGHT OF WAY, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

and hereby approve the Plat of Vacation prepared by Engineering Enterprises, Inc., dated the 6<sup>th</sup> day of February 2025, attached hereto as Exhibit A and made a part hereof by reference.

**Section 3.** That title to the portion of Worsley Street vacated herein shall be acquired by and divided equally between the owners of the properties adjacent to it, the western half of the vacated street being acquired by the owner of the parcel identified by PIN No. 02-33-128-014 and the eastern half of the vacated street being acquired by the owner of the parcel identified by PIN No. 02-33-129-004.

**Section 4.** That if any part or portion of this ordinance shall be declared invalid by a court of competent jurisdiction, such partial invalidity shall not affect the remainder of this ordinance.

**Section 5.** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as I hereby authorized to be done by the President and the Board of Trustees.

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 VACATION

PART OF WORSLEY STREET IN WORSLEY'S ADDITION TO THE VILLAGE OF BRISTOL, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS



 = ROW HEREBY VACATED

VACATED ALLEY  
(200100001511)

**CITY UTILITY EASEMENT PROVISIONS**

THE UNITED CITY OF YORKVILLE, IT'S SUCCESSORS, LICENSEES AND ASSIGNS, ARE HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "CITY UTILITY EASEMENT OR C.U.E." SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER MAIN, SANITARY SEWER OR STORM DRAINAGE SYSTEMS OF THE UNITED CITY OF YORKVILLE, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON. EXCEPT THAT THE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

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**CITY COUNCIL CERTIFICATE**

STATE OF ILLINOIS)  
                                  )SS  
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE,  
ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
MAYOR

**VACATED RIGHT OF WAY LEGAL DESCRIPTION**

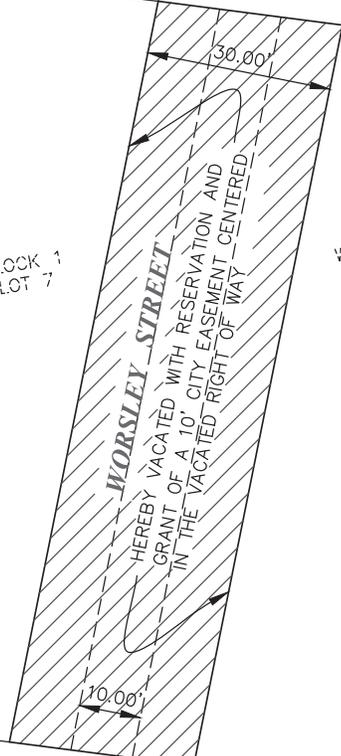
THAT PART OF WORSLEY STREET IN WORSLEY'S ADDITION TO BRISTOL LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF LOT 7 IN BLOCK ONE; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 9 IN BLOCK 2, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

**10' CITY EASEMENT LEGAL DESCRIPTION**

THAT PART OF WORSLEY STREET IN WORSLEY'S ADDITION TO BRISTOL DESCRIBED AS FOLLOWS: A 10' WIDE CITY EASEMENT, CENTERED IN A NORTH SOUTH DIRECTION, IN THE ABOVE DESCRIBED VACATED RIGHT OF WAY, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

BLOCK 1  
LOT 7

BLOCK 2  
LOT 9



**FOX RIVER**

STATE OF ILLINOIS)  
                                  )SS  
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, MARK G. SCHELLER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3581, HAVE PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSES OF VACATING SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL AT SUGAR GROVE, ILLINOIS, THIS 6th DAY OF FEBRUARY, 2025.

BY:   
MARK G. SCHELLER  
PROFESSIONAL LAND SURVEYOR #3581  
(EXP-11-30-26)



ENGINEERING ENTERPRISES INC.  
PROFESSIONAL DESIGN FIRM # 184-002003  
(EXP-04-30-25)



**Engineering Enterprises, Inc.**  
**CONSULTING ENGINEERS**  
52 Wheeler Road  
Sugar Grove, Illinois 60554  
630.466.6700 / www.eeiweb.com

PROJECT NO: Y02504  
FILE NO: Y02504 PLAT OF VAC

Sold To:  
United City of Yorkville - CU00410749  
651 Prairie Pointe Drive  
Yorkville,IL 60560

Bill To:  
United City of Yorkville - CU00410749  
651 Prairie Pointe Drive  
Yorkville,IL 60560

## Certificate of Publication:

Order Number: 7775595  
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 3/07/2025, and the last publication of the notice was made in the newspaper dated and published on 3/07/2025.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **Mar 07, 2025.**

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The Beacon-News

In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

8th Day of March, 2025, by

**Chicago Tribune Media Group**



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Jeremy Gates

**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING  
BEFORE  
UNITED CITY OF YORKVILLE  
CITY COUNCIL**

**(WORSLEY STREET VACATION)  
NOTICE IS HEREBY GIVEN**  
THAT a public hearing will be held before the City Council of the United City of Yorkville on Tuesday, March 25, 2025 at 7:00 p.m., at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois, 60560. This meeting will be held to consider the vacation of a certain street described as:

THAT PART OF WORSLEY STREET IN WORSLEY'S ADDITION TO BRISTOL LYING SOUTH OF THE FOLLOWING DESCRIBED LINE BEGINNING AT THE NORTHEAST CORNER OF LOT 7 IN BLOCK 1; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 9 IN BLOCK 2, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

Reserving unto the United City of Yorkville, Kendall County, Illinois, THAT PART OF WORSLEY STREET IN WORSLEY'S ADDITION TO BRISTOL DESCRIBED AS FOLLOWS: A 10' WIDE CITY EASEMENT, CENTERED IN A NORTH SOUTH DIRECTION, IN THE ABOVE DESCRIBED VACATED RIGHT OF WAY, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

The purpose of this public notice is to inform all interested parties about the public hearing and the proposal to vacate said public right-of-way before the City Council will consider an ordinance to vacate the property.

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

A copy of the Plat of Vacation is available for review during normal City business hours at the office of the Community Development Director.

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

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

JORI BEHLAND  
City Clerk  
3/7/2025 7775595

**CHICAGO TRIBUNE**

media group



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

Agenda Item Number

Planning and Zoning Commission #1

Tracking Number

PZC 2024-22 & EDC 2025-05

### Agenda Item Summary Memo

**Title:** Beecher Road Solar, LLC (Nexamp) - (Special Use and Variance) – First Reading

**Meeting and Date:** City Council – April 8, 2025

**Synopsis:** Requested Special Use and Variance approval for a proposed alternative energy energy system or “solar farm”.

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** Sara Mendez Community Development  
Name Department

#### Agenda Item Notes:

See attached memo.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# Memorandum

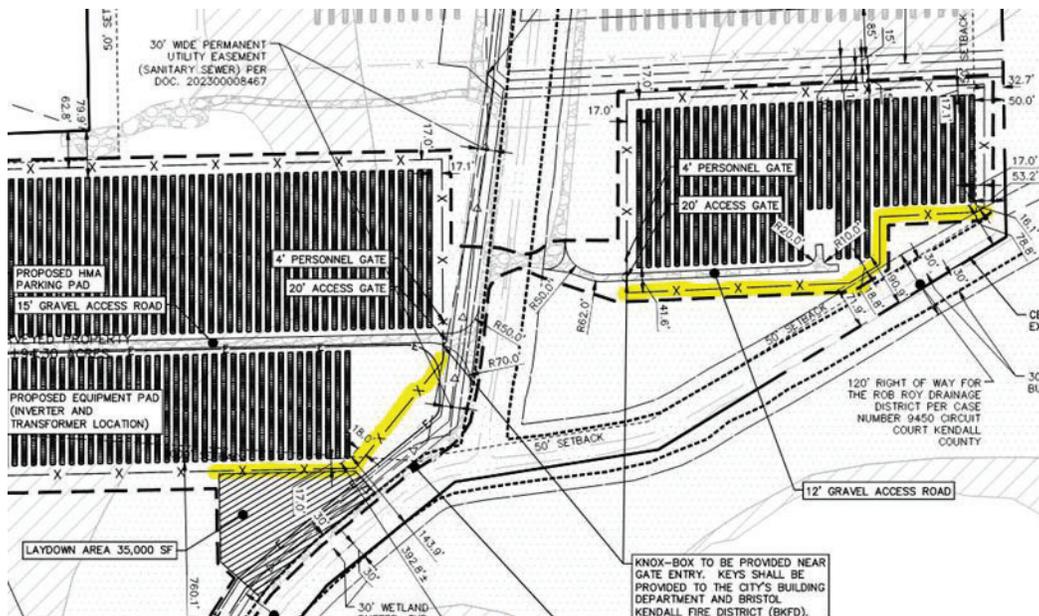
To: City Council  
From: Sara Mendez, Planner I  
CC: Bart Olson, City Administrator  
Krysti Barksdale-Noble, Community Development Director  
Date: March 24, 2025  
Subject: **PZC 2024-22 Beecher Road Solar, LLC (Expansion)/Nexamp – Solar Farm**

## **UPDATE:**

The petitioner has amended their application and submitted a revised plan. The primary change involves an increased setback from Corneils Road. The original plans showed a 482-foot setback between the nearest solar array and Corneils Road, whereas the required setback is 1,000 feet. The first set of revised plans indicated a setback of 917.3 feet. However, after further communication with staff, the petitioner clarified that the 50-foot right-of-way (ROW) spans the entire width of Corneils Road rather than just the half section. As a result, 15 feet of ROW would need to be dedicated on the petitioner's side of the road. Consequently, the setback would be reduced to 902.3 feet from Corneils Road instead of the previously proposed 917.3 feet.

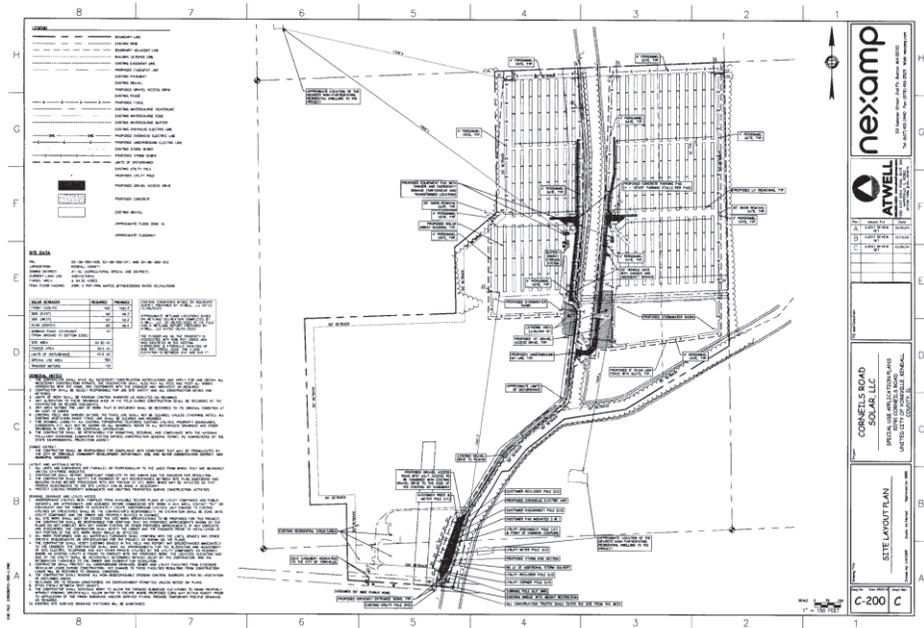
With the revised placement of the solar arrays, the solar farm will now be approximately 2,600 feet east of IL Route 47, compared to the originally planned 4,000 feet. Additionally, the petitioner has adjusted the proposed acreage and number of solar arrays, reducing the total project area from 23.6 acres to 20.3 acres and decreasing the number of solar arrays from 11,616 to 11,201.

Lastly, the petitioner's revised site plan proposes a 10-foot fence with slats along the south and southeast portions of the solar farm, as highlighted below, to accommodate the request of the property owner directly southeast, who sought a taller fence along their property line. The remainder of the property will maintain the previously proposed 8-foot fence.





Corneils Road Solar, where the petitioner, Nexamp dba Corneils Road Solar, LLC, annexed parcels #02-08-300-008, #02-08-300-011, and #02-08-300-012 and rezoned them to A-1 Agricultural District under a special use designation for solar farm use. Below is the approved site plan for the Corneils Road Solar Farm project.



Lastly, the petitioner is requesting a variance to Section 10-4-13-B.8.c of the Unified Development Ordinance, seeking to reduce the required one thousand (1,000) foot setback from the nearest solar array to roadway network to the newly proposed setback of 902.3 feet between the nearest solar array and Corneils Road.

**SPECIAL USE & VARIANCE REQUEST:**

The Planning and Zoning Commission held a public hearing for the special use and variance request for a solar farm on March 12, 2025. The commission made the following actions on the motions below:

**SPECIAL USE**

*In consideration of testimony presented during a Public Hearing on March 12, 2025 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system, or solar farm, as depicted in plans prepared by Atwell and submitted by Nexamp dated last revised 02/14/25 for approximately 20.3 acres located immediately north of Corneils Road, approximately 1,500 feet west of Beecher Road, and approximately 2,600 feet east of IL Route 47 (N Bridge Street), subject to staff recommendations in a memo dated February 21, 2025 and further subject to... {insert any additional conditions of the Planning and Zoning Commission}...*

**Action Item:**

Linnane-aye, Green-aye, Williams-aye, Crouch-aye, Vinyard-aye, Hyett-aye, Forristall-aye.

**6 ayes; 0 nay**

## VARIANCE

*In consideration of testimony presented during a Public Hearing on March 12, 2025 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council for a request for bulk regulation variance to Section 10-4-13.B.8.b of the Unified Development Ordinance, reducing the south property lines setback from 1000 feet to 917.3 feet, subject to... {insert any additional conditions of the Planning and Zoning Commission}...*

### Action Item:

Linnane-aye, Green-aye, Williams-aye, Crouch-aye, Vinyard-aye, Hyett-aye, Forristall-aye.

**6 ayes; 0 nay**

### ATTACHMENTS:

- 1) Draft Special Use Ordinance
- 2) Draft Variance Ordinance
- 3) Planning and Zoning Commission Staff Memo
- 4) AC Electrical Diagram – dated 01.09.24 by Nexamp
- 5) Bifacial Module – dated 01.09.24 by SMA America, LLC
- 6) Decommissioning Narrative – dated 08.16.24 prepared by Nexamp
- 7) Decommissioning Plan – 10.31.24 by Atwell
- 8) Glare Study 1 (Pv Array 1) – dated 08.13.24 by Forge Solar
- 9) Glare Study 2 (Pv Array 2) – dated 08.13.24 by Forge Solar
- 10) Glare Study 3 (Pv Array 3) – dated 08.13.24 by Forge Solar
- 11) Interconnection Agreement – dated 01.20.24 by ComEd
- 12) Land Title Survey – dated 12.06.23 by Nexamp
- 13) Letter from Daniel Kramer – dated 08.15.24 by Law Offices of Daniel J. Kramer
- 14) Letter from the Bennetts
- 15) Location Map – dated 08.07.24 by Nexamp
- 16) Legal Description – dated 09.13.24 by Atwell
- 17) Occupancy Exhibit – last dated 02.14.25 by Atwell
- 18) Operation and Maintenance Plan – prepared by Nexamp
- 19) Project Narrative – dated 08.16.24 by Nexamp
- 20) Property Owners Within 500 Feet
- 21) Response Letter – dated 10.31.24 by Atwell
- 22) Special Use Application Plans – last dated 03.21.25 by Atwell
- 23) Special Use Application – prepared by Beecher Road Solar, LLC
- 24) Variance Application – prepared by Beecher Road Solar, LLC
- 25) Vegetation Management Plan for Solar Sites Utilizing Native Vegetation – prepared by Natural Resource Services
- 26) Wetland Determination/Delineation – dated 09.1.23
- 27) Public Hearing Notice
- 28) Rendering – dated 03.12.25
- 29) Plan Council Packet (10-24-24)
- 30) EEI Comments – dated 10.15.24
- 31) EEI Comments – dated 02.27.25
- 32) EEI Comments – dated 03.13.25

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,  
APPROVING A SPECIAL USE PERMIT ALLOWING FREESTANDING SOLAR ENERGY  
SYSTEMS ON CERTAIN TERRITORY GENERALLY LOCATED NORTH OF CORNEILS  
ROAD, WEST OF BEECHER ROAD, AND EAST OF IL ROUTE 47  
(BEECHER ROAD SOLAR EXPANSION)**

**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**, under section 11-13-1.1 of the Illinois Municipal Code (65 ILCS 5/1-1-1 *et seq.*) the Mayor and the City Council of the City (collectively, the “Corporate Authorities”) may provide for the classification of special uses in its zoning ordinance; and

**WHEREAS**, pursuant to the United City of Yorkville Unified Development Ordinance (the “UDO”), any person owning or having an interest in property may file an application to use such land for one or more of the special uses provided for in the zoning district in which the land is situated; and

**WHEREAS**, Nexamp d/b/a Beecher Road Solar, LLC, an Illinois limited liability company (“the Lessee”), is leasing approximately 30 acres with the intent to install approximately 11,201 freestanding solar energy systems within 20.3 acres (approximately 29% of the total Subject Property) on the property owned by Gary L. Bennett and Betty S. Bennett, located generally north of Corneils Road, approximately 1,500 feet west of Beecher Road, and approximately 2,600 feet east of Illinois Route 47 (N. Bridge Street) (“Subject Property”) legally described in Section 2 of this Ordinance; and

**WHEREAS**, under the authority of the UDO, the Subject Property is located in a designated A-1 Agricultural District and freestanding solar systems are allowed with a special use permit; and

**WHEREAS**, the Corporate Authorities have received a request from the Lessee for a special use permit for the Subject Property to allow the solar farm with freestanding solar energy systems; and

**WHEREAS**, a legal notice of publication regarding a public hearing before the Planning and Zoning Commission on the proposed special use permit was duly published in a newspaper of general circulation in the City, not more than thirty (30) nor less than fifteen (15) days prior to the public hearing; and

**WHEREAS**, notice to property owners within 500 feet of the Subject Property identified for the special use permit was sent by certified mail; and

**WHEREAS**, the Planning and Zoning Commission convened and held a public hearing on March 12, 2025, for the consideration of the special use application; and

**WHEREAS**, the Planning and Zoning Commission reviewed the standards set forth in Section 10-8-5D of the UDO; and

**WHEREAS**, upon conclusion of said public hearing, the Planning and Zoning Commission made findings of fact and recommendation to the Corporate Authorities the approval with conditions for the special use for the Subject Property for a solar farm with freestanding solar energy systems; and

**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.*

**[PZC FINDINGS OF FACT TO BE INSERTED AFTER DISCUSSION]**

*Section 3.* That the Corporate Authorities hereby approve the special use for the Subject Property, legally described as:

PARCEL 1:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°09'48" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 88°28'22" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 272.68 FEET; THENCE NORTH 00°46'58" WEST, 200.71 FEET FOR A POINT OF BECINNING; THENCE NORTH 00°52'50" WEST 1,057.46 FEET; THENCE NORTH 88°42'24" EAST, 857.86 FEET; THENCE NORTH 00°00'30" WEST, 375.0 FEET; THENCE NORTH 52°02'07" EAST, 315.0 FEET, THENCE NORTH 00°02'07" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 88°30'33" EAST, ALONG SAID NORTH LINE, 1,306.96 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 00°04'03' EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,609.56 FEET TO A POINT WHICH IS 1,044.12 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 59°25'57" WEST, 694.32 FEET; THENCE SOUTH 81°55'57" WEST, 349.80 FEET; THENCE SOUTH 51°55'57" WEST 280.50 FEET; THENCE SOUTH 39°55'57" WEST, 153.78 FEET; THENCE SOUTH 86°06'25" WEST, 38.0 FEET THENCE SOUTH 33°09'12' WEST, 343.0 FEET; THENCE SOUTH 16°38'23" WEST 379.0 FEET TO THE CENTER LINE OF CORNEILS ROAD: THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE 596.0 FEET TO A LINE DRAWN SOUTH 00°21'50" EAST, PARALLEL WITH THE WEST LINE

OF SAID NORTHWEST 1/4, FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 WHICH IS 475.50 FEET, NORMALLY DISTANT, EASTERLY OF THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00°21'50" WEST ALONG SAID PARALLEL LINE, 194.89 FEET TO SAID SOUTH LINE; THENCE NORTH 00°09'48" EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 236.13 FEET TO A LINE DRAWN NORTH 89°02'55" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°02'55" WEST, 206.29 FEET TO A POINT OF BEGINNING; EXCEPT THAT PART THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHERNMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE OF CORNEILS ROAD, 67.47 FEET FOR A POINT OF BEGINNING; THENCE NORTH 16°38'25" EAST, 402.58 FEET; THENCE NORTH 33°09'12" EAST, 449.42 FEET; THENCE NORTH 52° EAST, 398.62 FEET; THENCE NORTH 11°27'20" EAST, 559.64 FEET; THENCE NORTH 00°02'07" EAST, 634.19 FEET; THENCE NORTH 89°57'53" WEST, 430.60 FEET TO A WESTERLY LINE OF SAID TRACT; THENCE NORTH 00°02'07" EAST ALONG SAID WESTERLY LINE 725.68 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS;

PARCEL 2:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°09'48" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 88°26'22" EAST

PARALLEL WITH THE SOUTH LINE OF SAID SOUTH WEST 1/4, 272.66 FEET; THENCE NORTH 00°46'58" WEST, 200.71 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00°52'50" WEST 1,057.46 FEET; THENCE NORTH 88°42'24" EAST, 857.86 FEET; THENCE NORTH 00°00'30" WEST, 575.0 FEET; THENCE NORTH 52°02'07" EAST, 315.0 FEET, THENCE NORTH 00°02'07" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 88°30'33" EAST, ALONG SAID NORTH LINE, 1,306.96 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 00°04'03" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,609.56 FEET TO A POINT WHICH IS 1,044.12 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 59°25'57" WEST, 694.32 FEET; THENCE SOUTH 81°55'57" WEST, 349.80 FEET; THENCE SOUTH 51°55'57" WEST 280.50 FEET; THENCE SOUTH 39°55'57" WEST, 153.78 FEET; THENCE SOUTH 86°06'25" WEST, 38.0 FEET; THENCE SOUTH 33°09'12" WEST, 343.0 FEET; THENCE SOUTH 16°38'23" WEST 379.0 FEET TO THE CENTER LINE OF CORNEILS ROAD; THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE 596.0 FEET TO A LINE DRAWN SOUTH 00°21'50" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 WHICH IS 475.50 FEET, NORMALLY DISTANT, EASTERLY OF THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00°21'50" WEST, ALONG SAID PARALLEL LINE, 194.89 FEET TO SAID SOUTH LINE; THENCE NORTH 00°09'48" EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 236.13 FEET TO A LINE DRAWN NORTH 89°02'55" EAST FROM THE POINT OF BECINNING; THENCE SOUTH 89°02'55" WEST, 206.29 FEET TO A POINT OF BEGINNING; EXCEPT THAT PART THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING

AT THE SOUTHERNMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT;  
THENCE NORTH 85°20' 25" WEST ALONG SAID CENTER LINE OF CORNEILS ROAD,  
67.47 FEET FOR A POINT OF BEGINNING; THENCE NORTH 16°38'23" EAST, 402.58  
FEET; THENCE NORTH 33°09'12" EAST, 449.42 FEET; THENCE NORTH 52°00'00" EAST,  
398.62 FEET; THENCE NORTH 11°27'20" EAST, 559.64 FEET; THENCE NORTH 00°02'07"  
EAST, 634.19 FEET; THENCE NORTH 89°57'53" WEST, 430.60 FEET TO A WESTERLY  
LINE OF SAID TRACT; THENCE NORTH 00°02'07" EAST ALONG SAID WESTERLY LINE  
725.68 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4, AND EXCEPT THAT PART  
THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE OF THE NORTHERLY 812.20  
FEET, MEASURED ALONG THE EASTERLY LINE, IN BRISTOL TOWNSHIP, KENDALL  
COUNTY, ILLINOIS.

with Property Index Numbers 02-08-300-008 and 02-08-300-012 for use as a solar farm with  
freestanding solar energy systems.

*Section 4:* That the special use granted herein shall be constructed, operated, and  
maintained in accordance with the following plans, diagrams and conditions:

- A. A security guarantee in this amount of 120% of the approved removal cost value as presented in a Decommissioning Plan prepared by Atwell, LLC dated 10/31/2024 attached hereto and made a part of *Exhibit A*. Said estimate will need to be revised every three (3) years. The guarantee must also be in a form acceptable to the City Engineer as a condition of the Special Use approval.
- B. A blanket easement over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code.
- C. Subject to the City Engineer's review, the chain-link fence slats shall only be used on the portion of the fence above the base flood elevation.
- D. Compliance with work items listed in the review letters prepared by Engineering Enterprises, Inc. (EEI) dated October 15, 2024, February 27, 2025, and March 13, 2025, attached hereto and made a part hereof as *Exhibit B*.

E. Substantial conformance with Special Use Application Plans prepared by Atwell, LLC and submitted by Nexamp, last revised and dated March 21, 2025, attached hereto and made a part hereof as *Exhibit C*.

*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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

*Attest:*

\_\_\_\_\_  
City Clerk

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,  
GRANTING A PROPERTY LINE SETBACK VARIANCE FOR CERTAIN TERRITORY  
GENERALLY LOCATED NORTH OF CORNEILS ROAD, WEST OF BEECHER ROAD, AND  
EAST OF IL ROUTE 47  
(BEECHER ROAD SOLAR EXPANSION)**

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

**WHEREAS**, pursuant to the Illinois Municipal Code (65 ILCS 5/11-13-5) the Mayor and City Council of the City (the “Corporate Authorities”) may provide for and allow variances to provide relief when strict compliance with the requirements of the City of Yorkville Unified Development Ordinance (the “UDO”) presents a particular hardship; and

**WHEREAS**, Nexamp d/b/a Beecher Road Solar, LLC, an Illinois limited liability company (the “Applicant”), requested relief from Section 10-4-13 of the UDO requiring a buffer area of one thousand (1,000) feet from the nearest solar array to roadway networks ; and

**WHEREAS**, notice of a public hearing on said application was published and pursuant to said notice the Planning and Zoning Commission of the City conducted a public hearing on March 12, 2025, on said application in accordance with the State statutes and the ordinances of the City; and

**WHEREAS**, the Planning and Zoning Commission made the required written Findings of Fact finding that the variation met the standards in Section 10-8-9C of the UDO and recommended that the variance be granted; and

**WHEREAS**, the Corporate Authorities of the City of Yorkville have received and considered the recommendation of the Planning and Zoning Commission.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the 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.*

**[PZC FINDINGS OF FACT – TO BE ENTERED AFTER DISCUSSION]**

*Section 3.* That this Ordinance shall apply to the Subject Property legally described as:

PARCEL 1:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°09'48" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 88°28'22" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 272.68 FEET; THENCE NORTH 00°46'58" WEST, 200.71 FEET FOR A POINT OF BECINNING; THENCE NORTH 00°52'50" WEST 1,057.46 FEET; THENCE NORTH 88°42'24" EAST, 857.86 FEET; THENCE NORTH 00°00'30" WEST, 375.0 FEET; THENCE NORTH 52°02'07" EAST, 315.0 FEET, THENCE NORTH 00°02'07" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 88°30'33" EAST, ALONG SAID NORTH LINE, 1,306.96 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 00°04'03" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,609.56 FEET TO A POINT WHICH IS 1,044.12 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 59°25'57" WEST, 694.32 FEET; THENCE SOUTH 81°55'57" WEST, 349.80 FEET; THENCE SOUTH 51°55'57" WEST 280.50 FEET; THENCE SOUTH 39°55'57" WEST, 153.78

FEET; THENCE SOUTH 86°06'25" WEST, 38.0 FEET THENCE SOUTH 33°09'12' WEST, 343.0 FEET; THENCE SOUTH 16°38'23" WEST 379.0 FEET TO THE CENTER LINE OF CORNEILS ROAD: THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE 596.0 FEET TO A LINE DRAWN SOUTH 00°21'50" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 WHICH IS 475.50 FEET, NORMALLY DISTANT, EASTERLY OF THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00°21'50" WEST ALONG SAID PARALLEL LINE, 194.89 FEET TO SAID SOUTH LINE; THENCE NORTH 00°09'48" EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 236.13 FEET TO A LINE DRAWN NORTH 89°02'55" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°02'55" WEST, 206.29 FEET TO A POINT OF BEGINNING; EXCEPT THAT PART THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHERNMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE OF CORNEILS ROAD, 67.47 FEET FOR A POINT OF BEGINNING; THENCE NORTH 16°38'25" EAST, 402.58 FEET; THENCE NORTH 33°09'12" EAST, 449.42 FEET; THENCE NORTH 52° EAST, 398.62 FEET; THENCE NORTH 11°27'20" EAST, 559.64 FEET; THENCE NORTH 00°02'07" EAST, 634.19 FEET; THENCE NORTH 89°57'53" WEST, 430.60 FEET TO A WESTERLY LINE OF SAID TRACT; THENCE NORTH 00°02'07" EAST ALONG SAID WESTERLY LINE 725.68 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS;

PARCEL 2 :

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°09'48" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 88°26'22" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTH WEST 1/4, 272.66 FEET; THENCE NORTH 00°46'58" WEST, 200.71 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00°52'50" WEST 1,057.46 FEET; THENCE NORTH 88°42'24" EAST, 857.86 FEET; THENCE NORTH 00°00'30" WEST, 575.0 FEET; THENCE NORTH 52°02'07" EAST, 315.0 FEET, THENCE NORTH 00°02'07" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 88°30'33" EAST, ALONG SAID NORTH LINE, 1,306.96 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 00°04'03" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,609.56 FEET TO A POINT WHICH IS 1,044.12 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 59°25'57" WEST, 694.32 FEET; THENCE SOUTH 81°55'57" WEST, 349.80 FEET; THENCE SOUTH 51°55'57" WEST 280.50 FEET; THENCE SOUTH 39°55'57" WEST, 153.78 FEET; THENCE SOUTH 86°06'25" WEST, 38.0 FEET; THENCE SOUTH 33°09'12" WEST, 343.0 FEET; THENCE SOUTH 16°38'23" WEST 379.0 FEET TO THE CENTER LINE OF CORNEILS ROAD; THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE 596.0 FEET TO A LINE DRAWN SOUTH 00°21'50" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 WHICH IS 475.50 FEET, NORMALLY DISTANT, EASTERLY OF THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00°21'50" WEST, ALONG SAID

PARALLEL LINE, 194.89 FEET TO SAID SOUTH LINE; THENCE NORTH 00°09'48" EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 236.13 FEET TO A LINE DRAWN NORTH 89°02'55" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°02'55" WEST, 206.29 FEET TO A POINT OF BEGINNING; EXCEPT THAT PART THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHERNMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 85°20' 25" WEST ALONG SAID CENTER LINE OF CORNEILS ROAD, 67.47 FEET FOR A POINT OF BEGINNING; THENCE NORTH 16°38'23" EAST, 402.58 FEET; THENCE NORTH 33°09'12" EAST, 449.42 FEET; THENCE NORTH 52°00'00" EAST, 398.62 FEET; THENCE NORTH 11°27'20" EAST, 559.64 FEET; THENCE NORTH 00°02'07" EAST, 634.19 FEET; THENCE NORTH 89°57'53" WEST, 430.60 FEET TO A WESTERLY LINE OF SAID TRACT; THENCE NORTH 00°02'07" EAST ALONG SAID WESTERLY LINE 725.68 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4, AND EXCEPT THAT PART THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE OF THE NORTHERLY 812.20 FEET, MEASURED ALONG THE EASTERLY LINE, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

with Property Index Numbers 02-08-300-008, and 02-08-300-012.

*Section 4:* That a variation pursuant to Section 10-4-13 of the UDO to permit solar farm equipment less than the minimum buffer area of one thousand (1,000) feet from the nearest solar array to roadway network and to allow a solar equipment setback of 902.3 feet from the front (south) property line on the Subject Property is hereby granted.

*Section 5:* That the variation approved through this Ordinance is contingent upon the approval of a special use permit for the Subject Property for use as a solar farm with freestanding

solar energy systems, and should such special use permit be denied, the variation contemplated herein shall not be granted.

*Section 6:* That the solar equipment shall be constructed, operated, and maintained in accordance with the requirements of the Yorkville City Code and generally located as shown on the attached plat of survey prepared by Atwell, LLC and submitted by the Applicant, last revised and dated March 21, 2025, and made a part hereof as Exhibit A.

*Section 7:* 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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

*Attest:*

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City Clerk



# Memorandum

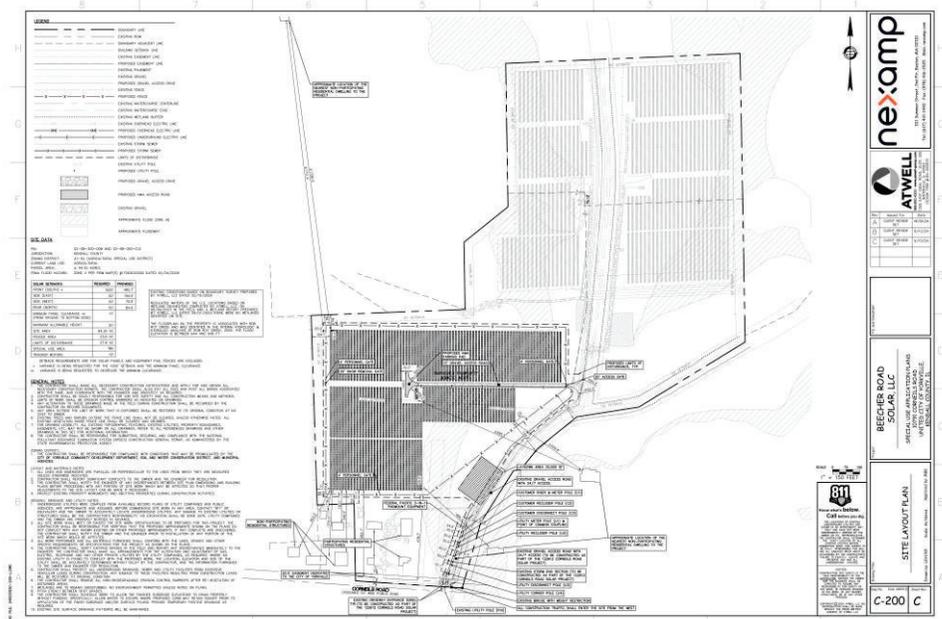
To: Planning and Zoning Commission  
 From: Sara Mendez, Planner I  
 CC: Bart Olson, City Administrator  
 Krysti Barksdale-Noble, Community Development Director  
 Date: February 21, 2025  
 Subject: **PZC 2024-22 Beecher Road Solar, LLC (Expansion)/Nexamp – Solar Farm**

## UPDATE:

The petitioner has amended their application and submitted revised plans, which will be detailed in the body of this memo. The primary change involves an increased setback from Corneils Road. The original plans showed a 482-foot setback between the nearest solar array and Corneils Road, whereas the required setback is 1,000 feet. The revised plans now indicate a setback of 917.3 feet. With the revised placement of the solar arrays, the solar farm will now be approximately 2,600 feet east of IL Route 47, compared to the originally planned 4,000 feet. Additionally, the petitioner has adjusted the proposed acreage and number of solar arrays, reducing the total project area from 23.6 acres to 20.3 acres and decreasing the number of solar arrays from 11,616 to 11,201.

## PROJECT SUMMARY:

The applicant, Daniel Kramer on behalf of Nexamp dba Beecher Road Solar, LLC, contract leasee, is requesting special use and variance permit approval to construct a 4.99 (AC) ground-mounted distributed generation solar garden facility. The newly proposed 20.3-acre solar farm will be situated on approximately 70 acres of existing farmland parcel located immediately north of Corneils Road, approximately 1,500 feet west of Beecher Road, and approximately 2,600 feet east of IL Route 47 (N. Bridge Street) in parcels (#02-08-300-008 and 02-08-300-012). The first photo below shows the previously proposed site plan for the Beecher Road Solar project with a 482-foot setback, while the second photo displays the updated site plan with a 917.3-foot setback.





Lastly, the petitioner is requesting a variance to Section 10-4-13-B.8.c of the Unified Development Ordinance, seeking to reduce the required one thousand (1,000) foot setback from the nearest solar array to roadway network to the newly proposed setback of 917.3 feet between the nearest solar array and Corneils Road.

**ZONING AND LAND USE**

Through the approved Corneils Road Solar project, the subject property was annexed in May 2024 and rezoned to A-1 Agricultural District with a special use for the purpose of constructing a solar farm. The following are the current immediate surrounding zoning and land use:

<b>Zoning</b>		<b>Land Use</b>
<b>North</b>	A-1 Agricultural (Special Use) District	Corneils Road Solar
<b>South</b>	Westbury South Village (R-4)	Agriculture
<b>East</b>	IL Route 47 Former Westbury East Village (A-1)	Agriculture/Approved Yorkville Renewables Solar Farm
<b>West</b>	Beecher Road Konicek Property (M-1, M-2)	Agriculture/Bright Farms

**SPECIAL USE REQUEST:**

The applicant is seeking special use authorization. Section 10-8-9C.1 of the Unified Development Ordinance states specific standards for variance requests which all recommendation bodies will review and will be entered into the public record as part of the public hearing process. The petitioner has provided answers to each of the criteria in the application to these standards. Below is a summary of the various components of the proposed 20.3-acre solar farm development.

**VARIANCE REQUEST:**

***Location on Site***

Section 10-4-13 Alternative Energy Use Standards in the City’s Unified Development Ordinance provides setback specifics for solar farm uses in the A-1 Agricultural District. The following compares the yard setbacks required for solar farm uses and the petitioner’s previously proposed setbacks and their updated setbacks:

	<b>Minimum Setback for Equipment to Property Line</b>	<b>Previously Proposed Setback</b>	<b>Updated Proposed Setbacks</b>
Front (South)	1000 feet	482 feet	917.3 feet
Side Yard (East)	50 feet from nonresidential/100 feet from residential	194.9 feet	50 feet
Side Yard (West)	50 feet from nonresidential/100 feet from residential	75.9 feet	57.8 feet
Rear (North)	50 feet from nonresidential/100 feet from residential	84.9 feet	50.1 feet

Section 10-8-9C.1 of the Unified Development Ordinance states specific standards for variance requests which all recommendation bodies will review. The petitioner has provided answers to each of the criteria in the application to these standards.

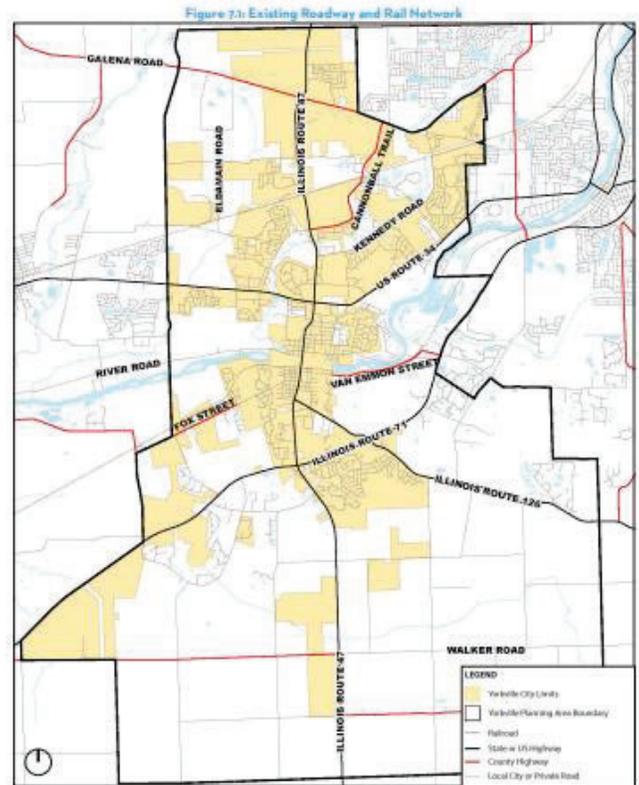
### ***Solar Setbacks***

The location of the solar panels meets the side (east and west) and the rear (north) setbacks for the Solar Farm use in the A-1 Agricultural District. Although Section 10-4-13B.8.a of the Unified Development Ordinance states the front yard setback for the solar farm use is one hundred (100) feet, Section 10-4-13B.8.c states the buffer area from the nearest solar array to roadway networks is one thousand (1,000) feet. Therefore, the solar panels appear to encroach into required front (south) yard setback.

### ***Buffer Distances***

Section 10-4-13B.8.c of the City's Unified Development Ordinance provides buffer requirements for solar farms in relation to roadway networks and the Fox River. The proposed solar panel encroaches into the required front yard setback to the south. The ordinance requires a minimum buffer of 1,000 feet from the nearest solar array to roadway networks as defined in Figure 7.1: Existing Roadway and Rail Network of the 2016 United City of Yorkville Comprehensive Plan. Currently, Corneils Road is not designated as a major arterial roadway network in Figure 7.1.

However, given that Corneils Road is likely to become a major arterial roadway in the future, the 1,000-foot buffer requirement from a roadway network to the nearest solar array remains applicable. The petitioner has submitted an updated variance request to allow for a 917.3-foot front yard setback compared to their previously proposed 482-foot front yard setback. Notably, the proposed solar panel location also exceeds the 1,000-foot setback required from the Fox River bank.



### **PROPOSED EQUIPMENT**

The petitioner has submitted an updated site plan for the proposed community solar farm, reducing the number of solar arrays from 11,616 to 11,201. The petitioner's updated exhibit (C-200 F), last dated February 14, 2025, indicates the total number of tracker motors is 121. The petitioner has stated Beecher Road Solar, LLC intends to contract Nexamp Asset Management Services, INC (NAMS) to provide operations and maintenance services for the first ten years of the system operation. At that time, Beecher Road Solar, LLC will revisit the contract and intends to renew the term.

### **ALTERNATIVE ENERGY SYSTEMS REGULATIONS:**

Section 10-4-13: Alternative Energy Use Standards of the City's Unified Development Ordinance establishes zoning parameters and regulations by which solar and wind systems may be installed in the city, which were used in the review of this request. The following describes how the proposed plan meets the regulations for Solar Farm:

#### ***Minimum Lot Size***

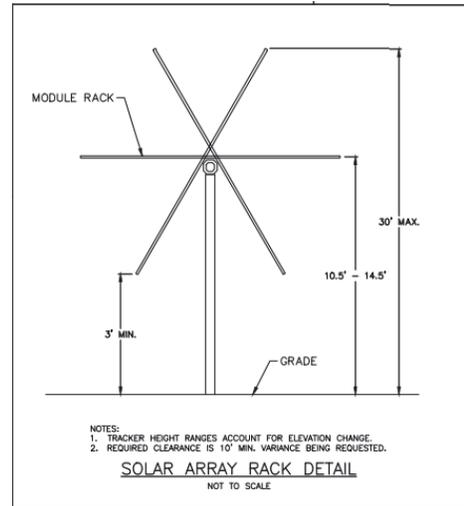
Sections 10-4-13B.1 of the Unified Development Ordinance states no solar farms shall be erected on any lot less than three (3) acres in size. The petitioner's updated exhibit (C-200 F) last dated February 14, 2025, states the project intends to develop on approximately 20.3 acres of overall parcel.

**Maximum Lot Coverage**

Section 10-4-13B.2 of the Unified Development Ordinance states a solar farm use may occupy up to eighty (80) percent of a given parcel in this district. As previously proposed, the solar farm occupied approximately 33.7% (23.6-acres) of the overall existing 70 acres of existing farmland. The petitioner’s updated plans indicate the solar farm will occupy approximately 29% (20.3-acres) of the overall existing 70 acres of existing farmland.

**Height/Clearance**

The maximum structure height for solar systems, equipment, and structures shall not exceed thirty feet (30’) in height when ground mounted, per Section 10-4-13B.6 in the Unified Development Ordinance. The petitioner’s exhibit (C-500 F Standard Details) illustrates a maximum solar array height as approximately 30 feet at maximum tilt. Additionally, the petitioner’s exhibit (C-500 F Standard Details) indicates a minimum solar array clearance of 3 feet.



**Accessory Use**

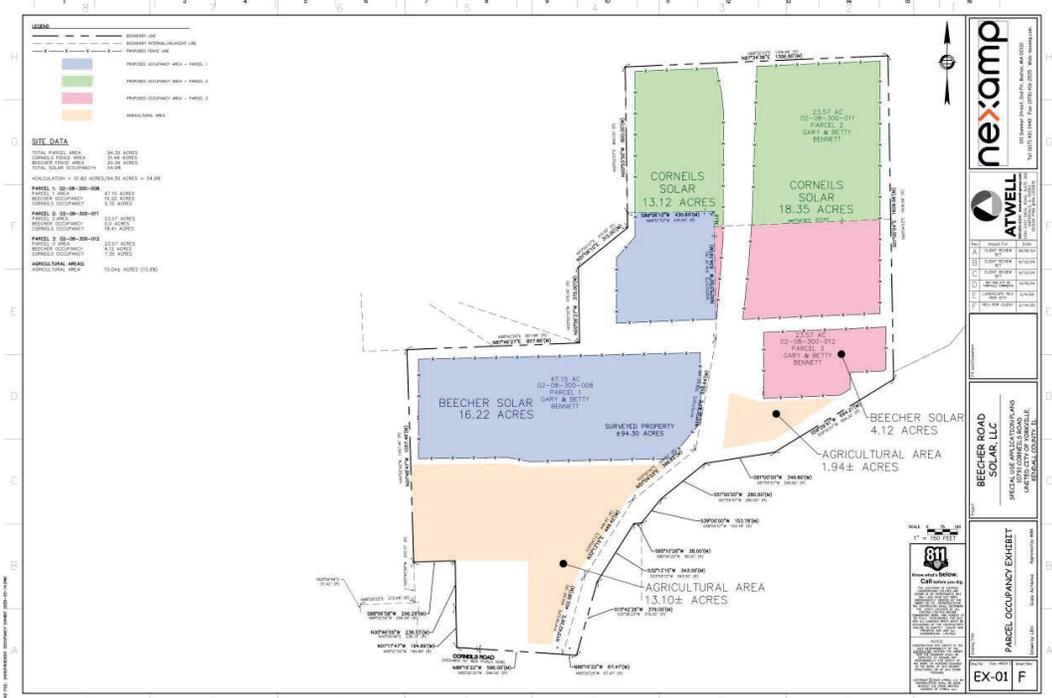
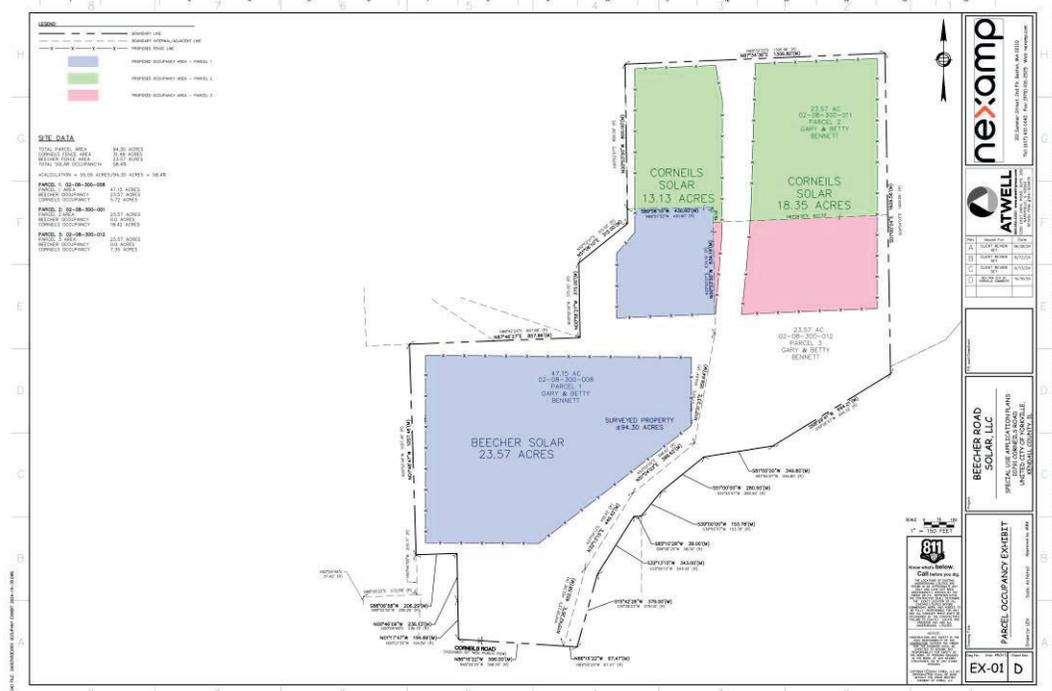
Section 10-4-13-A.2 of the City’s Unified Development Ordinance states solar and wind farms shall be an accessory to the principal permitted use of a site. Therefore, the area and scale of the solar farm must be less than the primary agricultural land use. Per the petitioner’s updated site plans for the proposed solar farm, the solar farm will be accessory to the existing agricultural/farming land use, as only portion of the overall land is proposed for the community solar farm use (approx. 20.3 acres of 70 acres or ~29%).

During staff review of the total acreage occupied by both the approved Corneils Road Solar project and the proposed Beecher Road Solar project, there was some confusion regarding whether the solar farm use would exceed the primary agricultural land use. To clarify, staff requested that the petitioner verify the total acreage occupied by the solar farm across parcels #02-08-300-008, #02-08-300-012, and #02-08-300-011, which are associated with the approved Corneils Road Solar project. The table below provides a breakdown of each parcel, including the total area and the area occupied by both the approved solar farm and the previous and updated proposed projects.

PARCEL	TOTAL PARCEL AREA	CORNEILS ROAD SOLAR OCCUPANCY	PREVIOUS BEECHER ROAD SOLAR OCCUPANCY	UPDATED BEECHER ROAD SOLAR OCCUPANCY
02-08-300-008	47.15 acres	5.72 acres	23.57 acres	16.22 acres
02-08-300-011	23.57 acres	18.42 acres	0 acres	0 acres
02-08-300-012	23.57 acres	7.35 acres	0 acres	4.12 acres

Combined the approved Corneils Road Solar and the proposed Beecher Road Solar will occupy 54.9% (51.82-acres) of the existing 94.30-acres of existing farmland. Each individual parcel associated with both solar farm projects maintains a lower occupancy percentage for the solar farm, with a greater portion remaining in agricultural use.

The first visual represents the previously submitted occupancy exhibit, illustrating the total acreage occupied by the approved and proposed solar farms for each parcel. The second visual presents the newly submitted occupancy exhibit, reflecting the updated acreage allocation.



**Distance from Residential Properties.**

In addition to meeting the required minimum setbacks, the previously proposed closest array/module of the solar farm was 119.2 feet from the nearest residential parcel to the south along Corneils Road. The petitioner’s updated plans now show the closest array/module at 392.8 feet, increasing the distance and further reducing potential impacts on adjacent properties.

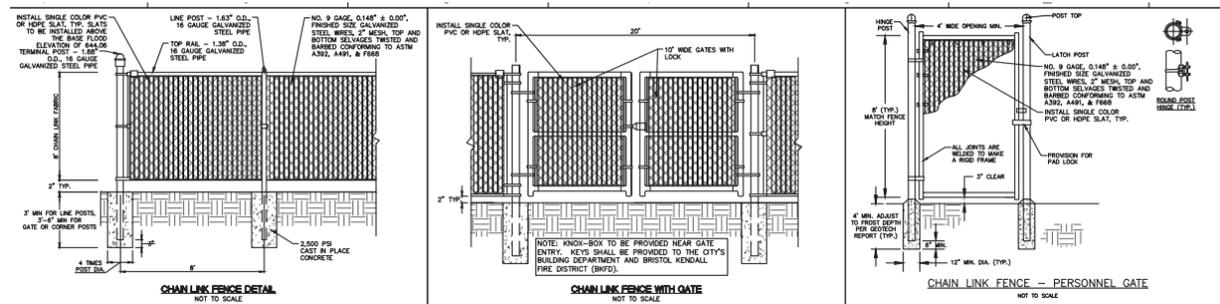
**Glare**

Section 10-4-13B.13 of the Unified Development Ordinance states solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways. The panels shall be placed to face east and rotate west to follow the path of the sun to collect the most sunlight throughout the day. The petitioner has submitted a glare study and analysis which concludes that there was no potential for glint or glare identified by the analysis. Additionally, the petitioner’s exhibit, shown below, displays viewshed from angles around the solar farm that illustrate how far the panels will be from the public-right-of-way (Corneils Road).



**Fencing**

The petitioner initially proposed an eight (8) foot tall galvanized chain-link fence with slats surrounding approximately 4,157 linear feet of the solar farm, including a 20-foot-wide vehicle access gate. The updated plans now show a revised perimeter of approximately 5,578 linear feet, maintaining the same access gate and the eight (8) foot tall galvanized chain-link fence with slats, as illustrated below. As stated in Section 10-4-13B.9 of the Unified Development Ordinance, Fence Regulations for Solar Farms, states that systems, equipment, and structures shall be fully enclosed and secured by a fence or wall with a height of eight (8) feet. A Knox box and keys shall be provided to the City’s Building Department and Bristol Kendall Fire District (BKFD) in the event of an emergency.



**Noise**

The transformer is the greatest source of noise on the property. As the petitioner previously proposed, the transformer was 995.5 feet to the nearest residence located to the south on Corneils. Per the petitioner’s updated exhibit (C-200 F Site Plan Layout), the transformer is 961.7 feet to the nearest residence located to the south on Corneils Road.

**Signage**

Per Section 10-4-13B.9.a(1) and (2) of the City’s Unified Development Ordinance, warning signs shall be provided at the entrance to the facility and along the perimeter of the solar farm. Additionally, the signs shall be less than four (4) square feet and made with letters and numbers at least three (3) inches in height and shall include the 911 address and an emergency phone number of the operator which shall be answered twenty-four (24) hours a day by a live operator. A nonemergency phone number for the operator shall be displayed. The petitioner’s updated exhibit (C-500 F Standard Details) indicates signage information. The emergency contact sign (8.5" X 11") appears to be compliant with this regulation.

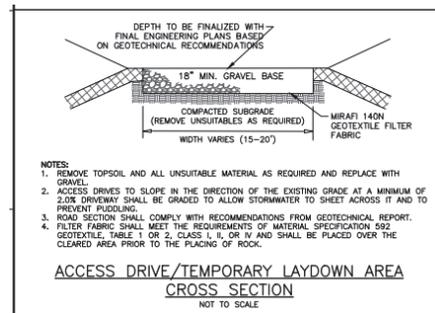
**Utilities and Electric Service Provider**

Per Section 10-4-13B.4 of the Unified Development Ordinance, power and communication lines running in between banks of solar panels and to electric substations or interconnections with buildings shall be buried underground. The routing of the electrical infrastructure required to connect to the ComEd system includes electrical cables installed underground for the entire project with the exception of a series of overhead poles (approx. 4) for a wire connection near Corneils Road.

Section 10-4-13-B.4.a of the Unified Development Ordinance states that evidence that the electric utility service provider that serves the proposed site has been notified of the owner’s intent to install an interconnected customer owned electricity generator. The petitioner has provided a copy of an Interconnection Agreement, as prepared by ComEd dated 01/20/2024.

**Access Road**

The proposed solar farm will utilize the same 20-ft. wide gravel entrance as the recently approved Corneils Road Solar project. Both solar farm access roads are located within the same parcels (#02-08-300-008 and #02-08-300-012). The path provides access to the equipment however, no formal parking stalls are provided, as no buildings, employees are planned on the site except for the occasional mowing or maintenance visits. Section 10-4-13-B.5 of the City’s Unified Development Ordinance states off-street parking provided on site shall be paved. The petitioner’s updated exhibit (C-200 F Site Layout Plan) indicates an HMA parking pad will be provided for off-street parking.



**Landscape Plan**

While landscaping is not required for solar farm uses, the petitioner has provided a landscape mix consistent with IDOT’s class 7 seed mix outside fenced areas and site-specific pollinator friendly seed mix within the fenced areas beneath the solar panels. Review comments have been provided by the consultant, Hey & Associates, on the proposed landscape plan.

**Abandoned Systems**

In the Unified Development Ordinance, Section 10-4-13-A.3 states all alternative energy systems inactive or inoperable for a period of 12 continuous months shall be deemed abandoned and the owner is required to repair or remove the system from the property at the owner’s expense within 90 days of notice from the City. To ensure compliance, the petitioner has provided a decommission plan narrative and construction estimate of \$319,902.03 at year 25 with a 3% annual inflation rate. Staff recommends a security guarantee

in an amount of 120% of the approved removal cost value and the estimate will meet to be revised every three (3) years. The guarantee must also be in a form acceptable to the City Engineer as a condition of the Special Use approval.

In addition to the security guarantee, **staff also recommends** a blanket easement over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code, as a condition of the Special Use approval. The petitioner is aware of these conditions which will be a part of their special use authorization.

#### **ENGINEERING COMMENTS:**

Please refer to the attached comments prepared by Engineering Enterprises Inc. (EEI) dated October 15, 2024 and February 27, 2025. **Staff recommends** the work items listed in the review letter will become conditions for the Special Use and a requirement for issuance of a building permit.

#### **STAFF COMMENTS:**

Previously, staff expressed opposition to the proposed expansion of the solar farm beyond the approved Corneils Road Solar project due to the 482-foot setback variance from the nearest solar array to the roadway network. However, with the petitioner's revised plans increasing the setback from Corneils Road to 917.3 feet, staff is now supportive of the proposed solar farm. Additionally, staff supports the petitioner's commitment to raising the slats above the base flood elevation to address concerns about potential obstruction of floodwater flow in the floodway/floodplain. Lastly, the updated plans further improve compliance by increasing the distance of the closest array/module to the nearest residential parcel to the south along Corneils Road from 119.2 feet to 392.8 feet, which staff also supports.

A presentation of the project will be held at the April 8, 2025 City Council meeting and the final vote is scheduled for the April 22, 2025 City Council meeting. Staff and the petitioner are seeking comments from the Planning and Zoning Commission about the proposed solar farm.

#### **ECONOMIC DEVELOPMENT COMMITTEE COMMENTS:**

During the January 7, 2025 Economic Development Committee meeting, concerns were raised over whether the proposed chain link fencing with slats could potentially cause any flood-related issues given its location in the floodway/floodplain. The City's engineering consultant, Engineering Enterprises Inc. (EEI), recommended that slats in the chain-link fence only be used on the portion of the fence above the base flood elevation to prevent obstruction in the HEC-RAS model. In response, the petitioner's engineer, confirmed that they will raise the slats above the base flood elevation and update the plans accordingly. Staff recommends these become conditions of the Special Use approval.

Concerns were also raised regarding the exact percentage of agricultural use associated with the combined approved Corneils Road Solar and Beecher Road Solar projects. Below is the occupancy exhibit provided by the petitioner, verifying the total acreage occupied by the solar farm across parcels #02-08-300-008, #02-08-300-012, and #02-08-300-011. The exhibit confirms that the combined occupancy of the approved Corneils Road Solar and the proposed Beecher Road Solar projects is 54.9%. However, each individual parcel associated with both solar farm projects does not exceed the maximum lot coverage of 80% for the A-1 Agricultural District for the solar farm use.



1. A particular hardship to the owner would result because of the physical surroundings, shape, or topographical conditions of the subject property, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
2. The conditions upon which the petition for a Variation is based are unique to the subject property and are not applicable, generally, to other properties within the same zoning district.
3. The difficulty or hardship is not created by any person presently having an interest in the property.
4. The Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
5. The proposed Variation will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger to the public, or substantially diminish or impair property values within the neighborhood.
6. The proposed Variation is consistent with the official comprehensive plan and other development standards and policies of the City.

### **COMPREHENSIVE PLAN:**

The 2016 Comprehensive Plan designates the future land use for this property as Estate/Conservation Residential (ERC). The Estate/Conservation Residential (ECR) designation is generally intended for future neighborhood developments that promote flexibility in residential designs, accommodates low density detached single family housing, and is sensitive to environmental and scenic features of the area and utilized this land designation as a “holding” classification for those areas, particularly on the outskirts or along the perimeter of the City’s corporate boundaries that lacked the public infrastructure to support development of the land within the 10-year timeline of the plan.

While a solar farm is not consistent with the future land use designation in the 2016 Comprehensive Plan, the proposed solar farm is an expansion of the recently approved annexation, rezoning, and special use Corneils Road Solar project. Staff is currently preparing an amendment to the Comprehensive Plan to designate the property as part of the Agricultural Zone (AZ).

### **STAFF RECOMMENDATIONS:**

Staff recommends the following conditions to the special use:

1. A security guarantee in this amount of 120% of the approved removal cost value as presented in a Decommissioning Plan prepared by Atwell, LLC dated 10/31/24. Said estimate will need to be revised every three (3) years. The guarantee must also be in a form acceptable to the City Engineer as a condition off the Special Use approval.
2. A blanket easement over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code, as a condition of the Special Use approval.
3. Subject to the City Engineer’s review, the chain-link fence slats shall only be used on the portion of the fence above the base flood elevation.
4. Substantial conformance with Special Use Application Plans prepared by Atwell, LLC and submitted by Nexamp last dated February 14, 2025.
5. Compliance with work items listed in the review letter prepared by Engineering Enterprises, Inc. (EEI) dated October 15, 2024 and February 27, 2025.

## **PROPOSED MOTIONS:**

### **SPECIAL USE**

*In consideration of testimony presented during a Public Hearing on March 12, 2025 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system, or solar farm, as depicted in plans prepared by Atwell and submitted by Nexamp dated last revised 02/14/25 for approximately 20.3 acres located immediately north of Corneils Road, approximately 1,500 feet west of Beecher Road, and approximately 2,600 feet east of IL Route 47 (N Bridge Street), subject to staff recommendations in a memo dated February 21, 2025 and further subject to... {insert any additional conditions of the Planning and Zoning Commission}...*

### **VARIANCE**

*In consideration of testimony presented during a Public Hearing on March 12, 2025 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council for a request for bulk regulation variance to Section 10-4-13.B.8.b of the Unified Development Ordinance, reducing the south property lines setback from 1000 feet to 917.3 feet, subject to... {insert any additional conditions of the Planning and Zoning Commission}...*

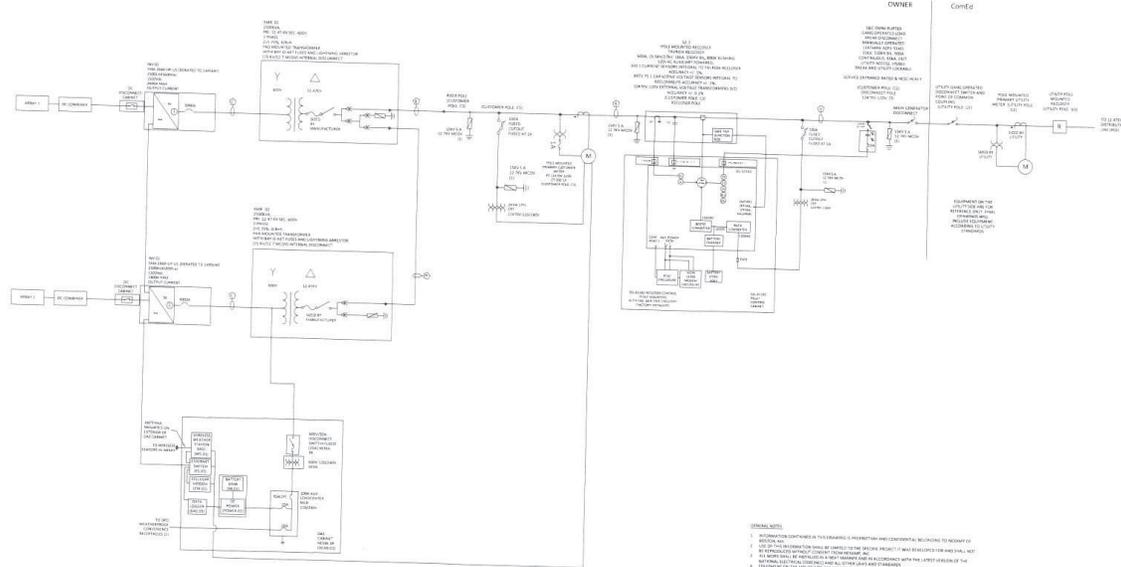
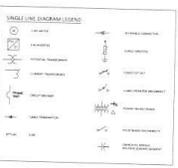
## **ATTACHMENTS:**

- 1) AC Electrical Diagram – dated 01.09.24 by Nexamp
- 2) Bifacial Module – dated 01.09.24 by SMA America, LLC
- 3) Decommissioning Narrative – dated 08.16.24 prepared by Nexamp
- 4) Decommissioning Plan – 10.31.24 by Atwell
- 5) Glare Study 1 (Pv Array 1) – dated 08.13.24 by Forge Solar
- 6) Glare Study 2 (Pv Array 2) – dated 08.13.24 by Forge Solar
- 7) Glare Study 3 (Pv Array 3) – dated 08.13.24 by Forge Solar
- 8) Interconnection Agreement – dated 01.20.24 by ComEd
- 9) Land Title Survey – dated 12.06.23 by Nexamp
- 10) Letter from Daniel Kramer – dated 08.15.24 by Law Offices of Daniel J. Kramer
- 11) Location Map – dated 08.07.24 by Nexamp
- 12) Legal Description – dated 09.13.24 by Atwell
- 13) Occupancy Exhibit – last dated 02.14.25 by Atwell
- 14) Operation and Maintenance Plan – prepared by Nexamp
- 15) Project Narrative – dated 08.16.24 by Nexamp
- 16) Property Owners Within 500 Feet
- 17) Response Letter – dated 10.31.24 by Atwell
- 18) Special Use Application Plans – last dated 02.14.25 by Atwell
- 19) Special Use Application – prepared by Beecher Road Solar, LLC
- 20) Variance Application – prepared by Beecher Road Solar, LLC
- 21) Vegetation Management Plan for Solar Sites Utilizing Native Vegetation – prepared by Natural Resource Services
- 22) Wetland Determination/Delineation – dated 09.1.23
- 23) Public Hearing Notice
- 24) Rendering – dated 01.07.25
- 25) Plan Council Packet (10-24-24)
- 26) EEI Comments – dated 10.15.24
- 27) EEI Comments – dated 02.27.25

GROUP	DESCRIPTION	QUANTITY	UNIT	DATE
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...

PROTECTIVE FUNCTION	OVERCURRENT	TRIP POINT SETTING (A)	TRIP POINT SETTING (SEC)	TRIP POINT SETTING (SEC)	TRIP POINT SETTING (SEC)
1. FAST OVERCURRENT	X	100	0.05	...	...
2. SLOW OVERCURRENT	X	100	0.5	...	...
3. PHASE UNBALANCE	X	...	...	...	...
4. GROUND OVERCURRENT	X	...	...	...	...

PROTECTIVE FUNCTION	TRIP POINT SETTING (A)	TRIP POINT SETTING (SEC)	TRIP POINT SETTING (SEC)
1. FAST OVERCURRENT	...	...	...
2. SLOW OVERCURRENT	...	...	...
3. PHASE UNBALANCE	...	...	...
4. GROUND OVERCURRENT	...	...	...



- GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE REGULATIONS.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
  3. ALL MATERIALS AND EQUIPMENT SHALL BE NEW UNLESS OTHERWISE SPECIFIED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
  5. ALL WIRING SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE REGULATIONS.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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  22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

**nexamp**  
4 Liberty Square, Boston, MA 02259  
Tel: (617) 552-1480 Fax: (617) 552-2325 Web: nexamp.com

Date Issued: 10/27/2024  
Issued For: A  
Rev: A  
Project: 152392 - Beecher Road Solar  
10794 Combs Road  
41,09379, -88,46431

AC Electrical Diagram  
E-601 A

Company Confidential - This drawing is the property of Nexamp, Inc. and its subsidiaries and is not to be reproduced, copied, or disseminated in any form without the prior written consent of Nexamp, Inc. All rights are reserved. Nexamp, Inc. is not responsible for any errors or omissions in this drawing. The user assumes all liability for the use of this drawing.



# 156HC M10 SL Bifacial Module

156 Half-Cut Monocrystalline 565W – 585W

## 21%

Utilizes the latest M10 size super high efficiency Monocrystalline PERC cells. Half cut design further reduces cell to module (CTM) losses.

## Stability & Looks

Enhanced frame design to withstand higher wind, snow, and other mechanical stresses. Framed Glass-Backsheet aesthetic is ideal for high visibility installation.

## Anti-Reflective

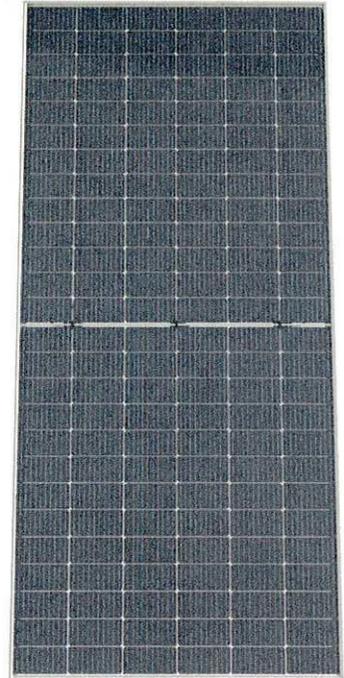
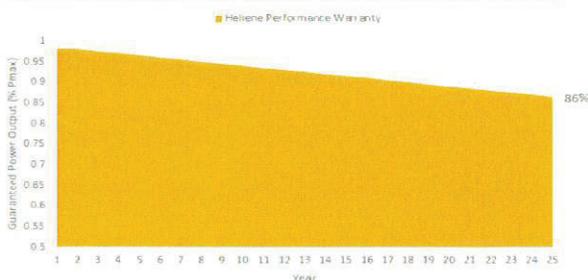
Premium solar glass with anti-reflective coating delivers more energy throughout the day

## High Reliability

Proven resistance to PID and reliable in high temperature and humidity environments.

## No Compromise Guarantee

15 Year Product Warranty  
25 Year Linear Performance Guarantee



Manufactured Using International Quality System Standards: ISO9001

Half-Cut Design with Split Junction Box Technology

Bifacial Technology Enabling Additional Energy Harvest from Rear Side

2% First Year Degradation & 0.50% Annual Power Degradation

### World-class Quality

- Heliene's fully automated manufacturing facilities with state-of-the-art robotics and computer aided inspection systems ensure the highest level of product quality and consistency
- All manufacturing locations are compliant with international quality standards and are ISO 9001 certified
- Heliene modules have received Top Performer rankings in several categories from PV Evolution Labs (PV EL) independent quality evaluations

### Bankable Reputation

- Established in 2010, Heliene is recognized as highly bankable Tier 1 manufacturer of solar modules and has been approved for use by the U.S. Department of Defense, U.S. Army Corps of Engineers and from numerous top tier utility scale project debt providers
- By investing heavily in research and development, Heliene has been able to stay on the cutting edge of advances in module technology and manufacturing efficiency

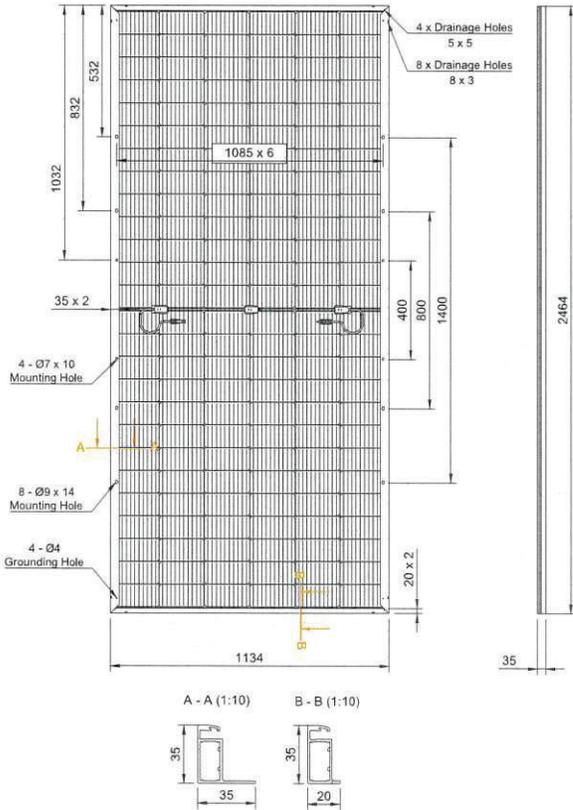
### Local Sales, Service, and Support

- With sales offices across the U.S. and Canada, Heliene prides itself on unsurpassed customer support for our clients. Heliene has become the brand of choice for many of the leading residential installers, developers and Independent Power Producers due to our innovative technology, product customization capability and just in time last-mile logistics support
- Local sales and customer support means answered phone calls and immediate answers to your technical and logistics questions. We understand your project schedules often change with little warning and endeavor to work with you to solve your project management challenges





Dimensions for 156HC M10 SL Bifacial Series Modules



Electrical Data (STC)

Peak Rated Power*	$P_{mpp}$ (W)	585	580	575	570	565
Maximum Power Voltage	$V_{mpp}$ (V)	45.85	45.64	45.44	45.23	45.02
Maximum Power Current	$I_{mpp}$ (A)	12.77	12.70	12.64	12.58	12.52
Open Circuit Voltage*	$V_{oc}$ (V)	54.41	54.13	53.86	53.33	52.79
Short Circuit Current**	$I_{sc}$ (A)	13.50	13.44	13.37	13.32	13.28
Module Efficiency	Eff (%)	20.9	20.8	20.6	20.4	20.2
Maximum Series Fuse Rating	MF (A)	30	30	30	30	30
Power Sorting Range		-0/+3%				
Bifaciality Factor		70 ± 2%				

STC - Standard Test Conditions: Irradiance 1000 W/m<sup>2</sup> - Air mass AM 1.5 - Cell temperature 25 °C;  
 \* $P_{mpp}$  Production Tolerance ± 3%,  $V_{oc}$  Production Tolerance ± 3%, \*\* $I_{sc}$  Production Tolerance ± 4%

Electrical Data (NMOT)

Maximum Power	$P_{mpp}$ (W)	434	430	426	423	419
Maximum Power Voltage	$V_{mpp}$ (V)	43.28	43.08	42.90	42.70	42.50
Maximum Power Current	$I_{mpp}$ (A)	10.03	9.99	9.95	9.91	9.87
Open Circuit Voltage	$V_{oc}$ (V)	51.36	51.10	50.84	50.34	49.83
Short Circuit Current	$I_{sc}$ (A)	10.87	10.83	10.77	10.73	10.70

NMOT - Nominal Module Operating Temperature:  
 Irradiance at 800W/m<sup>2</sup>, Ambient Temperature 20°C, Wind speed 1m/s

Mechanical Data

Solar Cells	156 Half Cut, M10, 182mm, PERC Cells
Module Construction	Framed Glass-Backsheet
Dimensions (L x W x D)	2464 x 1134 x 35 mm (97.01 x 44.65 x 1.38 inch)
Weight	31 kg (68.34 lbs)
Frame	Double Webbed 15-Micron Anodized Aluminum Alloy
Glass	3.2mm Low-Iron Content, High-Transmission, PV Solar Glass with Anti Reflective Coating
Junction Box	IP-68 rated with 3 bypass diodes
Output Cables	1.6-meter Symmetrical Cables
Connectors	Multi-Contact/ Stäubli MC4

Certifications

UL Certification	UL61215, UL61730
------------------	------------------

Temperature Ratings

Nominal Operating Cell Temperature (NOCT)	+45°C (±2°C)
Temperature Coefficient of $P_{max}$	-0.34%/°C
Temperature Coefficient of $V_{oc}$	-0.25%/°C
Temperature Coefficient of $I_{sc}$	0.052%/°C

Maximum Ratings

Operational Temperature	-40°C to +85°C
Max System Voltage	1500V
Mech. Load Test (Front)	113 psf / 5400Pa
Mech. Load Test (Back)	50 psf / 2400Pa
Fire Type	Type 1
Hail Test	25mm at 23m/s

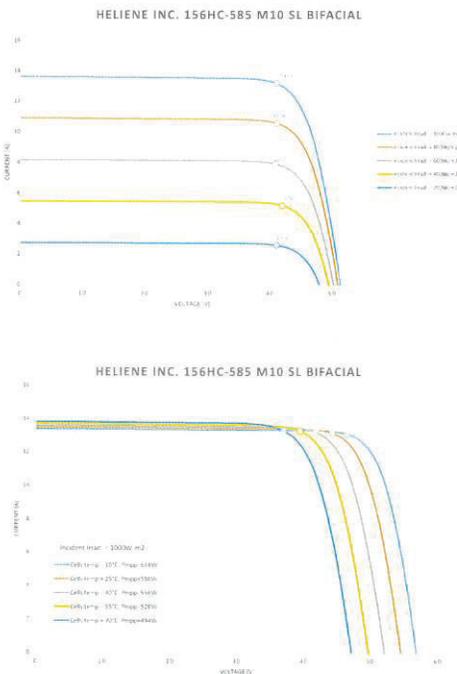
Packaging Configuration

Modules per Pallet 40' Container:	31 pieces
Modules per 40' Container:	620 pieces
Modules per Pallet 53' Trailer:	28 pieces
Modules per 53' trailer:	588 pieces

Warranty

15 Year Product Warranty
25 Year Linear Power Guarantee

I-V Curves for 156HC M10 SL Bifacial Series Modules



January 9, 2024



To whom it may concern

**SMA America, LLC**  
6020 West Oaks Blvd, Ste 300  
Rocklin, CA 95765-3714  
Tel.: +1 916 625 0870  
Fax: +1 916 625 0871

**RE: Nexamp Solar Project**  
**SMA SC2660-UP-US – Inverter Power Limiting**

Dear Sir/Madam,

This letter is to confirm that **(2) SMA SC2660 UP-US** inverter(s) will be output power limited to meet grid requirements. For this project, the output power of the inverters will be limited to 2495kVA and 2495kVA, respectively. The output power limit is only accessible by SMA Service after commissioning.

SMA will submit a letter to the customer stating the inverter power limit by inverter serial number as documented proof that the power limit has been completed. A secondary label will be installed near the inverter label indicating the unit is power limited.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan J. LeBlanc". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ryan J. LeBlanc  
Principal Applications Engineer  
SMA America, LLC  
Rocklin, CA



## BEECHER ROAD SOLAR, LLC - DECOMMISSIONING PLAN

Beecher Road Solar, LLC has prepared this Decommissioning Plan (the “Plan”) for its proposed 4.99-Megawatt solar photovoltaic facility (the “Facility”) to be constructed along Corneils Road, Yorkville, Illinois. The Plan describes the process for decommissioning the Facility in accordance with applicable federal, state, and local requirements. Decommissioning of the Facility shall be completed within six (6) months after operation of the solar facility stops being operational.

### Facility Description

The Facility will consist of a 4.99-megawatt (AC) capacity solar power-generating array secured within a chain link fence surrounding the solar panels and equipment, accessed through a locked, 20-foot wide swing gate at the access road. The access road enters the project area off Corneils Road. The Facility will include the following site features:

- An approximate 25-acre area of photovoltaic (PV) modules, mounting system and associated equipment inside the perimeter fence;
- Driven piles supporting the PV modules;
- One or two transformers (filled with biodegradable mineral oil) and 2 central inverters;
- Perimeter fence with no barbed wire;
- Underground conduit and wires within the system area;
- Electrical interconnection equipment including several above ground poles to connect to the Commonwealth Edison (ComEd) distribution line on Corneils Road;
- A gravel access drive; and
- A metal security gate at the entrance to the array area.

### Decommissioning Plan

The Facility will be decommissioned by completing the following major steps: Dismantlement, Demolition, Disposal or Recycle; and Site Stabilization, as further described below.

#### Dismantlement, Demolition, and Disposal or Recycle

A significant portion of the components that comprise the Facility will include recyclable or re-saleable components, including copper, aluminum, galvanized steel, and modules. Due to their re-sale monetary value, these components will be dismantled, disassembled, and recycled rather than being demolished and disposed of. All materials associated with the solar farm shall be removed from the site and legally disposed of or recycled.

Following coordination with ComEd regarding timing and required procedures for disconnecting the Facility from the utility distribution network, all electrical connections to the system will be disconnected and all connections will be tested locally to confirm that no electric current is

running through them before proceeding. All electrical connections to the PV modules will be severed at each module, and the modules will then be removed from their framework by cutting or dismantling the connections to the supports. Modules will be removed and sold to a purchaser or recycler. In the event of a total fracture of any modules, the interior materials are silicon-based and are not hazardous. Disposal of these materials at a landfill will be permissible.

The PV mounting system framework (tracking system) will be dismantled and recycled. The metal piles will be removed and recycled. All other associated structures will be demolished and removed from the site for recycling or disposal. This will include the site fence and gates, which will likely be reclaimed or recycled.

The driveway and all gravel areas will be removed in areas that the landlord does not want drives for farming operations. These areas will be restored to their original condition, which includes, ripping, re-topping with soil, and seeding. Concrete slabs will be crushed and disposed of off-site or recycled (reused off-site). Underground cabling at a depth of five (5) feet or less will be removed and recycled or disposed of. Underground cabling installed at a depth greater than five feet may be abandoned in place or removed. For the purposes of this estimate, removal of underground cabling is assumed.

Aboveground utility poles owned by Beecher Road Solar, LLC will be completely removed and disposed of off-site in accordance with utility best practices. Any overhead wires will be removed from the Facility and will terminate at the utility-owned (ComEd) connections. Coordination with ComEd personnel will be conducted to facilitate ComEd removal of any utility-owned equipment, poles, and overhead wires located on the site.

A final site walkthrough will be conducted to remove debris and/or trash generated during the decommissioning process and will include removal and proper disposal of any debris that may have been wind-blown to areas outside the immediate footprint of the facility being removed. Sanitary facilities will be provided on-site for the workers performing the decommissioning of the Facility.

#### Decommissioning Requirements

The following items shall be implemented during the decommissioning of the Facility:

- If underground drainage tiles are damaged by Deconstruction, they shall be repaired in a manner that assures the tile line's proper operation.
- After the topsoil has been replaced, all areas that are not directly under photovoltaic panels that were traversed by vehicles and Deconstruction equipment shall be ripped at least 18 inches deep, and all pasture and woodland shall be ripped at least 12 inches deep to the extent practicable. The existence of tile lines or underground utilities may necessitate less depth.

- Following the completion of Deconstruction, the disturbed area shall be restored, as closely as practical, to its original pre-construction elevation.
- Weed control shall be provided in a manner that prevents the spread of weeds onto agricultural land affected by Deconstruction. Spraying shall be done by a pesticide applicator that is appropriately licensed for doing such work in the State of Illinois.

Site Stabilization

The areas of the Facility that are disturbed during decommissioning will be re-graded to establish a uniform slope and stabilized via hydroseeding with an appropriate ground treatment approved by the United City of Yorkville.

**Permitting Requirements**

Given the size and location of the Facility, several approvals will be obtained prior to initiation of the decommissioning process. Table 1 provides a summary of the expected approvals if the decommissioning were to take place at the time of the preparation of this Decommissioning Plan. Noting that the decommissioning is expected to occur at a much later date, the permitting requirements listed in the table below will be reviewed at that time and updated based on then current local, state, and federal regulations.

**Table 1. Current Permitting Requirements for Decommissioning**

Permit	Agency	Threshold/Trigger
Building Permit	United City of Yorkville	A building permit must be obtained for any construction, alteration, repair, demolition, or change to the use or occupancy of a building.
National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges from Construction Activity	Illinois Environmental Protection Agency (IEPA)	Ground disturbance of greater than one acre requires preparation of a Stormwater Pollution Prevention Plan, including erosion and sedimentation controls.
Agricultural Impact Mitigation Agreement (AIMA)	Illinois Department of Agriculture (IDOA)	Illinois requirement that an AIMA be entered into between owner of a solar facility on agricultural land and the IDOA.

The decommissioning process is estimated to take approximately six to eight (6-10) weeks and is intended to occur outside of the winter season.

### **Decommissioning Cost Estimate and Surety Proposal**

Consistent with the requirements of the Illinois Agricultural Impact Mitigation Agreement, Beecher Road Solar, LLC proposes to provide a decommissioning surety fund to be held by the United City of Yorkville (City) and co-owned with Beecher Road Solar, LLC. The fund will provide the requisite capital for solar project decommissioning in the unlikely event that Beecher Road Solar, LLC is unable to meet its contractual obligations for solar project removal and restoration.

Before the issuance of a Building Permit by the City, Beecher Road Solar, LLC will submit an Engineer's Opinion of Probable Cost (EOPC) to decommissioning the facility. Beecher Road Solar, LLC will then obtain a bond to be held by the City with the bond value based on the percentage of the EOPC as required by the Agricultural Impact Mitigation Agreement.

Once the decommissioning is complete, and after the City's inspection that the work has been done in accordance with the Decommissioning Plan, the portion of the surety not needed to remediate shall be returned to the applicant/lessee.



**Atwell, L.L.C.**  
**1250 East Diehl Road, Suite 300**  
**(630) 577-0800**

**Project** Beecher Solar  
**Location** United City of Yorkville  
**Site:** 4.99 MWAC  
**Parcel ID:** 02-08-300-008  
**Date** 10/31/2024

**Engineer's Opinion of Probable Decommissioning Cost for Beecher Solar During First 5 Years of Operation**

	Estimated Quantity	Unit	Unit Cost	Removal Cost
<b><u>Erosion Control/Contractor Fees</u></b>				
Mobilization	1	LUMP SUM	\$7,500.00	\$7,500.00
Electrical Disconnect	1	EACH	\$750.00	\$750.00
Permitting (NPDES)	1	LUMP SUM	\$750.00	\$750.00
Silt Fence	1,607	LF	\$3.00	\$4,821.00
Seeding	32	ACRES	\$1,000.00	\$31,800.00
Sub-Total				\$45,621.00
<b><u>Site Demolition</u></b>				
Remove Existing Fence (8' Chainlink Fence)	4,157	LF	\$3.85	\$16,004.45
Remove Existing Asphalt Parking Pad	474	SY	\$5.00	\$2,370.00
Haul off for Existing Asphalt Parking Pad	474	SY	\$10.00	\$4,740.00
Remove Existing Gravel Entrance (12" depth)	1,709	CY	\$4.00	\$6,836.00
Haul off for Existing Gravel Entrance (12" depth)	1,709	CY	\$10.00	\$17,090.00
Sub-Total				\$47,040.45
<b><u>Racking and Module Removal</u></b>				
Pile Removal	862	EACH	\$8.00	\$6,896.00
Assembly Removal	121	EACH	\$60.00	\$7,260.00
PV Module Removal	11,616	EACH	\$1.25	\$14,520.00
PV Module Haul Off	372	TON	\$45.00	\$16,727.04
Sub-Total				\$45,403.04
<b><u>Wiring Removal</u></b>				
Underground MV Wire	1,873	LF	\$2.00	\$3,746.00
Utility Pole Removal	7	EACH	\$750.00	\$5,250.00
Above Ground MV Wire	365	LF	\$0.10	\$36.50
Combiner Box Removal	28	EACH	\$80.00	\$2,240.00
Sub-Total				\$11,272.50
<b><u>Power Conditioning Equipment Removal</u></b>				
PCU Station (inverters, etc.)	1	EACH	\$400.00	\$400.00
Scada Equipment	1	EACH	\$500.00	\$500.00
Transformer	1	EACH	\$1,800.00	\$1,800.00
Sub-Total				\$2,700.00
<b><u>Equipment Pad Removal</u></b>				
Remove Pad	1	EACH	\$750.00	\$750.00
Sub-Total				\$750.00
<b>Decommissioning Total (Present Value)</b>				<b>\$152,786.99</b>
<b>Decommissioning Total (3% Inflation over 25 Years)</b>				<b>\$319,902.03</b>

**Assumptions:**

1. Cost Estimate based on 5-year projections. Estimate to be redone in 5-years based on new fees at that time.
2. Cost Estimate is based on the Special Use Plans prepared by **Atwell, LLC** dated 10/30/2024.
3. Refer to Decommissioning Plan for further information.

**Note: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using estimated quantities and represents Engineer's best judgment as an experienced and qualified professional Engineer generally familiar with the construction industry. However, since Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Opinions of Probable Construction Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein.**



PRICING

TOOLS & SERVICES ▾

PROJECTS

ForgeSolar

# 152392 - Beecher Road Solar

## 152392 - Beecher Road Solar - Pv Array 1

Created Aug 12, 2024  
Updated Aug 13, 2024  
Time-step 1 minute  
Timezone offset UTC-5  
Minimum sun altitude 0.0 deg  
Site ID 126647.21664

Project type Basic  
Project status: active  
Category 500 kW to 1 MW  
(1,000 kW / 8 acre limit)

### Misc. Analysis Settings

DNI: varies (1,000.0 W/m<sup>2</sup> peak)  
Ocular transmission coefficient: 0.5  
Pupil diameter: 0.002 m  
Eye focal length: 0.017 m  
Sun subtended angle: 9.3 mrad



PV Analysis Methodology: Version 2  
Enhanced subtended angle calculation: On

## Summary of Results No glare predicted!

<b>PV Name</b>	<b>Tilt</b> <b>deg</b>	<b>Orientation</b> <b>deg</b>	<b>"Green" Glare</b> <b>min</b>	<b>"Yellow" Glare</b> <b>min</b>	<b>Energy Produced</b> <b>kWh</b>
PV array 1	SA tracking	SA tracking	0	0	-

## Component Data

### PV Array(s)

Total PV footprint area: 8.0 acres

Name: PV array 1  
 Footprint area: 8.0 acres  
 Axis tracking: Single-axis rotation  
 Backtracking: None  
 Tracking axis orientation: 180.0 deg  
 Tracking axis tilt: 0.0 deg  
 Tracking axis panel offset: 0.0 deg  
 Maximum tracking angle: 52.0 deg  
 Rated power: -  
 Panel material: Smooth glass with AR coating  
 Vary reflectivity with sun position? Yes  
 Correlate slope error with surface type? Yes  
 Slope error: 8.43 mrad

Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	41.694148	-88.466774	647.19	6.20	653.39
2	41.694196	-88.461582	641.28	6.20	647.48
3	41.693491	-88.461560	640.00	6.20	646.20
4	41.693507	-88.466753	647.62	6.20	653.82







## Discrete Observation Receptors

Number	Latitude	Longitude	Ground elevation	Height above ground	Total Elevation
	deg	deg	ft	ft	ft
OP 1	41.691893	-88.461268	648.85		
OP 2	41.691990	-88.461074	642.39	6.00	654.85
OP 3	41.691153	-88.466382	652.26	20.00	662.39
OP 4	41.691233	-88.466586	651.29	6.00	658.26
OP 5	41.691177	-88.464912	646.31	20.00	671.29
OP 6	41.691089	-88.464976	646.55	6.00	652.31
OP 7	41.691196	-88.465706	649.08	20.00	666.55
OP 8	41.691196	-88.465556	648.36	6.00	655.08
OP 9	41.690638	-88.465669	655.24	20.00	668.36
OP 10	41.690642	-88.465583	655.00	6.00	661.24
OP 11	41.690652	-88.466892	655.38	20.00	675.00
OP 12	41.690652	-88.466806	655.45	6.00	661.38
OP 13	41.690821	-88.466160	654.62	20.00	675.45
OP 14	41.690827	-88.466232	654.31	6.00	660.62
OP 15	41.690851	-88.467313	653.40	20.00	674.31
OP 16	41.690853	-88.467244	653.31	6.00	659.40
OP 17	41.690752	-88.463125	642.82	20.00	673.31
OP 18	41.690752	-88.462953	642.62	6.00	648.82
				20.00	662.62

### Obstruction Components

Name: Obstruction 10  
Upper edge height: 50.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.693104	-88.460069	640.86
2	41.692944	-88.461335	639.50
3	41.692118	-88.462644	636.52
4	41.691381	-88.463287	636.76
5	41.690340	-88.463792	639.94
6	41.691333	-88.463298	635.18
7	41.692126	-88.462644	637.45
8	41.692960	-88.461346	641.33
9	41.693104	-88.460069	640.86

Name: Obstruction 2  
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.691545	-88.466779	652.08
2	41.691097	-88.466795	651.75
3	41.691545	-88.466779	652.08

Name: Obstruction 3  
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690920	-88.465529	650.48
2	41.690916	-88.465347	649.82
3	41.690920	-88.465529	650.48

Name: Obstruction 4  
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690920	-88.466463	652.74
2	41.690920	-88.466307	652.96
3	41.690920	-88.466463	652.74

Name: Obstruction 5  
Upper edge height: 60.0 ft



Name: Obstruction 6  
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690920	-88.466087	652.81
2	41.690920	-88.465889	652.20
3	41.690920	-88.466087	652.81

Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690812	-88.465604	652.92
2	41.690812	-88.465808	653.58
3	41.690660	-88.465873	654.73
4	41.690524	-88.466098	655.45
5	41.690668	-88.465862	654.66
6	41.690816	-88.465814	653.45
7	41.690812	-88.465604	652.92

Name: Obstruction 7  
Upper edge height: 60.0 ft



Name: Obstruction 8  
Upper edge height: 30.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690808	-88.467165	653.51
2	41.690608	-88.467176	654.37
3	41.690808	-88.467165	653.51

Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690844	-88.466570	653.66
2	41.690424	-88.466575	656.21
3	41.690844	-88.466570	653.66

Name: Obstruction 9  
Upper edge height: 30.0 ft



Name: Tree  
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690776	-88.464821	646.37
2	41.690500	-88.464751	647.21
3	41.690776	-88.464821	646.37

Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.694366	-88.467598	649.23
2	41.694414	-88.465195	647.56
3	41.694254	-88.464369	649.75
4	41.694430	-88.465206	646.87
5	41.694366	-88.467598	649.23

## Summary of PV Glare Analysis

*PV configuration and total predicted glare*

PV Name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced	Data File
	deg	deg	min	min	kWh	
PV array 1	SA tracking	SA tracking	0	0	-	-

## PV & Receptor Analysis Results

*Results for each PV array and receptor*

PV array 1 no glare found

Component	Green glare (min)	Yellow glare (min)
OP: OP 1	0	0
OP: OP 2	0	0
OP: OP 3	0	0
OP: OP 4	0	0
OP: OP 5	0	0
OP: OP 6	0	0
OP: OP 7	0	0
OP: OP 8	0	0
OP: OP 9	0	0
OP: OP 10	0	0
OP: OP 11	0	0
OP: OP 12	0	0
OP: OP 13	0	0
OP: OP 14	0	0
OP: OP 15	0	0
OP: OP 16	0	0
OP: OP 17	0	0
OP: OP 18	0	0
Route: Car	0	0
Route: Truck	0	0

*No glare found*

## Assumptions

- Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
- Glare analyses do not automatically account for physical obstructions between reflectors and receptors. This includes buildings, tree cover and geographic obstructions.
- Detailed system geometry is not rigorously simulated.
- The glare hazard determination relies on several approximations including observer eye characteristics, angle of view, and typical blink response time. Actual values and results may vary.
- The system output calculation is a DNI-based approximation that assumes clear, sunny skies year-round. It should not be used in place of more rigorous modeling methods.
- Several V1 calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare.

- The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)
- Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.
- Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.
- Refer to the **Help page** for detailed assumptions and limitations not listed here.



PRICING

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PROJECTS

ForgeSolar

# 152392 - Beecher Road Solar

## 152392 - Beecher Road Solar - Pv Array 2

Created Aug 12, 2024  
Updated Aug 13, 2024  
Time-step 1 minute  
Timezone offset UTC-5  
Minimum sun altitude 0.0 deg  
Site ID 126653.21664

Project type Basic  
Project status: active  
Category 500 kW to 1 MW  
(1,000 kW / 8 acre limit)



### Misc. Analysis Settings

DNI: varies (1,000.0 W/m<sup>2</sup> peak)  
Ocular transmission coefficient: 0.5  
Pupil diameter: 0.002 m  
Eye focal length: 0.017 m  
Sun subtended angle: 9.3 mrad

PV Analysis Methodology: Version 2  
Enhanced subtended angle calculation: On

## Summary of Results No glare predicted!

<b>PV Name</b>	<b>Tilt</b>	<b>Orientation</b>	<b>"Green" Glare</b>	<b>"Yellow" Glare</b>	<b>Energy Produced</b>
	<b>deg</b>	<b>deg</b>	<b>min</b>	<b>min</b>	<b>kWh</b>
PV array 2	SA tracking	SA tracking	0	0	-

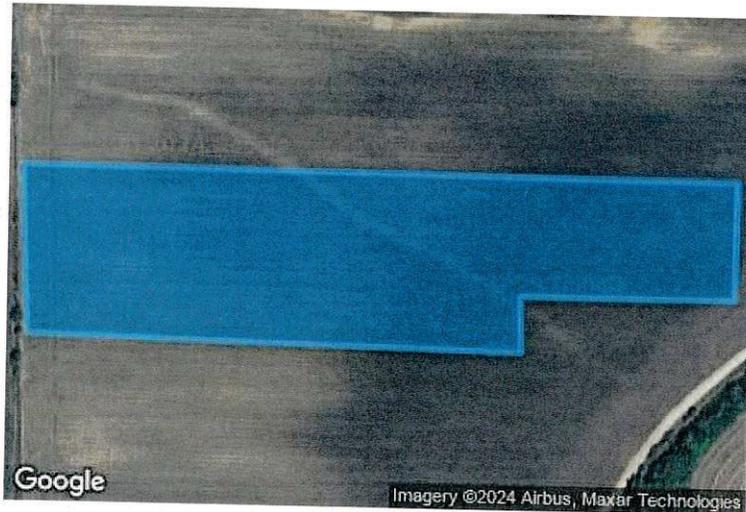
## Component Data

### PV Array(s)

Total PV footprint area: 8.0 acres

**Name:** PV array 2  
**Footprint area:** 8.0 acres  
**Axis tracking:** Single-axis rotation  
**Backtracking:** None  
**Tracking axis orientation:** 180.0 deg  
**Tracking axis tilt:** 0.0 deg  
**Tracking axis panel offset:** 0.0 deg  
**Maximum tracking angle:** 52.0 deg  
**Rated power:** -  
**Panel material:** Smooth glass with AR coating  
**Vary reflectivity with sun position?** Yes  
**Correlate slope error with surface type?** Yes  
**Slope error:** 8.43 mrad

Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	41.693510	-88.466785	647.98	6.20	654.18
2	41.693486	-88.462129	640.75	6.20	646.95
3	41.692917	-88.462140	640.32	6.20	646.52
4	41.692917	-88.463545	641.33	6.20	647.53
5	41.692645	-88.463535	640.90	6.20	647.10
6	41.692693	-88.466742	649.59	6.20	655.79



### Route Receptor(s)

Name: Car  
 Route type: Two-way  
 View angle: 50.0 deg



Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	41.694617	-88.462995	642.89	3.00	645.89
2	41.694617	-88.461364	639.79	3.00	642.79
3	41.694473	-88.461107	641.54	3.00	644.54
4	41.693111	-88.461343	641.69	3.00	644.69
5	41.692390	-88.462501	641.34	3.00	644.34
6	41.691413	-88.463424	640.97	3.00	643.97
7	41.691381	-88.465205	645.58	3.00	648.58
8	41.690323	-88.465355	653.64	3.00	656.64
9	41.690403	-88.467952	654.95	3.00	657.95
10	41.690259	-88.463960	643.70	3.00	646.70
11	41.691381	-88.463403	641.28	3.00	644.28
12	41.692406	-88.462458	641.48	3.00	644.48
13	41.693127	-88.461343	641.62	3.00	644.62
14	41.694478	-88.461096	641.68	3.00	644.68
15	41.694630	-88.461359	639.63	3.00	642.63
16	41.694617	-88.462995	642.89	3.00	645.89



## Discrete Observation Receptors

Number	Latitude	Longitude	Ground elevation	Height above ground	Total Elevation
	deg	deg	ft	ft	ft
OP 1	41.691893	-88.461268	648.85	6.00	654.85
OP 2	41.691990	-88.461074	642.39	20.00	662.39
OP 3	41.691153	-88.466382	652.26	6.00	658.26
OP 4	41.691233	-88.466586	651.29	20.00	671.29
OP 5	41.691177	-88.464912	646.31	6.00	652.31
OP 6	41.691089	-88.464976	646.55	20.00	666.55
OP 7	41.691196	-88.465706	649.08	6.00	655.08
OP 8	41.691196	-88.465556	648.36	20.00	668.36
OP 9	41.690638	-88.465669	655.24	6.00	661.24
OP 10	41.690642	-88.465583	655.00	20.00	675.00
OP 11	41.690652	-88.466892	655.38	6.00	661.38
OP 12	41.690652	-88.466806	655.45	20.00	675.45
OP 13	41.690821	-88.466160	654.62	6.00	660.62
OP 14	41.690827	-88.466232	654.31	20.00	674.31
OP 15	41.690851	-88.467313	653.40	6.00	659.40
OP 16	41.690853	-88.467244	653.31	20.00	673.31
OP 17	41.690752	-88.463125	642.82	6.00	648.82
OP 18	41.690752	-88.462953	642.62	20.00	662.62

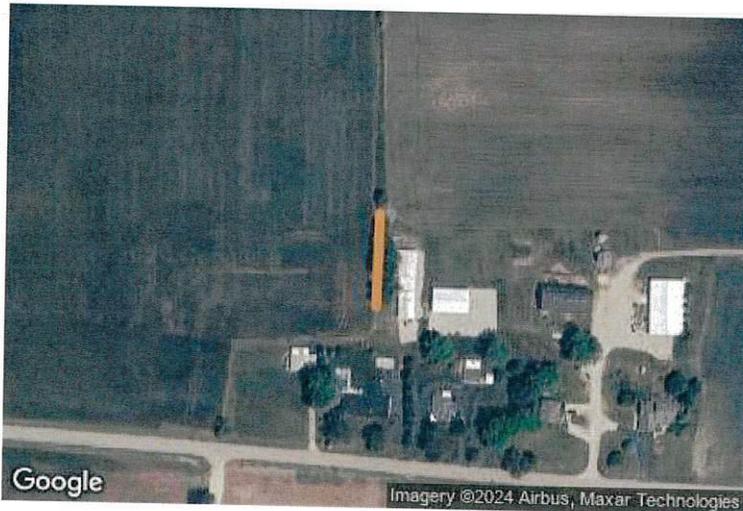
### Obstruction Components

Name: Obstruction 10  
Upper edge height: 50.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.693104	-88.460069	640.86
2	41.692944	-88.461335	639.50
3	41.692118	-88.462644	636.52
4	41.691381	-88.463287	636.76
5	41.690340	-88.463792	639.94
6	41.691333	-88.463298	635.18
7	41.692126	-88.462644	637.45
8	41.692960	-88.461346	641.33
9	41.693104	-88.460069	640.86

Name: Obstruction 2  
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.691545	-88.466779	652.08
2	41.691097	-88.466795	651.75
3	41.691545	-88.466779	652.08

Name: Obstruction 3  
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690920	-88.465529	650.48
2	41.690916	-88.465347	649.82
3	41.690920	-88.465529	650.48

Name: Obstruction 4  
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690920	-88.466463	652.74
2	41.690920	-88.466307	652.96
3	41.690920	-88.466463	652.74

Name: Obstruction 5  
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690920	-88.466087	652.81
2	41.690920	-88.465889	652.20
3	41.690920	-88.466087	652.81

Name: Obstruction 6  
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690812	-88.465604	652.92
2	41.690812	-88.465808	653.58
3	41.690660	-88.465873	654.73
4	41.690524	-88.466098	655.45
5	41.690668	-88.465862	654.66
6	41.690816	-88.465814	653.45
7	41.690812	-88.465604	652.92

8/13/24, 6:40 PM

152392 - Beecher Road Solar - Pv Array 2 Site Config | ForgeSolar

Name: Obstruction 7  
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690808	-88.467165	653.51
2	41.690608	-88.467176	654.37
3	41.690808	-88.467165	653.51

Name: Obstruction 8  
Upper edge height: 30.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690844	-88.466570	653.66
2	41.690424	-88.466575	656.21
3	41.690844	-88.466570	653.66

Name: Obstruction 9  
Upper edge height: 30.0 ft



Name: Tree  
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690776	-88.464821	646.37
2	41.690500	-88.464751	647.21
3	41.690776	-88.464821	646.37

Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.694366	-88.467598	649.23
2	41.694414	-88.465195	647.56
3	41.694254	-88.464369	649.75
4	41.694430	-88.465206	646.87
5	41.694366	-88.467598	649.23

## Summary of PV Glare Analysis

*PV configuration and total predicted glare*

PV Name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced	Data File
	deg	deg	min	min	kWh	
PV array 2	SA tracking	SA tracking	0	0	-	-

## PV & Receptor Analysis Results

*Results for each PV array and receptor*

PV array 2 no glare found

Component	Green glare (min)	Yellow glare (min)
OP: OP 1	0	0
OP: OP 2	0	0
OP: OP 3	0	0
OP: OP 4	0	0
OP: OP 5	0	0
OP: OP 6	0	0
OP: OP 7	0	0
OP: OP 8	0	0
OP: OP 9	0	0
OP: OP 10	0	0
OP: OP 11	0	0
OP: OP 12	0	0
OP: OP 13	0	0
OP: OP 14	0	0
OP: OP 15	0	0
OP: OP 16	0	0
OP: OP 17	0	0
OP: OP 18	0	0
Route: Car	0	0
Route: Truck	0	0

*No glare found*

## Assumptions

- Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
- Glare analyses do not automatically account for physical obstructions between reflectors and receptors. This includes buildings, tree cover and geographic obstructions.
- Detailed system geometry is not rigorously simulated.
- The glare hazard determination relies on several approximations including observer eye characteristics, angle of view, and typical blink response time. Actual values and results may vary.
- The system output calculation is a DNI-based approximation that assumes clear, sunny skies year-round. It should not be used in place of more rigorous modeling methods.
- Several V1 calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare.

- The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)
- Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.
- Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.
- Refer to the **Help page** for detailed assumptions and limitations not listed here.



PRICING

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PROJECTS

ForgeSolar

# 152392 - Beecher Road Solar

## 152392 - Beecher Road Solar - Pv Array 3

Created Aug 12, 2024  
Updated Aug 13, 2024  
Time-step 1 minute  
Timezone offset UTC-5  
Minimum sun altitude 0.0 deg  
Site ID 126655.21664

Project type Basic  
Project status: active  
Category 500 kW to 1 MW  
(1,000 kW / 8 acre limit)



### Misc. Analysis Settings

DNI: varies (1,000.0 W/m<sup>2</sup> peak)  
Ocular transmission coefficient: 0.5  
Pupil diameter: 0.002 m  
Eye focal length: 0.017 m  
Sun subtended angle: 9.3 mrad

PV Analysis Methodology: Version 2  
Enhanced subtended angle calculation: On

## Summary of Results No glare predicted!

<b>PV Name</b>	<b>Tilt</b>	<b>Orientation</b>	<b>"Green" Glare</b>	<b>"Yellow" Glare</b>	<b>Energy Produced</b>
	<b>deg</b>	<b>deg</b>	<b>min</b>	<b>min</b>	<b>kWh</b>
PV array 3	SA tracking	SA tracking	0	0	-

## Component Data

### PV Array(s)

Total PV footprint area: 6.3 acres

Name: PV array 3  
 Footprint area: 6.3 acres  
 Axis tracking: Single-axis rotation  
 Backtracking: None  
 Tracking axis orientation: 180.0 deg  
 Tracking axis tilt: 0.0 deg  
 Tracking axis panel offset: 0.0 deg  
 Maximum tracking angle: 52.0 deg  
 Rated power: -  
 Panel material: Smooth glass with AR coating  
 Vary reflectivity with sun position? Yes  
 Correlate slope error with surface type? Yes  
 Slope error: 8.43 mrad

Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	41.692715	-88.466767	650.17	6.20	656.37
2	41.692659	-88.463935	641.26	6.20	647.46
3	41.691710	-88.463886	640.71	6.20	646.91
4	41.691726	-88.466730	651.65	6.20	657.85



### Route Receptor(s)

Name: Car  
 Route type Two-way  
 View angle: 50,0 deg



Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	41.694617	-88.462995	642.89	3.00	645.89
2	41.694617	-88.461364	639.79	3.00	642.79
3	41.694473	-88.461107	641.54	3.00	644.54
4	41.693111	-88.461343	641.69	3.00	644.69
5	41.692390	-88.462501	641.34	3.00	644.34
6	41.691413	-88.463424	640.97	3.00	643.97
7	41.691381	-88.465205	645.58	3.00	648.58
8	41.690323	-88.465355	653.64	3.00	656.64
9	41.690403	-88.467952	654.95	3.00	657.95
10	41.690259	-88.463960	643.70	3.00	646.70
11	41.691381	-88.463403	641.28	3.00	644.28
12	41.692406	-88.462458	641.48	3.00	644.48
13	41.693127	-88.461343	641.62	3.00	644.62
14	41.694478	-88.461096	641.68	3.00	644.68
15	41.694630	-88.461359	639.63	3.00	642.63
16	41.694617	-88.462995	642.89	3.00	645.89



## Discrete Observation Receptors

Number	Latitude	Longitude	Ground elevation	Height above ground	Total Elevation
	deg	deg	ft	ft	ft
OP 1	41.691893	-88.461268	648.85	6.00	654.85
OP 2	41.691990	-88.461074	642.39	20.00	662.39
OP 3	41.691153	-88.466382	652.26	6.00	658.26
OP 4	41.691233	-88.466586	651.29	20.00	671.29
OP 5	41.691177	-88.464912	646.31	6.00	652.31
OP 6	41.691089	-88.464976	646.55	20.00	666.55
OP 7	41.691196	-88.465706	649.08	6.00	655.08
OP 8	41.691196	-88.465556	648.36	20.00	668.36
OP 9	41.690638	-88.465669	655.24	6.00	661.24
OP 10	41.690642	-88.465583	655.00	20.00	675.00
OP 11	41.690652	-88.466892	655.38	6.00	661.38
OP 12	41.690652	-88.466806	655.45	20.00	675.45
OP 13	41.690821	-88.466160	654.62	6.00	660.62
OP 14	41.690827	-88.466232	654.31	20.00	674.31
OP 15	41.690851	-88.467313	653.40	6.00	659.40
OP 16	41.690853	-88.467244	653.31	20.00	673.31
OP 17	41.690752	-88.463125	642.82	6.00	648.82
OP 18	41.690752	-88.462953	642.62	20.00	662.62

### Obstruction Components

Name: Obstruction 10  
Upper edge height: 50.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.693104	-88.460069	640.86
2	41.692944	-88.461335	639.50
3	41.692118	-88.462644	636.52
4	41.691381	-88.463287	636.76
5	41.690340	-88.463792	639.94
6	41.691333	-88.463298	635.18
7	41.692126	-88.462644	637.45
8	41.692960	-88.461346	641.33
9	41.693104	-88.460069	640.86

Name: Obstruction 2  
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.691545	-88.466779	652.08
2	41.691097	-88.466795	651.75
3	41.691545	-88.466779	652.08

Name: Obstruction 3  
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690920	-88.465529	650.48
2	41.690916	-88.465347	649.82
3	41.690920	-88.465529	650.48

Name: Obstruction 4  
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690920	-88.466463	652.74
2	41.690920	-88.466307	652.96
3	41.690920	-88.466463	652.74

Name: Obstruction 5  
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690920	-88.466087	652.81
2	41.690920	-88.465889	652.20
3	41.690920	-88.466087	652.81

Name: Obstruction 6  
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690812	-88.465604	652.92
2	41.690812	-88.465808	653.58
3	41.690660	-88.465873	654.73
4	41.690524	-88.466098	655.45
5	41.690668	-88.465862	654.66
6	41.690816	-88.465814	653.45
7	41.690812	-88.465604	652.92

Name: Obstruction 7  
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690808	-88.467165	653.51
2	41.690608	-88.467176	654.37
3	41.690808	-88.467165	653.51

Name: Obstruction 8  
Upper edge height: 30.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690844	-88.466570	653.66
2	41.690424	-88.466575	656.21
3	41.690844	-88.466570	653.66

Name: Obstruction 9  
Upper edge height: 30.0 ft



Name: Tree  
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690776	-88.464821	646.37
2	41.690500	-88.464751	647.21
3	41.690776	-88.464821	646.37

Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.694366	-88.467598	649.23
2	41.694414	-88.465195	647.56
3	41.694254	-88.464369	649.75
4	41.694430	-88.465206	646.87
5	41.694366	-88.467598	649.23

## Summary of PV Glare Analysis

*PV configuration and total predicted glare*

PV Name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced	Data File
	deg	deg	min	min	kWh	
PV array 3	SA tracking	SA tracking	0	0	-	-

## PV & Receptor Analysis Results

*Results for each PV array and receptor*

PV array 3 no glare found

Component	Green glare (min)	Yellow glare (min)
OP: OP 1	0	0
OP: OP 2	0	0
OP: OP 3	0	0
OP: OP 4	0	0
OP: OP 5	0	0
OP: OP 6	0	0
OP: OP 7	0	0
OP: OP 8	0	0
OP: OP 9	0	0
OP: OP 10	0	0
OP: OP 11	0	0
OP: OP 12	0	0
OP: OP 13	0	0
OP: OP 14	0	0
OP: OP 15	0	0
OP: OP 16	0	0
OP: OP 17	0	0
OP: OP 18	0	0
Route: Car	0	0
Route: Truck	0	0

No glare found

## Assumptions

- Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
- Glare analyses do not automatically account for physical obstructions between reflectors and receptors. This includes buildings, tree cover and geographic obstructions.
- Detailed system geometry is not rigorously simulated.
- The glare hazard determination relies on several approximations including observer eye characteristics, angle of view, and typical blink response time. Actual values and results may vary.
- The system output calculation is a DNI-based approximation that assumes clear, sunny skies year-round. It should not be used in place of more rigorous modeling methods.
- Several V1 calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare.

- The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)
- Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.
- Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.
- Refer to the **Help page** for detailed assumptions and limitations not listed here.

**Section 466.APPENDIX D Levels 1 to 4 Contract****STANDARD AGREEMENT FOR INTERCONNECTION  
OF DISTRIBUTED ENERGY RESOURCES FACILITIES WITH A  
CAPACITY LESS THAN OR EQUAL TO 10 MVA**

This agreement (together with all attachments, the "Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, by and between Nexamp Solar, LLC ("interconnection customer"), as a \_\_\_\_\_ organized and existing under the laws of the State of \_\_\_\_\_ and Commonwealth Edison Company, ("Electric Distribution Company" or "EDC"), a corporation existing under the laws of the State of Illinois. Interconnection customer and EDC each may be referred to as a "Party", or collectively as the "Parties".

**Recitals:**

**Whereas**, interconnection customer is proposing to install or direct the installation of a distributed energy (DER) resources or is proposing a generating capacity addition to an existing DER facility, consistent with the interconnection request application form completed by interconnection customer on 1/20/2024; and

**Whereas**, the interconnection customer will operate and maintain, or cause the operation and maintenance of, the DER facility; and

**Whereas**, interconnection customer desires to interconnect the DER facility with EDC's electric distribution system.

**Now, therefore**, in consideration of the premises and mutual covenants set forth in this Agreement, and other good and valuable consideration, the receipt, sufficiency and adequacy of which are hereby acknowledged, the Parties covenant and agree as follows:

**Article 1. Scope and Limitations of Agreement**

- 1.1 This Agreement shall be used for all approved interconnection requests for DER facilities that fall under Levels 2, 3 and 4 according to the procedures set forth in Part 466 of the Commission's rules (83 Ill. Adm. Code 466) (referred to as the Illinois Distributed Energy Resources Interconnection Standard).
- 1.2 This Agreement governs the terms and conditions under which the DER facility will interconnect to, and operate in parallel with, the EDC's electric distribution system.
- 1.3 This Agreement does not constitute an agreement to purchase or deliver the interconnection customer's power.

- 1.4 Nothing in this Agreement is intended to affect any other agreement between the EDC and the interconnection customer.
- 1.5 Terms used in this agreement are defined as in Section 466.30 of the Illinois Distributed Generation Interconnection Standard unless otherwise noted.
- 1.6 Responsibilities of the Parties
- 1.6.1 The Parties shall perform all obligations of this Agreement in accordance with all applicable laws and regulations.
- 1.6.2 The EDC shall construct, own, operate, and maintain its interconnection facilities in accordance with this Agreement.
- 1.6.3 The interconnection customer shall construct, own, operate, and maintain its DER facility and interconnection facilities in accordance with this Agreement.
- 1.6.4 Each Party shall operate, maintain, repair, and inspect, and shall be fully responsible for, the facilities that it now or subsequently may own unless otherwise specified in the attachments to this Agreement. Each Party shall be responsible for the safe installation, maintenance, repair and condition of its respective lines and appurtenances on its respective sides of the point of interconnection.
- 1.6.5 The interconnection customer agrees to design, install, maintain and operate its DER facility so as to minimize the likelihood of causing an adverse system impact on the electric distribution system or any other electric system that is not owned or operated by the EDC.
- 1.7 Parallel Operation Obligations  
Once the DER facility has been authorized to commence parallel operation, the interconnection customer shall abide by all operating procedures established in IEEE Standard 1547 and any other applicable laws, statutes or guidelines, including those specified in Attachment 4 of this Agreement.
- 1.8 Metering  
The interconnection customer shall be responsible for the cost to purchase, install, operate, maintain, test, repair, and replace metering and data acquisition equipment specified in Attachments 5 and 6 of this Agreement.

## 1.9 Reactive Power

- 1.9.1 Interconnection customers with a DER facility larger than or equal to 1 MVA shall design their DER facilities to maintain a power factor at the point of interconnection between .95 lagging and .95 leading at all times. Interconnection customers with a DER facility smaller than 1 MVA shall design their DER facility to maintain a power factor at the point of interconnection between .90 lagging and .90 leading at all times.
- 1.9.2 Any EDC requirements for meeting a specific voltage or specific reactive power schedule as a condition for interconnection shall be clearly specified in Attachment 4. Under no circumstance shall the EDC's additional requirements for voltage or reactive power schedules exceed the normal operating capabilities of the DER facility.
- 1.9.3 If the interconnection customer does not operate the DER facility within the power factor range specified in Attachment 4, or does not operate the distributed generation facility in accordance with a voltage or reactive power schedule specified in Attachment 4, the interconnection customer is in default under this Agreement, and the terms of Article 6.5 apply.

## 1.10 Standards of Operations

The interconnection customer must obtain all certifications, permits, licenses and approvals necessary to construct, operate and maintain the facility and to perform its obligations under this Agreement. The interconnection customer is responsible for coordinating and synchronizing the DER facility with the EDC's system. The interconnection customer is responsible for any damage that is caused by the interconnection customer's failure to coordinate or synchronize the DER facility with the electric distribution system. The interconnection customer agrees to be primarily liable for any damages resulting from the continued operation of the DER facility after the EDC ceases to energize the line section to which the DER facility is connected. In Attachment 4, the EDC shall specify the shortest reclose time setting for its protection equipment that could affect the DER facility. The EDC shall notify the interconnection customer at least 10 business days prior to adopting a faster reclose time on any automatic protective equipment, such as a circuit breaker or line recloser, that might affect the DER facility.

## **Article 2. Inspection, Testing, Authorization, and Right of Access**

### **2.1 Equipment Testing and Inspection**

The interconnection customer shall test and inspect its DER facility including the interconnection equipment prior to interconnection in accordance with IEEE Standard 1547 (2003) and IEEE Standard 1547.1 (2005). The interconnection customer shall not operate its DER facility in parallel with the EDC's electric distribution system without prior written authorization by the EDC as provided for in Articles 2.1.1-2.1.3.

2.1.1 The EDC shall perform a witness test after construction of the DER facility is completed, but before parallel operation, unless the EDC specifically waives the witness test. The interconnection customer shall provide the EDC at least 15 business days' notice of the planned commissioning test for the DER facility. If the EDC performs a witness test at a time that is not concurrent with the commissioning test, it shall contact the interconnection customer to schedule the witness test at a mutually agreeable time within 10 business days after the scheduled commissioning test designated on the application. If the EDC does not perform the witness test within 10 business days after the commissioning test, the witness test is deemed waived unless the Parties mutually agree to extend the date for scheduling the witness test, or unless the EDC cannot do so for good cause, in which case, the Parties shall agree to another date for scheduling the test within 10 business days after the original scheduled date. If the witness test is not acceptable to the EDC, the EDC shall deliver in writing a detailed technical description of all deficiencies of the DER facility identified by the EDC during the witness test. The interconnection customer has 30 business days after receipt of the written description to address and resolve any deficiencies. This time period may be extended upon agreement between the EDC and the interconnection customer. If the interconnection customer fails to address and resolve the deficiencies to the satisfaction of the EDC, the applicable cure provisions of Article 6.5 shall apply. The interconnection customer shall, if requested by the EDC, provide a copy of all documentation in its possession regarding testing conducted pursuant to IEEE Standard 1547.1.

2.1.2 If the interconnection customer conducts interim testing of the DER facility prior to the witness test, the interconnection customer shall obtain permission from the EDC before each occurrence of operating the DER facility in parallel with the electric distribution system. The EDC may, at its own expense, send qualified personnel to the DER facility to observe such interim testing, but it cannot mandate that these tests be considered in the final witness test. The EDC is not required to observe the interim testing or precluded from requiring the tests be repeated at the final witness test. During and leading up to the witness test, the EDC shall not limit the interconnection customer's ability to test the DER facility during normal working hours except for safety and reliability reasons.

2.1.3 After the DER facility passes the witness test, the EDC shall affix an authorized signature to the certificate of completion and return it to the interconnection

customer approving the interconnection and authorizing parallel operation. The authorization shall not be conditioned or delayed and the EDC shall return the signed certificate of completion to interconnection customer no more than 10 business days after the date that the DER facility passes the witness test.

## 2.2 Commercial Operation

The interconnection customer shall not operate the DER facility, except for interim testing as provided in Article 2.1, until such time as the certificate of completion is signed by all Parties.

## 2.3 Right of Access

The EDC must have access to the disconnect switch and metering equipment of the DER facility at all times. When practical, the EDC shall provide notice to the interconnection customer prior to using its right of access.

### **Article 3. Effective Date, Term, Termination, and Disconnection**

#### 3.1 Effective Date

This Agreement shall become effective upon execution by all Parties.

#### 3.2 Term of Agreement

This Agreement shall become effective on the effective date and shall remain in effect unless terminated in accordance with Article 3.3 of this Agreement.

#### 3.3 Termination

3.3.1 The interconnection customer may terminate this Agreement at any time by giving the EDC 30 calendar days prior written notice.

3.3.2 Either Party may terminate this Agreement after default pursuant to Article 6.5.

3.3.3 The EDC may terminate, upon 60 calendar days' prior written notice, for failure of the interconnection customer to complete construction of the DER facility within 12 months after the in-service date as specified by the Parties in Attachment 2, which may be extended by agreement between the Parties.

3.3.4 The EDC may terminate this Agreement, upon 60 calendar days' prior written notice, if the interconnection customer has abandoned, cancelled, permanently disconnected or stopped development, construction, or operation of the DER facility, or if the interconnection customer fails to operate the DER facility in parallel with the EDC's electric system for three consecutive years.

3.3.5 Upon termination of this Agreement, the DER facility will be disconnected from the EDC's electric distribution system. Terminating this Agreement does not relieve either Party of its liabilities and obligations that are owed or continuing when the Agreement is terminated.

3.3.6 If the Agreement is terminated, the interconnection customer loses its position in the interconnection queue.

### 3.4 Temporary Disconnection

A Party may temporarily disconnect the DER facility from the electric distribution system in the event one or more of the following conditions or events occurs:

- 3.4.1 Emergency conditions – shall mean any condition or situation: (1) that in the judgment of the Party making the claim is likely to endanger life or property; or (2) that the EDC determines is likely to cause an adverse system impact, or is likely to have a material adverse effect on the EDC's electric distribution system, interconnection facilities or other facilities, or is likely to interrupt or materially interfere with the provision of electric utility service to other customers; or (3) that is likely to cause a material adverse effect on the DER facility or the interconnection equipment. Under emergency conditions, the EDC or the interconnection customer may suspend interconnection service and temporarily disconnect the DER facility from the electric distribution system. The EDC must notify the interconnection customer when it becomes aware of any conditions that might affect the interconnection customer's operation of the DER facility. The interconnection customer shall notify the EDC when it becomes aware of any condition that might affect the EDC's electric distribution system. To the extent information is known, the notification shall describe the condition, the extent of the damage or deficiency, the expected effect on the operation of both Parties' facilities and operations, its anticipated duration, and the necessary corrective action.
- 3.4.2 Scheduled maintenance, construction, or repair – the EDC may interrupt interconnection service or curtail the output of the DER facility and temporarily disconnect the DER facility from the EDC's electric distribution system when necessary for scheduled maintenance, construction, or repairs on EDC's electric distribution system. The EDC shall provide the interconnection customer with notice no less than 5 business days before an interruption due to scheduled maintenance, construction, or repair, or the EDC shall provide notice immediately if the scheduled maintenance, construction, or repair is scheduled less than 5 business days in advance. The EDC shall coordinate the reduction or temporary disconnection with the interconnection customer; however, the interconnection customer is responsible for out-of-pocket costs incurred by the EDC for deferring or rescheduling maintenance, construction or repair at the interconnection customer's request.
- 3.4.3 Forced outages – The EDC may suspend interconnection service to repair the EDC's electric distribution system. The EDC shall provide the interconnection customer with prior notice, if possible. If prior notice is not possible, the EDC shall, upon written request, provide the interconnection customer with written documentation, after the fact, explaining the circumstances of the disconnection.

- 3.4.4 Adverse system impact – the EDC must provide the interconnection customer with written notice of its intention to disconnect the DER facility, if the EDC determines that operation of the DER facility creates an adverse system impact. The documentation that supports the EDC's decision to disconnect must be provided to the interconnection customer. The EDC may disconnect the DER facility if, after receipt of the notice, the interconnection customer fails to remedy the adverse system impact, unless emergency conditions exist, in which case, the provisions of Article 3.4.1 apply. The EDC may continue to leave the generating facility disconnected until the adverse system impact is corrected.
- 3.4.5 Modification of the DER facility – The interconnection customer must receive written authorization from the EDC prior to making any change to the DER facility, other than a minor equipment modification. If the interconnection customer modifies its facility without the EDC's prior written authorization, the EDC has the right to disconnect the DER facility until such time as the EDC concludes the modification poses no threat to the safety or reliability of its electric distribution system.
- 3.4.6 The EDC's compliance with Article 3 shall preclude any claim for damage for any lost opportunity or other costs incurred by the interconnection customer as a result of an interruption of service under Article 3. Any dispute over whether the EDC complied with Article 3 shall be resolved in accordance with the dispute resolution mechanism set forth in Article 8.

#### **Article 4. Cost Responsibility for Interconnection Facilities and Distribution Upgrades**

##### 4.1 Interconnection Facilities

- 4.1.1 The interconnection customer shall pay, or reimburse the EDC, as applicable, for the cost of the interconnection facilities itemized in Attachment 3. The EDC shall identify the additional interconnection facilities necessary to interconnect the DER facility with the EDC's electric distribution system, the cost of those facilities, and the time required to build and install those facilities, as well as an estimated date of completion of the building or installation of those facilities.
- 4.1.2 The interconnection customer is responsible for its expenses, including overheads, associated with owning, operating, maintaining, repairing, and replacing its interconnection equipment.

##### 4.2 Distribution Upgrades

The EDC shall design, procure, construct, install, and own any distribution upgrades. The actual cost of the distribution upgrades, including overheads, shall be directly assigned to the interconnection customer whose DER facility caused the need for the distribution upgrades.

## **Article 5. Billing, Payment, Milestones, and Financial Security**

- 5.1 Billing and Payment Procedures and Final Accounting (Applies to additional reviews conducted under a Level 1, 2 or 3 review with EDC construction necessary for accommodating the DER facility and Level 4 reviews)
- 5.1.1 The EDC shall bill the interconnection customer for the design, engineering, construction, and procurement costs of EDC-provided interconnection facilities and distribution upgrades contemplated by this Agreement as set forth in Attachment 3. The billing shall occur on a monthly basis, or as otherwise agreed to between the Parties. The interconnection customer shall pay each bill within 30 calendar days after receipt, or as otherwise agreed to between the Parties.
- 5.1.2 Unless waived by the interconnection customer, within 90 calendar days after completing the construction and installation of the EDC's interconnection facilities and distribution upgrades described in Attachments 2 and 3 to this Agreement, the EDC shall provide the interconnection customer with a final accounting report of any difference between (1) the actual cost incurred to complete the construction and installation of the EDC's interconnection facilities and distribution upgrades; and (2) the interconnection customer's previous deposit and aggregate payments to the EDC for the interconnection facilities and distribution upgrades. If the interconnection customer's cost responsibility exceeds its previous deposit and aggregate payments, the EDC shall invoice the interconnection customer for the amount due and the interconnection customer shall pay the EDC within 30 calendar days. If the interconnection customer's previous deposit and aggregate payments exceed its cost responsibility under this Agreement, the EDC shall refund to the interconnection customer an amount equal to the difference within 30 calendar days after the final accounting report. Upon request from the interconnection customer, if the difference between the budget estimate and the actual cost exceeds 20%, the EDC will provide a written explanation for the difference.
- 5.1.3 If a Party disputes any portion of its payment obligation pursuant to this Article 5, the Party shall pay in a timely manner all non-disputed portions of its invoice, and the disputed amount shall be resolved pursuant to the dispute resolution provisions contained in Article 8. A Party disputing a portion of an Article 5 payment shall not be considered to be in default of its obligations under this Article.
- 5.2 Interconnection Customer Deposit  
Within 15 business days after signing and returning the interconnection agreement to the EDC, the interconnection customer shall provide the EDC with a deposit equal to 100% of the estimated, non-binding cost to procure, install, or construct any such facilities (the "Security Deposit"). However, when the estimated date of completion of the building or installation of facilities exceeds three months from the date of notification, pursuant to Article 4.1.1 of this Agreement, this deposit may be held in escrow by a mutually agreed-

upon third-party, with any interest to inure to the benefit of the interconnection customer. To the extent that this interconnection agreement is terminated for any reason, the EDC shall return all deposits provided by the interconnection customer, less any actual costs incurred by the EDC.

## **Article 6. Assignment, Limitation on Damages, Indemnity, Force Majeure, and Default**

### 6.1 Assignment

This Agreement may be assigned by either Party. If the interconnection customer attempts to assign this Agreement, the assignee must agree to the terms of this Agreement in writing and such writing must be provided to the EDC. Any attempted assignment that violates this Article is void and ineffective. Assignment shall not relieve a Party of its obligations, nor shall a Party's obligations be enlarged, in whole or in part, by reason of the assignment. An assignee is responsible for meeting the same obligations as the assignor.

6.1.1 Either Party may assign this Agreement without the consent of the other Party to any affiliate (including mergers, consolidations, or transfers, or a sale of a substantial portion of the Party's assets, between the Party and another entity), of the assigning Party that has an equal or greater credit rating and the legal authority and operational ability to satisfy the obligations of the assigning Party under this Agreement.

6.1.2 The interconnection customer can assign this Agreement, without the consent of the EDC, for collateral security purposes to aid in providing financing for the DER facility.

### 6.2 Limitation on Damages

Except for cases of gross negligence or willful misconduct, the liability of any Party to this Agreement shall be limited to direct actual damages and reasonable attorney's fees, and all other damages at law are waived. Under no circumstances, except for cases of gross negligence or willful misconduct, shall any Party or its directors, officers, employees and agents, or any of them, be liable to another Party, whether in tort, contract or other basis in law or equity for any special, indirect, punitive, exemplary or consequential damages, including lost profits, lost revenues, replacement power, cost of capital or replacement equipment. This limitation on damages shall not affect any Party's rights to obtain equitable relief, including specific performance, as otherwise provided in this Agreement. The provisions of this Article 6.2 shall survive the termination or expiration of the Agreement.

### 6.3 Indemnity

6.3.1 This provision protects each Party from liability incurred to third parties as a result of carrying out the provisions of this Agreement. Liability under this provision is exempt from the general limitations on liability found in Article 6.2.

- 6.3.2 The interconnection customer shall indemnify and defend the EDC and the EDC's directors, officers, employees, and agents, from all damages and expenses resulting from a third party claim arising out of or based upon the interconnection customer's (a) negligence or willful misconduct or (b) breach of this Agreement.
- 6.3.3 The EDC shall indemnify and defend the interconnection customer and the interconnection customer's directors, officers, employees, and agents from all damages and expenses resulting from a third party claim arising out of or based upon the EDC's (a) negligence or willful misconduct or (b) breach of this Agreement.
- 6.3.4 Within 5 business days after receipt by an indemnified Party of any claim or notice that an action or administrative or legal proceeding or investigation as to which the indemnity provided for in this Article may apply has commenced, the indemnified Party shall notify the indemnifying Party of such fact. The failure to notify, or a delay in notification, shall not affect a Party's indemnification obligation unless that failure or delay is materially prejudicial to the indemnifying Party.
- 6.3.5 If an indemnified Party is entitled to indemnification under this Article as a result of a claim by a third party, and the indemnifying Party fails, after notice and reasonable opportunity to proceed under this Article, to assume the defense of such claim, that indemnified Party may, at the expense of the indemnifying Party, contest, settle or consent to the entry of any judgment with respect to, or pay in full, the claim.
- 6.3.6 If an indemnifying Party is obligated to indemnify and hold any indemnified Party harmless under this Article, the amount owing to the indemnified person shall be the amount of the indemnified Party's actual loss, net of any insurance or other recovery.

#### 6.4 Force Majeure

- 6.4.1 As used in this Article, a force majeure event shall mean any act of God, labor disturbance, act of the public enemy, war, acts of terrorism, insurrection, riot, fire, storm or flood, explosion, breakage or accident to machinery or equipment through no direct, indirect, or contributory act of a Party, any order, regulation or restriction imposed by governmental, military or lawfully established civilian authorities, or any other cause beyond a Party's control. A force majeure event does not include an act of gross negligence or intentional wrongdoing by the Party claiming force majeure.
- 6.4.2 If a force majeure event prevents a Party from fulfilling any obligations under this Agreement, the Party affected by the force majeure event ("Affected Party") shall notify the other Party of the existence of the force majeure event within one

business day. The notification must specify the circumstances of the force majeure event, its expected duration, and the steps that the Affected Party is taking and will take to mitigate the effects of the event on its performance. If the initial notification is verbal, it must be followed up with a written notification within one business day. The Affected Party shall keep the other Party informed on a continuing basis of developments relating to the force majeure event until the event ends. The Affected Party may suspend or modify its obligations under this Agreement (other than the obligation to make payments) only to the extent that the effect of the force majeure event cannot be otherwise mitigated.

## 6.5 Default

- 6.5.1 No default shall exist when the failure to discharge an obligation (other than the payment of money) results from a force majeure event as defined in this Agreement, or the result of an act or omission of the other Party.
- 6.5.2 A Party shall be in default ("Default") of this Agreement if it fails in any material respect to comply with, observe or perform, or defaults in the performance of, any covenant or obligation under this Agreement and fails to cure the failure within 60 calendar days after receiving written notice from the other Party. Upon a default of this Agreement, the non-defaulting Party shall give written notice of the default to the defaulting Party. Except as provided in Article 6.5.3, the defaulting Party has 60 calendar days after receipt of the default notice to cure the default; provided, however, if the default cannot be cured within 60 calendar days, the defaulting Party shall commence the cure within 20 calendar days after original notice and complete the cure within six months from receipt of the default notice; and, if cured within that time, the default specified in the notice shall cease to exist.
- 6.5.3 If a Party has assigned this Agreement in a manner that is not specifically authorized by Article 6.1, fails to provide reasonable access pursuant to Article 2.3, and is in default of its obligations pursuant to Article 7, or if a Party is in default of its payment obligations pursuant to Article 5 of this Agreement, the defaulting Party has 30 days from receipt of the default notice to cure the default.
- 6.5.4 If a default is not cured as provided for in this Article, or if a default is not capable of being cured within the period provided for in this Article, the non-defaulting Party shall have the right to terminate this Agreement by written notice, and be relieved of any further obligation under this Agreement and, whether or not that Party terminates this Agreement, to recover from the defaulting Party all amounts due under this Agreement, plus all other damages and remedies to which it is entitled at law or in equity. The provisions of this Article shall survive termination of this Agreement.

## **Article 7. Insurance**

For DER facilities with a nameplate capacity of 1 MVA or above, the interconnection customer shall carry sufficient insurance coverage so that the maximum comprehensive/general liability coverage that is continuously maintained by the interconnection customer during the term shall be not less than \$2,000,000 for each occurrence, and an aggregate, if any, of at least \$4,000,000. The EDC, its officers, employees and agents shall be added as an additional insured on this policy. The interconnection customer agrees to provide the EDC with at least 30 calendar days advance written notice of cancellation, reduction in limits, or non-renewal of any insurance policy required by this Article.

## **Article 8. Dispute Resolution**

- 8.1 Parties shall attempt to resolve all disputes regarding interconnection as provided in this Article in a good faith manner.
- 8.2 If there is a dispute between the Parties about implementation or an interpretation of the Agreement, the aggrieved Party shall issue a written notice to the other Party to the agreement that specifies the dispute and the Agreement articles that are disputed.
- 8.3 A meeting between the Parties shall be held within 10 days after receipt of the written notice. Persons with decision-making authority from each Party shall attend the meeting. If the dispute involves technical issues, persons with sufficient technical expertise and familiarity with the issue in dispute from each Party shall also attend the meeting. The meeting may be conducted by teleconference. The informal process between the parties shall extend 30 days after the receipt of written notice, after which the dispute is deemed resolved and the timeframes for decisions within the interconnection process procedures described in Article 8.4 or files a formal complaint at the Commission prior to the end of the 30-day period.
- 8.4 If the parties are unable to resolve the dispute through the process outlined in Article 8.3, either party may submit the interconnection dispute to an Ombudsman for non-binding arbitration. The party electing non-binding arbitration shall notify the other party of the request in writing. The non-binding arbitration process is limited to 60 days, absent mutual agreement of the parties and the Ombudsman to a longer period.
- 8.5 Each party shall bear its own fees, costs and expenses and an equal share of the expenses of the non-binding arbitration.
- 8.6 Within 10 days after the conclusion of the procedures in Article 8.4, either party may initiate a formal complaint with the Commission and ask for an expedited resolution of the dispute. If the complaint seeks expedited resolution, any written recommendation of the Ombudsman shall be appended to the complaint. The formal complaint shall proceed as a contested hearing pursuant to the Commission's Rules of Practice.

- 8.7 A party may, after good faith negotiations have failed, decline to pursue non-binding arbitration and instead initiate a formal complaint with the Commission. The formal complaint shall proceed as a contested hearing pursuant to the Commission's Rules of Practice.
- 8.8 Pursuit of dispute resolution may not affect an interconnection request or an interconnection applicant's position in the EDC's interconnection queue.
- 8.9 If the Parties fail to resolve their dispute under the dispute resolution provisions of this Article, nothing in this Article shall affect any Party's rights to obtain equitable relief, including specific performance, as otherwise provided in this Agreement.

#### **Article 9. Miscellaneous**

- 9.1 **Governing Law, Regulatory Authority, and Rules**  
The validity, interpretation and enforcement of this Agreement and each of its provisions shall be governed by the laws of the State of Illinois, without regard to its conflicts of law principles. This Agreement is subject to all applicable laws and regulations. Each Party expressly reserves the right to seek change in, appeal, or otherwise contest any laws, orders or regulations of a governmental authority. The language in all parts of this Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against the EDC or interconnection customer, regardless of the involvement of either Party in drafting this Agreement.
- 9.2 **Amendment**  
Modification of this Agreement shall be only by a written instrument duly executed by both Parties.
- 9.3 **No Third-Party Beneficiaries**  
This Agreement is not intended to and does not create rights, remedies, or benefits of any character whatsoever in favor of any persons, corporations, associations, or entities other than the Parties, and the obligations in this Agreement assumed are solely for the use and benefit of the Parties, their successors in interest and, where permitted, their assigns.
- 9.4 **Waiver**
- 9.4.1 Except as otherwise provided in this Agreement, a Party's compliance with any obligation, covenant, agreement, or condition in this Agreement may be waived by the Party entitled to the benefits thereof only by a written instrument signed by the Party granting the waiver, but the waiver or failure to insist upon strict compliance with the obligation, covenant, agreement, or condition shall not operate as a waiver of, or estoppel with respect to, any subsequent or other failure.
- 9.4.2 Failure of any Party to enforce or insist upon compliance with any of the terms or conditions of this Agreement, or to give notice or declare this Agreement or the

rights under this Agreement terminated, shall not constitute a waiver or relinquishment of any rights set out in this Agreement, but the same shall be and remain at all times in full force and effect, unless and only to the extent expressly set forth in a written document signed by that Party granting the waiver or relinquishing any such rights. Any waiver granted, or relinquishment of any right, by a Party shall not operate as a relinquishment of any other rights or a waiver of any other failure of the Party granted the waiver to comply with any obligation, covenant, agreement, or condition of this Agreement.

9.5 Entire Agreement

Except as provided in Article 9.1, this Agreement, including all attachments, constitutes the entire Agreement between the Parties with reference to the subject matter of this Agreement, and supersedes all prior and contemporaneous understandings or agreements, oral or written, between the Parties with respect to the subject matter of this Agreement. There are no other agreements, representations, warranties, or covenants that constitute any part of the consideration for, or any condition to, either Party's compliance with its obligations under this Agreement.

9.6 Multiple Counterparts

This Agreement may be executed in two or more counterparts, each of which is deemed an original, but all constitute one and the same instrument.

9.7 No Partnership

This Agreement shall not be interpreted or construed to create an association, joint venture, agency relationship, or partnership between the Parties, or to impose any partnership obligation or partnership liability upon either Party. Neither Party shall have any right, power or authority to enter into any agreement or undertaking for, or act on behalf of, or to act as or be an agent or representative of, or to otherwise bind, the other Party.

9.8 Severability

If any provision or portion of this Agreement shall for any reason be held or adjudged to be invalid or illegal or unenforceable by any court of competent jurisdiction or other governmental authority, (1) that portion or provision shall be deemed separate and independent, (2) the Parties shall negotiate in good faith to restore insofar as practicable the benefits to each Party that were affected by the ruling, and (3) the remainder of this Agreement shall remain in full force and effect.

9.9 Environmental Releases

Each Party shall notify the other Party of the release of any hazardous substances, any asbestos or lead abatement activities, or any type of remediation activities related to the DER facility or the interconnection facilities, each of which may reasonably be expected to affect the other Party. The notifying Party shall (1) provide the notice as soon as practicable, provided that Party makes a good faith effort to provide the notice no later than 24 hours after that Party becomes aware of the occurrence, and (2) promptly furnish

to the other Party copies of any publicly available reports filed with any governmental authorities addressing such events.

9.10 Subcontractors

Nothing in this Agreement shall prevent a Party from using the services of any subcontractor it deems appropriate to perform its obligations under this Agreement; provided, however, that each Party shall require its subcontractors to comply with all applicable terms and conditions of this Agreement in providing services and each Party shall remain primarily liable to the other Party for the performance of the subcontractor.

9.10.1 A subcontract relationship does not relieve any Party of any of its obligations under this Agreement. The hiring Party remains responsible to the other Party for the acts or omissions of its subcontractor. Any applicable obligation imposed by this Agreement upon the hiring Party shall be equally binding upon, and shall be construed as having application to, any subcontractor of the hiring Party.

9.10.2 The obligations under this Article cannot be limited in any way by any limitation of subcontractor's insurance.

**Article 10. Notices**

10.1 General

Unless otherwise provided in this Agreement, any written notice, demand, or request required or authorized in connection with this Agreement ("Notice") shall be deemed properly given if delivered in person, delivered by recognized national courier service, or sent by first class mail, postage prepaid, to the person specified below:

**If to Interconnection Customer:**

Interconnection  
Customer: Nexamp Solar, LLC  
Attention: \_\_\_\_\_  
Address: 101 Summer St., 2nd Fl  
City: Boston State: Massachusetts Zip: 02110  
Phone: 617-431-1440 Fax: \_\_\_\_\_ E-Mail: interconnections@nexamp.com

**If to EDC:**

EDC: Commonwealth Edison Company  
Attention: DER Interconnection  
Address: 2 Lincoln Center  
City: Oakbrook Terrace State: IL Zip: 60181  
Phone: 630-576-8158 E-Mail: interconnect@comed.com

**Alternative Forms of Notice**

Any notice or request required or permitted to be given by either Party to the other Party and not required by this Agreement to be in writing may be given by telephone, facsimile or e-mail to the telephone numbers and e-mail addresses set out above.

10.2 Billing and Payment

Billings and payments shall be sent to the addresses set out below:

**If to Interconnection Customer**

Interconnection  
Customer: Nexamp Solar, LLC  
Attention: \_\_\_\_\_  
Address: 101 Summer St., 2nd Fl  
City: Boston State: Massachusetts Zip: 02110  
Phone 617-431-1440 Fax \_\_\_\_\_ Email interconnections@nexamp.com

**If to EDC:**

EDC: Commonwealth Edison  
 Attention: DER Interconnection  
 Address: 2 Lincoln Center  
 City: Oakbrook Terrace State: IL Zip: 60181  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-Mail \_\_\_\_\_

10.3 Designated Operating Representative

The Parties may also designate operating representatives to conduct the communications that may be necessary or convenient for the administration of this Agreement. This person will also serve as the point of contact with respect to operations and maintenance of the Party's facilities.

**Interconnection Customer's Operating Representative:** \_\_\_\_\_

Attention: |  
 Address: |  
 City: | State: | Zip: |  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-Mail \_\_\_\_\_

**EDC's Operating Representative:**

Commonwealth Edison Company  
 Attention: Customer Operations  
 Address: ComEd - 2 Lincoln Center – Call Center  
 City: Oakbrook State: IL Zip: 60181  
 Phone 1-800-334-7661 Fax \_\_\_\_\_ E-Mail \_\_\_\_\_

10.4 Changes to the Notice Information

Either Party may change this notice information by giving five business days written notice before the effective date of the change.

**Article 11. Signatures**

**IN WITNESS WHEREOF**, the Parties have caused this Agreement to be executed by their respective duly authorized representatives.

Project Name: 152392 Beecher Road Solar

**For the Interconnection Customer:**

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**For EDC:**

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

## Attachment 1

### Definitions

**Adverse system impact** – A negative effect that compromises the safety or reliability of the electric distribution system or materially affects the quality of electric service provided by the electric distribution company (EDC) to other customers.

**Applicable laws and regulations** – All duly promulgated applicable federal, State and local laws, regulations, rules, ordinances, codes, decrees, judgments, directives, or judicial or administrative orders, permits and other duly authorized actions of any governmental authority, having jurisdiction over the Parties.

**Commissioning test** – Tests applied to a energy resources facility by the applicant after construction is completed to verify that the facility does not create adverse system impacts. At a minimum, the scope of the commissioning tests performed shall include the commissioning test specified by IEEE Standard 1547 Section 5.4 "Commissioning tests."

**Distributed energy resources (DER) facility** – The equipment used by an interconnection customer to generate or store electricity that operates in parallel with the electric distribution system. A DER facility typically includes an electric generator, prime mover, and the interconnection equipment required to safely interconnect with the electric distribution system or a local electric power system.

**Distribution upgrades** – A required addition or modification to the EDC's electric distribution system at or beyond the point of interconnection to accommodate the interconnection of a DER facility. Distribution upgrades do not include interconnection facilities.

**Electric distribution company or EDC** – Any electric utility entity subject to the jurisdiction of the Illinois Commerce Commission.

**Electric distribution system** – The facilities and equipment used to transmit electricity to ultimate usage points such as homes and industries from interchanges with higher voltage transmission networks that transport bulk power over longer distances. The voltage levels at which electric distribution systems operate differ among areas but generally carry less than 100 kilovolts of electricity. Electric distribution system has the same meaning as the term Area EPS, as defined in 3.1.6.1 of IEEE Standard 1547.

**Facilities study** – An engineering study conducted by the EDC to determine the required modifications to the EDC's electric distribution system, including the cost and the time required to build and install the modifications, as necessary to accommodate an interconnection request.

**Force majeure event** – Any act of God, labor disturbance, act of the public enemy, war, acts of terrorism, insurrection, riot, fire, storm or flood, explosion, breakage or accident to machinery or equipment through no direct, indirect, or contributory act of a Party, any order, regulation or restriction imposed by governmental, military or lawfully established civilian authorities, or any

other cause beyond a Party's control. A force majeure event does not include an act of gross negligence or intentional wrongdoing.

**Governmental authority** – Any federal, State, local or other governmental regulatory or administrative agency, court, commission, department, board, other governmental subdivision, legislature, rulemaking board, tribunal, or other governmental authority having jurisdiction over the Parties, their respective facilities, or the respective services they provide, and exercising or entitled to exercise any administrative, executive, police, or taxing authority or power; provided, however, that this term does not include the interconnection customer, EDC or any affiliate of either.

**IEEE Standard 1547** – The Institute of Electrical and Electronics Engineers, Inc. (IEEE), 3 Park Avenue, New York NY 10016-5997, Standard 1547 (2003), "Standard for Interconnecting Distributed Resources with Electric Power Systems."

**IEEE Standard 1547.1** – The IEEE Standard 1547.1 (2005), "Conformance Test Procedures for Equipment Interconnecting Distributed Resources with Electric Power Systems."

**Illinois standard distributed energy resources Interconnection Rules** – The most current version of the procedures for interconnecting distributed energy resources facilities adopted by the Illinois Commerce Commission. See 83 Ill. Adm. Code 466

**Interconnection agreement or Agreement** – The agreement between the interconnection customer and the EDC. The interconnection agreement governs the connection of the DER facility to the EDC's electric distribution system and the ongoing operation of the DER facility after it is connected to the EDC's electric distribution system.

**Interconnection customer** – The entity entering into this Agreement for the purpose of interconnecting a DER facility to the EDC's electric distribution system.

**Interconnection equipment** – A group of components or an integrated system connecting an electric generator with a local electric power system or an electric distribution system that includes all interface equipment, including switchgear, protective devices, inverters or other interface devices. Interconnection equipment may be installed as part of an integrated equipment package that includes a generator or other electric source.

**Interconnection facilities** – Facilities and equipment required by the EDC to accommodate the interconnection of a DER facility. Collectively, interconnection facilities include all facilities, and equipment between the DER facility and the point of interconnection, including modification, additions, or upgrades that are necessary to physically and electrically interconnect the DER facility to the electric distribution system. Interconnection facilities are sole use facilities and do not include distribution upgrades.

**Interconnection request** – An interconnection customer's request, on the required form, for the interconnection of a new DER facility, or to increase the capacity or change the operating

characteristics of an existing DER facility that is interconnected with the EDC's electric distribution system.

**Interconnection study** – Any of the following studies, as determined to be appropriate by the EDC: the interconnection feasibility study, the interconnection system impact study, and the interconnection facilities study.

**Load customer** – An EDC customer whose primary business classification is not the production of electricity.

**Parallel operation or Parallel** – The state of operation that occurs when a DER facility is connected electrically to the electric distribution system.

**Point of interconnection** – The point where the DER facility is electrically connected to the electric distribution system. Point of interconnection has the same meaning as the term "point of common coupling" defined in 3.1.13 of IEEE Standard 1547.

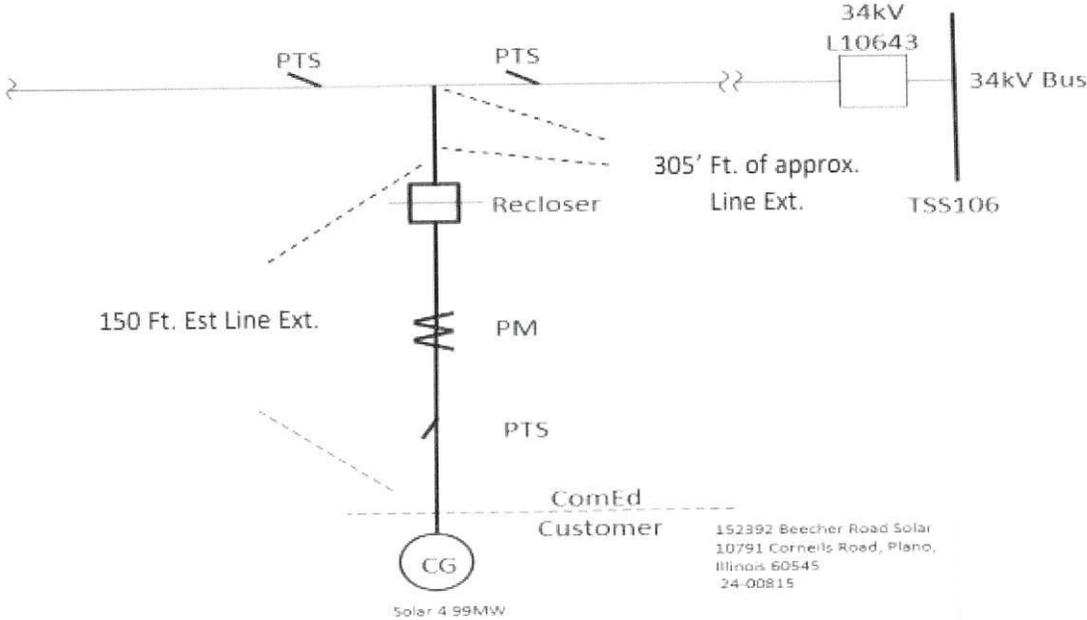
**Witness test** – For lab-certified equipment, verification (either by an on-site observation or review of documents) by the EDC that the interconnection installation evaluation required by IEEE Standard 1547 Section 5.3 and the commissioning test required by IEEE Standard 1547 Section 5.4 have been adequately performed. For interconnection equipment that has not been lab-certified, the witness test shall also include verification by the EDC of the on-site design tests required by IEEE Standard 1547 Section 5.1 and verification by the EDC of production tests required by IEEE Standard 1547 Section 5.2. All tests verified by the EDC are to be performed in accordance with the test procedures specified by IEEE Standard 1547.1.

Attachment 2

Construction Schedule, Proposed Equipment & Settings

This attachment is to be completed by the interconnection customer and shall include the following:

- 1. The construction schedule for the DER facility.  
The proposed construction schedule for the DER facility is identified in Attachment 3, Schedule for Customer Work.
- 2. A one-line diagram indicating the DER facility, interconnection equipment, interconnection facilities, metering equipment, and distribution upgrades.
- 3. Component specifications for equipment identified in the one-line diagram.
- 4. Component settings.
- 5. Proposed sequence of operations.
- 6. A three line diagram showing current potential circuits for protective relays.
- 7. Relay tripping and control schematic diagram.





- 4. An estimate of itemized costs charged by the EDC for interconnection, including overheads, is provided below\*.

Cost Summary	
[REDACTED]	[REDACTED]

*\*The scope of work and cost provided are intended to be an initial estimate based on information provided by the interconnection customer about its distributed generation system, and ComEd's engineering and design standards. The scope of work may be revised as location-specific conditions are identified during detailed design.*

5. An estimate for the time required to build and install the EDC's interconnection facilities based on results from prior studies and an estimate of the date upon which the facilities will be completed.

#### Schedule for EDC Work:

Project Authorization:	<b>Day 1 - The latter of execution of this agreement and receipt by the EDC of the security deposit set forth in Attachment 3.</b>
Deed, Plat of Survey and Demarcation Approval*:	<b>Day 0 -90</b>
Project Design:	<b>Day 20 - 254</b>
Material Procurement:	<b>Day 196 - 318</b>
Construction – Feeder Tie-In:	<b>Day 319 - 333</b>
Constructions – Substations Modifications:	<b>Day 334 - 341</b>
Acceptance Testing:	<b>Day 342 - 344</b>

*\*Deed and plat of survey need to be provided within 1 month of Project Authorization to start a site walkdown. The demarcation drawing will be issued by the EDC after the site walkdown and needs to be approved by the customer.*

#### Schedule for Customer Work per Attachment 2, Step 1:

Schedule for Customer Work		
Milestone	Description	Schedule (on/before)
2.1	Submittal of remainder of 100% deposit date	
2.1A	Submittal of deed, plat of survey and demarcation approval	
2.2	Begin construction date*	
2.3	Generator step-up transformers receive back feed power date	
2.4	Generating Test Date	
2.5	Desired In-Service Date	

*\*Construction date means customer has issued a notice to proceed to any contractor performing substantial work at the site AND physical activity has occurred at the site, such as grading, earthwork, equipment installation, or other civil works, signaling construction has begun.*

*EDC/ComEd requires a schedule amendment to be reviewed for any change in milestone >90 calendar days.*

6. Contingency Projects – Any contingencies noted: Yes

Contingent upgrades have been identified for this interconnection request that are currently the responsibility of an interconnection request that is earlier in the queue than this interconnection request. The scope and costs in Attachment 3, along with the contingent upgrade costs, are required in order for this interconnection request to receive permission to operate. If the contingent upgrades are delayed or not built by the earlier-queued interconnection request, it could cause a need for restudies of this interconnection request, and the contingent upgrades may become the responsibility of this interconnection request

Contingency Work Scope	
Cost	Scope
\$860,000	4300ft Line extension
\$280,000	Install new line side PTs

## Attachment 4

### Operating Requirements for Distributed Energy Resources Facilities Operating in Parallel

The EDC shall list specific operating practices that apply to this DER interconnection and the conditions under which each listed specific operating practice applies.

See Articles 1,7 Parallel Operation Obligations 1.9, Reactive Power, 1.10, Standards of Operation and as identified in the prior studies.

Any additional operational practices listed below:

- 1) Customer Transformer(s) Connection(s) at PCC ( 34kV ) - ComEd requires a Delta H.S. transformer winding for all customer connected transformers. The legacy design standard for the ComEd 34.5kV system is 200kV BIL. The current design standard for new 34kV lines is 150kV. All customer equipment should be rated accordingly.
- 2) Customer Photovoltaic System Inverter Modules - Transient Overvoltage (TOV) Limits: Customer inverters shall not by their design or application while interconnected to the ComEd system cause transient overvoltages (TOV) which exceed ComEd {12kV/34kV} line or equipment ratings during fault or switching operations. If the customer inverters cause objectionable overvoltages which exceed the ratings of the ComEd lines and equipment, then ComEd may require that the customer at their expense mitigate these issues to a level below the equipment design ratings.
- 3) Customer Equipment Short-Circuit Ratings - Customer equipment shall be rated for ultimate fault current levels: Ultimate 3 Phase - 16585 Amps and Ultimate 1 Phase - 21070 Amps.
- 4) Interconnections = 2.0MW using lab certified UL 1741 Inverters do not require any additional relay protection
- 5) All transformers require a high side protective operating device to operate under fault conditions.
- 6) ComEd Testing Group resources will be required to verify settings for required system protection prior to customer equipment being placed into service.
- 7) This photovoltaic installation shall only operate when it is connected to 34kV L10643 and when L10643 is fed from its normal breaker at TSS106.
- 8) Customer will be responsible to complete all subgrade and civil work on their property, if required for the interconnection facilities.
- 9) Customer will be responsible to purchase real estate or obtain the necessary right-of - way/ easements, to install the interconnection facilities.

**Attachment 5****Monitoring and Control Requirements**

This attachment is to be completed by the EDC and shall include the following:

1. The EDC's monitoring and control requirements must be specified, along with a reference to the EDC's written requirements documents from which these requirements are derived.
2. An internet link to the requirements documents.
3. The If applicable, a copy of any agreement between the interconnection customer and the EDC enabling the EDC to monitor and control the distributed energy resources facility in order to preserve distribution system reliability.

<https://www.comed.com/MyAccount/MyService/Pages/DistributionLess10k.aspx>

<http://standards.ieee.org>

**Attachment 6****Metering Requirements**

This attachment is to be completed by the EDC and shall include the following:

1. The metering requirements for the energy resources facility.

The specific metering requirements and equipment will be specified as part of the Detailed Engineering.

2. Identification of the appropriate tariffs that establish these requirements.
3. An internet link to these tariffs.

<https://www.comed.com/MyAccount/MyService/Pages/DistributionLess10k.aspx>

<https://www.comed.com/MyAccount/MyBillUsage/Pages/CurrentRatesTariffs.aspx>

**Attachment 7****As Built Documents**

This attachment is to be completed by the interconnection customer and shall include the following:

When it returns the certificate of completion to the EDC, the interconnection customer shall provide the EDC with documents detailing the as-built status of the following:

1. A one-line diagram indicating the distributed energy resources facility, interconnection equipment, interconnection facilities, and metering equipment.
2. Component specifications for equipment identified in the one-line diagram.
3. Component settings.
4. Proposed sequence of operations.
5. A three-line diagram showing current potential circuits for protective relays.
6. Relay tripping and control schematic diagram.

## Attachment 8 Other Provisions

The Parties agree to the following terms and conditions in connection with the distributed generation facility.

- 1.1 Nothing in this Agreement shall constitute an express or implied representation or warranty on the part of EDC with respect to the current or future availability of transmission service or create any obligation on the part of EDC to accept deliveries of energy unless the interconnection customer or a third party taking delivery of such energy has arranged for transmission service with PJM Interconnection LLC, or its successor in interest, the organization that operates the EDC's transmission system ("PJM") in accordance with the PJM tariff and applicable laws and regulations. EDC may charge for service over its electric distribution system to deliver energy or power from the distributed generation facility to or from the facilities controlled or operated by PJM that are used to provide transmission service pursuant to the PJM tariff.
- 1.2 This Agreement does not constitute an agreement to interconnect the interconnection customer to a PJM point of interconnection.
- 1.3 The interconnection customer shall not be allowed to construct any facilities or install any equipment which will be owned or operated by the EDC, without the prior written consent of the EDC, which consent may be conditioned on the Parties negotiating and agreeing upon provisions to govern such construction or installation.
- 1.4 Tax Status. Based on information provided by the interconnection customer, EDC will make the determination as to whether all costs and other amounts payable, and property to be transferred, by interconnection customer to EDC under this Agreement (collectively, the "Paid Amounts") satisfy the tax law provisions for non-taxable status, as referenced in this Section 1.4. For any amounts that EDC determines do not qualify for non-taxable status, the interconnection customer shall comply with this Section 1.4, including without limitation paying the applicable income tax gross-up as set forth herein.
  - 1.4.1 Tax Status
    - A. To qualify for non-taxable treatment with respect to the Paid Amounts, the interconnection customer must meet all qualifications and requirements as set forth in the tax laws ("Non-Taxable Treatment"). The determination of whether the Paid Amounts qualify for Non-Taxable Treatment shall be made by EDC, based on the information furnished by interconnection customer to determine tax treatment under the relevant tax law provisions.
    - B. To the extent EDC reasonably determines that all or a portion of the Paid Amounts qualify for Non-Taxable Treatment, both Parties intend to treat such

amounts as non-taxable contributions from interconnection customer to EDC for federal and state income tax purposes. With respect to any such Paid Amounts, interconnection customer agrees to maintain Non-Taxable Treatment for such amounts, and interconnection customer shall remain subject to the terms of this Section 1.4, in any subsequent or interim agreement related to this Agreement. To the extent EDC determines that all or a portion of the Paid Amounts are taxable, interconnection customer agrees to pay the income tax gross-up amount referenced in this Section 1.4.

#### 1.4.2 Tax Indemnity

For any amounts the Parties treat as non-taxable pursuant to Section 1.4.1, interconnection customer shall indemnify and hold harmless EDC for any costs or taxes, penalties, and interest that EDC incurs in the event that the IRS and/or a state taxing authority determines that the Paid Amounts are taxable income to EDC. In such an event, interconnection customer shall pay to EDC, on demand, the amount of any income taxes that the IRS or a state taxing authority assesses EDC in connection with the Paid Amounts, plus any applicable interest and/or penalties assessed EDC. In the event that EDC in its sole discretion chooses to contest such assessment and prevails in reducing or eliminating the tax, interest and/or penalties assessed against it, EDC shall refund to interconnection customer the excess of the amount paid to EDC pursuant to this Section 1.4 over the amount of the tax, interest and penalties for which EDC is finally determined to be liable. Interconnection customer's tax indemnification obligation under this section shall survive any termination of this Agreement or of any subsequent or interim agreement related to this Agreement.

#### 1.4.3 Income Tax Gross-Up

- A. In the event that interconnection customer does not establish to EDC's satisfaction within 15 days of the execution of this Agreement (the "Specified Date") that the Paid Amounts are or will be non-taxable, interconnection customer shall increase the amount of the Security Deposit to include any amounts described under this Section 1.4 regarding income tax gross-up.
- B. The required increase in the Security Deposit shall equal the amount necessary to permit EDC to pay all applicable income taxes ("Current Taxes") on the amounts to be paid by interconnection customer under this Agreement after taking into account the present value of future tax deductions for depreciation that would be available as a result of the anticipated payments or property transfers (the "Present Value Depreciation Amount"), with respect to such amounts. For this purpose, Current Taxes shall be computed based on the composite federal and state income

tax rates applicable to EDC at the time the Security Deposit is increased, determined using the highest marginal rates in effect at that time (the "Current Tax Rate"), and (ii) the Present Value Depreciation Amount shall be computed by discounting EDC's anticipated tax depreciation deductions associated with such payments or property transfers by its current weighted average cost of capital. EDC may draw on the Security Deposit on a quarterly basis based on the Paid Amounts received by EDC.

- C. Interconnection customer must provide the increase in the Security Deposit, in a form and with terms as acceptable to EDC, within 15 days of the Specified Date unless EDC notifies interconnection customer otherwise. The requirement for the increase in the Security Deposit under this Paragraph shall be treated as a milestone for purposes of Attachment 3 of this Agreement.
- D. Each Party shall cooperate with the other to maintain the other Party's tax status. Nothing in this Agreement is intended to adversely affect any entity's tax exempt status with respect to the issuance of bonds including, but not limited to, local furnishing bonds.
- E. In the event, and to the extent, (i) EDC subsequently determines that amounts for which interconnection customer has paid EDC are non-taxable, and (ii) EDC successfully obtains a refund of federal and/or state income tax originally paid with respect to such amounts, EDC shall timely return such amounts to the interconnection customer. For purposes hereof, EDC may make such a determination in light of subsequent IRS guidance, or other relevant authority. In the event of a successful refund claim by EDC, EDC shall return the remaining Security Deposit attributable to this Section 1.4, but no more than it obtains from the relevant taxing authority, less any reasonable fees incurred to secure such tax refund, to interconnection customer.
- 1.5 If any of EDC's facilities, in addition to those described in Section 2.3, are or will be located on interconnection customer's property, EDC shall have access to such facilities at all times and when practical, the EDC shall provide notice to the interconnection customer prior to using its right of access. Upon EDC's completion of final, detailed engineering, if EDC identifies any facilities which will be located on interconnection customer's property and requests written property rights in order to have such access, the interconnection customer shall provide such rights.
- 1.6 Interconnection customer shall also be responsible for paying in full to EDC all approved FERC and ICC rates and charges applicable to interconnection customer's connection to and usage of the electric distribution system, if any.

- 1.7 Interconnection customer shall not disclose any information labeled "CEII" or "Critical Energy Infrastructure Information" or other information labeled "Confidential" obtained pursuant to or in connection with this Agreement to any third party without the express written consent of the EDC, provided that interconnection customer may produce such information in response to a subpoena, discovery request or other compulsory process issued by a judicial body or governmental agency upon reasonable notice to the interconnection customer.
- 1.8 Each of the Parties shall provide the other party access to areas under its control as reasonably necessary to permit the other Party to perform its obligations under this Agreement, including operation and maintenance obligations. A Party that obtains such access shall comply with all safety rules applicable to the area to which access is obtained. Each Party agrees to inform the other Party's representatives of safety rules applicable to an area.
- 1.9 Article 5.1.2 of the Interconnection Agreement shall be modified as followed;
- The parties agree Article 5 Section 1.2 is stricken in its entirety and replaced with, "Within 120 calendar days after completing the construction and installation of the EDC's interconnection facilities and distribution upgrades described in Attachments 2 and 3 to this Agreement, the EDC shall provide the interconnection customer with a final accounting report of any difference between (1) the actual cost incurred to complete the construction and installation of the EDC's interconnection facilities and distribution upgrades; and (2) the interconnection customer's previous deposit and aggregate payments to the EDC for the interconnection facilities and distribution upgrades. If the interconnection customer's cost responsibility exceeds its previous deposit and aggregate payments, the EDC shall invoice the interconnection customer for the amount due and the interconnection customer shall make payment to the EDC within 30 calendar days. If the interconnection customer's previous deposit and aggregate payments exceed its cost responsibility under this Agreement, the EDC shall refund to the interconnection customer an amount equal to the difference within 30 calendar days after the final accounting report. Upon request from the interconnection customer, if the difference between the budget estimate and the actual cost exceeds 20%, the EDC will provide a written explanation for the difference."







LAW OFFICES  
OF

***Daniel J. Kramer***

**DANIEL J. KRAMER**

1107A SOUTH BRIDGE STREET  
YORKVILLE, ILLINOIS 60560  
(630) 553-9500  
Fax: (630) 553-5764

**KELLY A. HELLAND  
D.J. KRAMER**

August 15, 2024

Krysti Barksdale-Noble  
Director of Community Development  
Via E-mail and Hand Delivery: [knoble@yorkville.il.us](mailto:knoble@yorkville.il.us)

Sarah Mendez  
City Planner  
[smendez@yorkville.il.us](mailto:smendez@yorkville.il.us)

Re: Beecher Road Solar, LLC/Gary Bennett and Betty Bennett Owners Special Use and  
Variance Applications

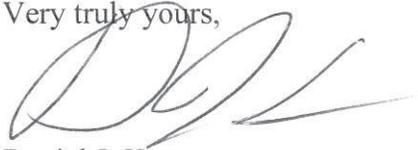
Dear Krysti and Sarah

Enclosed please find the Application for Special Use and Application for Variance along with  
the following items:

1. Application for Variance executed by Owners and Petitioner
2. Application for Special Use executed by Owners and Petitioner
3. \$21,035.00 check for Annexation and Special Use Fee
4. List of Adjoining Owners within 500 feet
5. Tax Print out showing property ownership
6. Cover letter detailing the project narrative/system design summary
7. Special Use Permit Plan Set
8. Electrical Diagram
9. Manufacturer's Specifications
10. Glare Analysis
11. Interconnection Agreement
12. Decommissioning Plan
13. Plat of Survey
14. Legal Description
15. Aerial Map
16. Vegetation Management Plan for Solar Site Utilizing Native Vegetation

Please review the same and if you have any questions or concerns please feel free to contact me.  
Please let me know the schedule of meetings.

Very truly yours,

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

Daniel J. Kramer  
Attorney at Law

DJK/cth  
Enclosures

To: United City of Yorkville, Plan Commission & Staff

Please be advised that We entered into Solar Leases for two separate projects with Nexamp, LLC in the United City of Yorkville. We have always prided Ourselves on maintaining an attractive looking Farmstead where We have Farmed for several decades before We Annexed to the United City of Yorkville.

Nexamp has been an extremely good Company for Our Family to work with and provides Us with support in Our Retirement age. We still farm the ground until it is developed with the two Solar Arrays. A good deal of the farmland that Nexamp is developing Their Projects on is in floodway and other designated flood areas that cannot be developed with any type of use other than the existing Agricultural Use or a Solar Array.

Due to the location of the flood areas it is not possible to develop the property in those areas with houses or any type of Commercial use. Our Homestead is heavily landscaped in front and Our Farm buildings and Farm home are going to remain the same. The new Solar Array project will be located directly behind the Homestead.

Due to that location, it is not going to be highly visible to anyone who drives by Our current Homestead, in fact eyes need to be directed carefully on the Road because of substantial curve in the Roadway near Our Homestead.

We definitely favor the Untied City of Yorkville approving both the Solar Special Use as well as granting Them a Variance from the 1,000 ft. front setback.

We have been advised going through City Ordinance that Corneils Road does not appear on the list of Roadways that requires the thousand foot setback. More importantly Nexamp has worked with us on a Landscape and reconfiguration design that leaves farmland still for Us to continue providing some farming on site and now moves the Solar Array back from the original Proposal of 471 Ft. to 917 Ft. from Corneils Road.

We heartily request that the United City of Yorkville approve both the Base Special Use and the Variance of the front setback acknowledging that 917 Ft. together with Our Farmstead, the Landscaping that We have, and the future Landscape provided in the Application of Nexamp for the Beacher Road Solar Project meets both the intent and spirit of the Ordinance. The project will be less visible from the Roadway (if at all) then the first project Approved by the United City of Yorkville.

We also would like the City to take into account, the fact when They needed a Utility Easement to cross Our Property to service Economically Beneficial Zoning Properties to the West We cooperated fully and in no way held the City up in obtaining a good result for the City. We thought We were being good neighbors and do feel that should be taken into account, specially since being the closest neighbor We are the most effected by the setback.

Thank you for your consideration. We would both attend the Plan Commission Meeting on March 14, 2025 if We were able. However due to some repetitive radiation treatments I receive for a Cancer illness, I am literally quarantined and not able to go near any other Family Members or Members of the Public and must stay home after those treatments for a two week period of

time. I am getting My most recent treatment on March 13, 2025 which is the reason that My wife and I cannot attend in person.

Respectfully submitted,

  
\_\_\_\_\_  
Gary Bennett

  
\_\_\_\_\_  
Betty Bennett



nexamp

**Beecher Road Solar, LLC**

08/07/2024

- Parcels
- Forested Wetland
- Non-Forested Wetland
- Salt Marsh
- Water

This map was created using Lataput | www.Lataput.com | Bigger Data Faster Maps Stronger Decisions



BEECHER ROAD SOLAR, LLC  
JULY 25, 2024  
02-08-300-008, 02-08-300-012, 02-08-300-011  
ILLINOIS DESIGN FIRM #184-005876

LEGAL DESCRIPTION PER NEAR NORTH TITLE GROUP AS ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. IL1808635--166, COMMITMENT DATE: SEPTEMBER 6, 2022 AT 7:00 A.M.

PARCEL 1:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°09'48" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 88°28'22" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 272.68 FEET; THENCE NORTH 00°46'58" WEST, 200.71 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00°52'50" WEST 1,057.46 FEET; THENCE NORTH 88°42'24" EAST, 857.86 FEET; THENCE NORTH 00°00'30" WEST, 375.0 FEET; THENCE NORTH 52°02'07" EAST, 315.0 FEET, THENCE NORTH 00°02'07" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 88°30'33" EAST, ALONG SAID NORTH LINE, 1,306.96 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 00°04'03" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,609.56 FEET TO A POINT WHICH IS 1,044.12 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 59°25'57" WEST, 694.32 FEET; THENCE SOUTH 81°55'57" WEST, 349.80 FEET; THENCE SOUTH 51°55'57" WEST 280.50 FEET; THENCE SOUTH 39°55'57" WEST, 153.78 FEET; THENCE SOUTH 86°06'25" WEST, 38.0 FEET THENCE SOUTH 33°09'12" WEST, 343.0 FEET; THENCE SOUTH 16°38'23" WEST 379.0 FEET TO THE CENTER LINE OF CORNEILS ROAD: THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE 596.0 FEET TO A LINE DRAWN SOUTH 00°21'50" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 WHICH IS 475.50 FEET, NORMALLY DISTANT, EASTERLY OF THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00°21'50" WEST ALONG SAID PARALLEL LINE, 194.89 FEET TO SAID SOUTH LINE; THENCE NORTH 00°09'48" EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 236.13 FEET TO A LINE DRAWN NORTH 89°02'55" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°02'55" WEST, 206.29 FEET TO A POINT OF BEGINNING; EXCEPT THAT PART THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHERNMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE OF CORNEILS ROAD, 67.47 FEET FOR A POINT OF BEGINNING; THENCE NORTH 16°38'25" EAST, 402.58 FEET; THENCE NORTH 33°09'12" EAST, 449.42 FEET; THENCE NORTH 52° EAST, 398.62 FEET; THENCE NORTH 11°27'20" EAST, 559.64 FEET; THENCE NORTH 00°02'07" EAST, 634.19 FEET; THENCE NORTH 89°57'53" WEST, 430.60 FEET TO A WESTERLY LINE OF SAID TRACT; THENCE NORTH 00°02'07" EAST ALONG SAID WESTERLY LINE 725.68 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS;

PARCEL 2:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°09'48" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 88°28'22" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 272.68 FEET; THENCE NORTH 00°46'58" WEST, 200.71 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00°52'50" WEST 1,057.46 FEET; THENCE NORTH 88°42'24" EAST, 857.86 FEET; THENCE NORTH 00°00'30" WEST, 375.0 FEET; THENCE NORTH 52°02'07" EAST, 315.0 FEET, THENCE NORTH 00°02'07" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 88°30'35" EAST, ALONG SAID NORTH LINE, 1,306.96 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 00°04'03" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,609.56 FEET TO A POINT WHICH IS 1,044.12 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 59°25'57" WEST, 694.32 FEET; THENCE SOUTH 81°55'57" WEST, 349.80 FEET; THENCE SOUTH 51°55'57" WEST



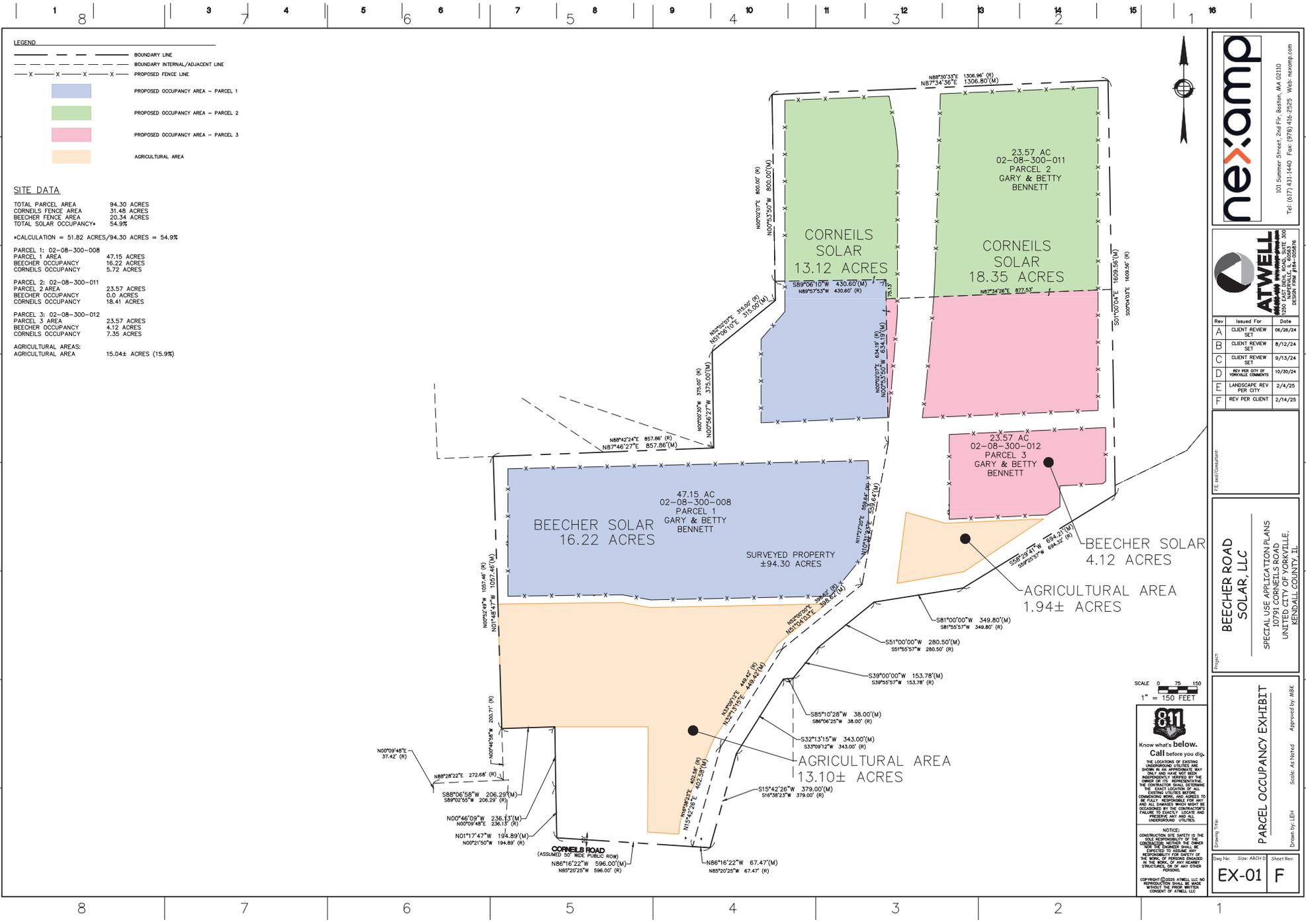
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PARCEL 3:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°09'48" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 88°26'22" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTH WEST 1/4, 272.66 FEET; THENCE NORTH 00°46'58" WEST, 200.71 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00°52'50" WEST 1,057.46 FEET; THENCE NORTH 88°42'24" EAST, 857.86 FEET; THENCE NORTH 00°00'30" WEST, 575.0 FEET; THENCE NORTH 52°02'07" EAST, 315.0 FEET, THENCE NORTH 00°02'07" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 88°30'33" EAST, ALONG SAID NORTH LINE, 1,306.96 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 00°04'03" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,609.56 FEET TO A POINT WHICH IS 1,044.12 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 59°25'57" WEST, 694.32 FEET; THENCE SOUTH 81°55'57" WEST, 349.80 FEET; THENCE SOUTH 51°55'57" WEST 280.50 FEET; THENCE SOUTH 39°55'57" WEST, 153.78 FEET; THENCE SOUTH 86°06'25" WEST, 38.0 FEET; THENCE SOUTH 33°09'12" WEST, 343.0 FEET; THENCE SOUTH 16°38'23" WEST 379.0 FEET TO THE CENTER LINE OF CORNELIS ROAD; THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE 596.0 FEET TO A LINE DRAWN SOUTH 00°21'50" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 WHICH IS 475.50 FEET, NORMALLY DISTANT, EASTERLY OF THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00°21'50" WEST, ALONG SAID PARALLEL LINE, 194.89 FEET TO SAID SOUTH LINE; THENCE NORTH 00°09'48" EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 236.13 FEET TO A LINE DRAWN NORTH 89°02'55" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°02'55" WEST, 206.29 FEET

TO A POINT OF BEGINNING; EXCEPT THAT PART THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHERNMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE OF CORNELIS ROAD, 67.47 FEET FOR A POINT OF BEGINNING; THENCE NORTH 16°38'23" EAST, 402.58 FEET; THENCE NORTH 33°09'12" EAST, 449.42 FEET; THENCE NORTH 52°00'00" EAST, 398.62 FEET; THENCE NORTH 11°27'20" EAST, 559.64 FEET; THENCE NORTH 00°02'07" EAST, 634.19 FEET; THENCE NORTH 89°57'53" WEST, 430.60 FEET TO A WESTERLY LINE OF SAID TRACT; THENCE NORTH 00°02'07" EAST ALONG SAID WESTERLY LINE 725.68 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4, AND EXCEPT THAT PART THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE OF THE NORTHERLY 812.20 FEET, MEASURED ALONG THE EASTERLY LINE, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

CAD FILE: 24031828000 OCCUPANCY EXHIBIT 1002-02-141016



**LEGEND**

---	BOUNDARY LINE
- - - -	BOUNDARY INTERNAL/ADJACENT LINE
X X X X	PROPOSED FENCE LINE
[Blue Box]	PROPOSED OCCUPANCY AREA - PARCEL 1
[Green Box]	PROPOSED OCCUPANCY AREA - PARCEL 2
[Pink Box]	PROPOSED OCCUPANCY AREA - PARCEL 3
[Orange Box]	AGRICULTURAL AREA

**SITE DATA**

TOTAL PARCEL AREA	94.30 ACRES
CORNELIS FENCE AREA	31.48 ACRES
BEECHER FENCE AREA	20.34 ACRES
TOTAL SOLAR OCCUPANCY*	54.9%
*CALCULATION = 51.82 ACRES/94.30 ACRES = 54.9%	
<b>PARCEL 1: 02-08-300-008</b>	
PARCEL 1 AREA	47.15 ACRES
BEECHER OCCUPANCY	16.22 ACRES
CORNELIS OCCUPANCY	5.72 ACRES
<b>PARCEL 2: 02-08-300-011</b>	
PARCEL 2 AREA	23.57 ACRES
BEECHER OCCUPANCY	0.0 ACRES
CORNELIS OCCUPANCY	18.41 ACRES
<b>PARCEL 3: 02-08-300-012</b>	
PARCEL 3 AREA	23.57 ACRES
BEECHER OCCUPANCY	4.12 ACRES
CORNELIS OCCUPANCY	7.33 ACRES
<b>AGRICULTURAL AREAS:</b>	
AGRICULTURAL AREA	15.04± ACRES (15.9%)

SCALE 0 75 150  
1" = 150 FEET

Know what's below.  
Call before you dig.  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE. ANY WORK AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. CONTRACTORS SHALL OBTAIN EXISTING UTILITIES BEFORE CONSTRUCTION AND SHALL BE RESPONSIBLE FOR SAFETY OF THE WORK. NO WORK SHOULD BE PERFORMED UNLESS THE UTILITIES TO EXACTLY LOCATE AND DEPTH ARE KNOWN AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY OF THE WORK. NO WORK SHOULD BE PERFORMED UNLESS THE UTILITIES TO EXACTLY LOCATE AND DEPTH ARE KNOWN AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

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101 Summer Street, 2nd Flr, Boston, MA 02110  
Tel: (617) 431-1440 Fax: (978) 416-2525 Web: nexamp.com

**ATWELL**  
ATWELL ENGINEERING & ARCHITECTURE  
1000 N. MAIN STREET, SUITE 200  
DORCHESTER, MA 01920  
TEL: 617.431.1440 FAX: 978.416.2525

Rev	Issued For	Date
A	CLIENT REVIEW SET	06/28/24
B	CLIENT REVIEW SET	8/12/24
C	CLIENT REVIEW SET	9/13/24
D	REV PER CITY OF WINDHAM COMMENTS	10/30/24
E	LANDSCAPE REV PER CITY	2/4/25
F	REV PER CLIENT	2/14/25

Project: BEECHER ROAD SOLAR, LLC  
SPECIAL USE APPLICATION PLANS  
10791 CORNELIS ROAD  
UNION CITY OF DORCHESTER, MA  
KENDALL COUNTY, IL

Scale: AS SHOWN  
Drawn by: LEH

Parcel OCCUPANCY EXHIBIT  
Scale: AS SHOWN  
Drawn by: LEH

Dwg No: ARCH 0 Sheet No: EX-01 F

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## **Beecher Road Solar, LLC - O&M Services Plan**

Beecher Road Solar, LLC, a wholly-owned subsidiary of Nexamp, Inc., as the developer and construction manager of an approximately 4.99-megawatt (AC) solar PV array on property owned by Gary L. Bennett and Betty S. Bennett at 10791 Corneils Road, Yorkville, Illinois is pleased to provide this Operation and Maintenance (O&M) services plan.

Nexamp Asset Management Services, Inc. (NAMS) is a full service photovoltaic Operations and Maintenance company, servicing more than 800 MW DC as of 2024. Beecher Road Solar, LLC intends to contract with NAMS in order to provide O&M services for the project for the first ten years of the system operation. At that time, Beecher Road Solar, LLC will revisit that contract and intends to renew the term.

Attached to this Services Plan is a typical scope of work for an O&M provider for a large-scale solar PV array. NAMS has used this scope of work as the basis for its services for infrastructure that it currently maintains. In the following template, “Contractor” represents NAMS and “Owner” represents the project owner, Beecher Road Solar, LLC.

The primary services under the scope of an O&M agreement include:

- Annual array maintenance inspections, remote monitoring and operation, unscheduled maintenance (fault detection and repair), and scheduled equipment replacement.
- On-site services typically require one or two pick-up trucks and two to four licensed technicians.
- Technicians perform work with hand tools and battery-operated power tools and rarely require generators or any motorized or heavy equipment.
- The array is designed to facilitate major equipment replacement using truck mounted boom lift every 10-15 years.
- Nexamp Solar, LLC will develop the site using a pile driven or screw mounting system for the array.

Maintenance Activities:

- Mowing operations are typically conducted zero to four times per season, depending on the weather conditions and resultant growth. Animal grazing is considered an alternative to mowing and may be employed at this site.
- If pollinator vegetation is installed at this site, the vegetation may be maintained up to 36 inches in height. During the establishment period (first 3 to 5 years following installation) mowing may be required more frequently. Once the pollinators are established mowing may occur as few as zero to one time per year.

- The entire Site is inspected for any erosion upon each site visit and maintenance activity, a minimum of two times per year. Any erosion to roads, embankments, drainage structures/basins, ground cover, etc. is repaired using similar methods to the initial install, with like equipment and materials. Potentially, additional erosion control blankets, jute netting, etc. will be added to protect the maintenance improvement.
- Depending on the array location and surrounding vegetation, an arborist with boom truck will thin shading tree growth and limbs adjacent to power lines.
- In the event that weed control is required, NAMS uses only non-persistent solutions previously approved for use by DEP and many municipalities for use in regulated and protected areas. The frequency of this activity is typically once annually, if at all. Work is typically performed by licensed applicators using trailer born and backpack spraying apparatus.
- Beecher Road Solar, LLC does not anticipate conducting module washing at this site. In the event that modules are washed, cleaning solution consists of 100% filtered water. Work is typically performed by two to four technicians using backpacks and scrubbing wands.
- Some snow removal may be required to allow site access during winter months, however no snow removal operations will be performed within the array areas. Snow clearing from modules may be completed depending on the amount and type of snow, two to four times per winter, to facilitate production. Snow clearing is completed manually by three to six laborers using hand held brooms and squeegees.
- Inspection of the storm water management facilities will occur at each site inspection, no less than biannually, with maintenance provided to restore the facilities to their original condition.

## **Scope of Work – O&M Services Contract**

Nexamp Asset Management Services (the “Contractor”) will provide O&M services for the proposed 4.99-Megawatt (AC) solar photovoltaic system located on property owned by Gary L. Bennett and Betty S. Bennett at 10791 Corneils Road, Yorkville, Illinois (the “Facility”). The services to be provided will include the operation, repair, monitoring and maintenance services listed below.

### **FACILITY OPERATIONS**

The Facility will be remotely operated in conformity to the operating specifications and requirements set forth in the O&M Manual, in compliance with prudent industry practices, in accordance with the terms and conditions of the interconnection agreement between the Owner and the local distribution utility, and in accordance with applicable law.

### **PERFORMANCE MONITORING AND OPERATIONS REPORTING**

During the Service Term, Contractor shall:

- At all times perform basic remote monitoring and operation of the Facility to make sure Facility is fully functional including all necessary remote data collection and record and report all meter data consistent with all Solar Program requirements.
- Provide Owner with web access to basic monitoring data.
- Provide Owner with monthly reporting of performance against predicted power and historical performance beginning two calendar months after the Commercial Operations Date (as defined as “Substantial Completion” in the EPC Agreement) is achieved, including, summaries of energy measured and reported by the Facility’s revenue grade meters, a summary of planned maintenance, and a summary of all forced outages and emergency response measures and the steps that were taken to resolve such forced outages and emergency situations.
- Provide copies of all such information no later than thirty (30) calendar days of making or receiving information pertaining to maintenance and/or repair pertaining to the system and/or any portion thereof or the Interconnection.
- Maintain warranty records with all inverter, module, and mounting suppliers.
- Maintain service agreements with DAS suppliers.

Prepare and submit required monthly reports, as the agent of Owner and after obtaining Owner’s prior approval, to report all metered data to the Production Tracking Facility (PTS).

## SCHEDULED INSPECTION AND MAINTENANCE

- Contractor will perform required maintenance of the Facility in accordance with the written manufacturer requirements for operation and maintenance of the equipment that is part of the Facility (such written instructions are included in the O&M Manual).
- Contractor will provide continuous 24/7 active monitoring of Facility performance and provide a single point of contact for Facility maintenance and repair related issues.
- Contractor will implement the preventive maintenance schedule, if any, for each item of equipment that is part of the Facility, as set forth in the relevant portions of the O&M Manual.
- Contractor will maintain maintenance logs, records and reports documenting the provision of O&M Services hereunder in sufficient detail to allow Owner to verify that the Facility is performing in accordance with the Project Warranty and the performance requirements for the Facility. Contractor shall maintain current revisions of the drawings, specifications, lists, clarifications and other materials relating to the Facility.
- Contractor will complete and submit to Owner in a timely manner maintenance log sheets to document Contractor's provision of Services as required hereby in sufficient detail to allow Owner to verify that the Facility is performing in accordance with the Project Warranty and the performance requirements for the Facility.
- Contractor will regularly maintain the Facility, in accordance with the O&M Manual, and provide annual on-site inspections by completing the following.
  - Visual inspection of all feeder terminations for corrosion.
  - Visual check of all power terminations/connections associated with the system e.g. DC combiner boxes, DC and AC disconnects, surge arrestors, inverters and PV modules and re-torque as necessary.
  - Test of ground continuity and correct any unsafe or abnormal issues.
  - Check of all DC and AC fuses in inverters, combiner boxes, and disconnects.
  - Testing and recording of voltage and amperage of the arrays at the string level.
  - Inspection of combiner boxes, disconnects and inverters with an infrared camera, with the purpose of detecting hotspots, bad connections, etc.
  - Conduct aerial infrared drone inspection to detect module and string issues
  - Checking of the mechanical and structural integrity of the system.

- Cleaning or replacement of inverter air filters where applicable if necessary.
- Checking of inverter housing for dust/water ingress.
- Checking and replacement of any unserviceable system labeling as necessary.
- Visual inspection of weather stations and calibration verification against monitored data.
- Checking of modules for excessive dirt and debris. Cleaning is excluded.
- Providing written documentation to include summary report of findings including actions taken and recommendations for additional maintenance or repairs, etc.

## **FAULT DETECTION AND DISPATCH**

- Contractor shall respond to all alarms, alerts and service requests pertaining to the system within 24 hours of such alarm, alert and/or service request, as personnel safety and weather conditions permit.
- Contractor shall monitor and respond to forced outages and performance trends. Contractor and Owner shall notify the other as soon as practically possible, but in no event later than twenty-four (24) hours following their discovery, of “**Forced Outage**”, which is defined as: (a) any material malfunction in the operation of the Facility and/or (b) any interruption in the delivery of energy to the Facility’s revenue grade meters. Contractor shall apply safe industry best practices to fully resolve any Forced Outage as quickly as possible. To the extent the correction of the Forced Outage requires either O&M Services or Warranty Services, Contractor shall initiate the O&M Services or Warranty Services needed to return the Facility to service within 24 hours of such notice, and where applicable, as manufacturer service capabilities permit. Contractor shall provide Owner with an estimate of the time necessary to return the Facility to fully operational service. Contractor agrees to notify the Owner as soon as practicable when the Facility returns to service, but in no event later than twenty-four (24) hours following the Facility’s return to service.
- Emergency. Contractor and Owner agree to notify the other upon the discovery of an Emergency condition pertaining to the Facility. If Contractor is notified of an Emergency condition by Owner or otherwise learns of an Emergency condition, Contractor agrees to promptly dispatch appropriate personnel to address such Emergency as quickly as possible in accordance with industry best practices, and as personnel safety permits. Contractor maintains the right to disconnect the Facility and/or to otherwise isolate the Facility from the electric distribution system servicing Owner’s and Owner’s property as a result of any Emergency condition pertaining to the Facility as determined at the Contractor’s discretion; provided, however, that the Contractor shall be responsible for any adverse consequences caused by such exercise of discretion if the exercise is negligent or represents a breach hereof.



August 16, 2024

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

**Re: SUP Application – Beecher Road Solar, LLC**  
Proposed 4.99-MW(AC) Commercial Solar Collector  
System

Applicant: Beecher Road Solar, LLC.  
Project Location: 10791 Corneils Road, Yorkville, IL  
60545

Dear Members of the Planning and Zoning Board, and County Board:

On behalf of Beecher Road Solar, LLC., please find enclosed and below is our:

- Project narrative and with project details
- Special Use Permit Application:
  - Special Use Permit Application
  - Special Use Permit Plan Set
  - Electrical Diagram
  - Manufacturer's Specifications
  - Glare Analysis
  - Interconnection Agreement
  - Decommissioning Plan
  - Plat of Survey
  - Legal Description
  - Aerial Map
- Application Fee



**Project Narrative:**

Beecher Road Solar, LLC is requesting approval of a Special Use Permit to allow for development and operation of a 4.99 (AC) ground-mounted distributed generation solar garden facility on the approximately 70-acre subject property (PINS: 02-08-300-008, 02-08-300-012). The project intends to develop approximately 30 acres of the overall parcel. The arrays would be installed over existing farmland and enclosed with a fenced area for safety and security measures.

**Nexamp Background:**

In 2007, U.S. Army veterans Will Thompson and Dan Leary realized a vision for making a range of renewable energy options more affordable and accessible to homeowners and businesses throughout the Commonwealth of Massachusetts. The pair launched NexGen Energy Solutions, a turnkey provider of renewable energy and carbon solutions, in their hometown of North Andover, Massachusetts. NexGen became Nexamp later in 2007.

During the early years, Nexamp delivered a variety of energy systems for residential, commercial, municipal and agricultural customers. Energy solutions offered included solar PV, solar thermal, micro-wind, geothermal heating and cooling, and a wide array of energy efficiency services. In 2011, the company began shifting its focus fully toward commercial and industrial solar facilities, working with businesses and municipalities that wanted to offset their traditional utility energy power using on-site renewable solar generation.

2015 marked Nexamp's first Community Solar project and the beginning of a new chapter for the company. Leveraging its integrated approach of developing, building, owning and operating solar plants, Nexamp turned its focus to community solar, and alongside that the mission of making the benefits of solar power available to everyone—homeowners, renters, non-profits, small businesses, farms and more. Nexamp was named NECEC Clean Energy Company of the Year in 2015 and a Solar Power World Top 3 Commercial Solar Developer in 2017.

In 2016, Mitsubishi's Diamond Generating Corporation made a significant investment in Nexamp, and in 2018 the group made an additional investment that gave it a controlling interest. Nexamp secured an additional round of investment in 2021, this time with Generate Capital, a leading clean energy private equity firm. Serving a rapidly expanding network of individuals, property owners, businesses and communities that benefit from its nationally distributed portfolio of solar assets, Nexamp is a Massachusetts-based, nationally headquartered solar company that is laying the groundwork for a cleaner, more secure and resilient energy future.



Nexamp entered the Illinois market in 2018, and has since become a market leader, with a large share of the currently operating community solar projects in the state.

**Project Details:**

In your review of this Special Use Permit request, we ask that staff, the Planning and Zoning Board, and City Council consider the following:

**I. Project components:**

- Solar modules (i.e. panels) are mounted on racking that slowly rotate and track the sun; there are approximately 11,616 modules proposed to be installed;
- At full tilt, the height of the solar array will be more than 20 feet in height;
- The solar modules are treated with anti-reflective coating to minimize glare;
- The racking is mounted to metal piles. Concrete foundations are not anticipated;
- The system will be remotely monitored, meaning there will be little traffic generated;
- Electrical cables will be installed underground for the entire project with exception of a series of poles necessary to interconnect with ComEd along Corneils Road;
- Perimeter security fencing up to 8 ft. height;
- Location of proposed structures is in compliance with City setback requirements;
- Existing drainage patterns will be maintained throughout the site to the maximum extent possible;
- Limited area of gravel driveway for site access and maintenance;
- The inverter and transformer will be located within the fence on a concrete equipment pad;
- Disturbed areas will be re-vegetated with a pollinator friendly seed mix;

**II. Construction:**

- Estimated approximately 20 to 30 jobs will be created during construction;
- Most jobs will be local but some may be brought in if the skill set required is not available;
- Typical jobs created include construction jobs - i.e. equipment operators, electricians, fence installers, laborers and construction managers;

**III. Development Schedule:**

- Anticipated construction start is Spring of 2026, depending on a number of factors;
- Duration of construction is typically +/- 6 months;



**IV. Traffic:**

- Construction traffic will typically be standard semi-tractor trailers – oversized loads are not anticipated;
- At the start of construction there may be a half dozen deliveries a day and will then taper off to 1 to 2 delivery trucks per day;
- There will be proximately 30 – 40 employees at a time during construction;

**V. Maintenance:**

- There are typically several site visits per year to maintain the system;
- No employees will be permanently located on-site;
- The site will be remotely monitored;
- Typically, Nexamp relies on rainfall to clean the panel surfaces. As such, it is not anticipated chemicals for cleaning the solar panels will be used, stored or disposed of on this site;
- Typically, any snowfall will slide off the panels. Therefore, we do not anticipate any snow removal unless necessary.

On behalf of Beecher Road Solar, LLC we thank you in advance for your consideration of our request for approval. We look forward to review of our submittal at the next Community Development meeting and Planning & Zoning Commission meetings. In the interim, please contact us with any questions regarding our submittal or if any additional information is required.

Sincerely,

Matt Kwiatkowski  
Business Development Manager  
P: 317-760-3190  
E: MKwiatkowski@nexamp.com

PATRICIA A BAKALA  
10711 CORNEILS RD  
PLANO IL 60545

JOHN MEYER  
90 SHORE DR  
OGDEN DUNES IN 463681007

MCARTHUR JOAN TR MCARTHUR JAMES B VIRGINIA TR  
10417 CORNEIL RD  
PLANO IL 60545

VAN THOMPSON CHARLES WALLIS LARRY A  
55 LANE 140B LAKE GEORGE  
FREMONT IN 46737

JOHN MEYER  
90 SHORE DR  
OGDEN DUNES IN 463681007

GARY BETTY BENNETT  
10791 CORNEILS RD  
PLANO IL 60545

JOHN MEYER  
90 SHORE DR  
OGDEN DUNES IN 463681007

VAN THOMPSON CHARLES WALLIS LARRY A  
55 LANE 140 B LAKE GEORGE  
FREMONT IN 46737

ROSENWINKEL FAMILY TRUST ET AL  
JOHN ROSENWINKEL  
10735 CHICAGO RD  
WATERMAN IL 60556

LORIE P TESKA  
1 ROYAL OAKS CT  
BRISTOL IL 60512

ROSENWINKEL FAMILY TRUST ET AL 501  
JOHN ROSENWINKEL  
10735 CHICAGO RD  
WATERMAN IL 60556

PATRICIA A BAKALA  
10711 CORNEILS RD  
PLANO IL 60545

CHARLES R JULIE E BENNETT  
10907 CORNEILS RD  
PLANO IL 60545

LARRY WALLIS NELSON LAND COMPANY  
55 LANE 140 B  
LAKE GEORGE  
FREMONT IN 46737

CHARLES R JULIE E BENNETT  
10907 CORNEILS RD  
PLANO IL 60545

GARY L BETTY S BENNETT  
10791 CORNEILS RD  
PLANO IL 60545

GARY BETTY BENNETT  
10791 CORNEILS RD  
PLANO IL 60545

ROSENWINKEL FAMILY TRUST ET AL 501  
JOHN ROSENWINKEL  
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PLANO IL 60545

MCARTHUR JOAN TR MCARTHUR JAMES B VIRGINIA TR  
10417 CORNEIL RD  
PLANO IL 60545

JOHN MEYER  
90 SHORE DR  
OGDEN DUNES IN 463681007

CHICAGO WB INVESTORS LLC  
c/o SAM ZABALA  
315 FLATBUSH AVE 302  
BROOKLYN NY 11217

GARY BETTY BENNETT  
10791 CORNEILS RD  
PLANO IL 60545

JOHN MEYER  
90 SHORE DR  
OGDEN DUNES IN 463681007

SCOTT BRUMMEL BRUMMEL REALTY TEQUILA SUNRISE ENTERPRISES LLC  
1107 S BRIDGE ST STE D  
YORKVILLE IL 60560

GARY BETTY BENNETT  
10791 CORNEILS RD  
PLANO IL 60545

PATRICIA A BAKALA  
10711 CORNEILS RD  
PLANO IL 60545

LARRY WALLIS NELSON LAND COMPANY  
55 LANE 140 B  
LAKE GEORGE  
FREMONT IN 46737

Property Information		
<b>Parcel Number</b> 02-08-300-008	<b>Site Address</b> 10791 CORNEILS RD PLANO, IL 60545	<b>Owner Name &amp; Address</b> BENNETT, GARY & BETTY 10791 CORNEILS RD PLANO, IL, 60545
<b>Tax Year</b> 2023 (Payable 2024) ▼		
<b>Sale Status</b> None	<b>Neighborhood Code</b>	<b>Land Use</b>
<b>Property Class</b> 0011 - HOMESITE-DWELLING	<b>Tax Code</b> BR001 -	<b>Tax Status</b> Taxable
<b>Net Taxable Value</b> 169,338	<b>Tax Rate</b> 8.202910	<b>Total Tax</b> \$14,126.40
<b>Township</b> Bristol Township	<b>Acres</b> 47.1859	<b>Mailing Address</b>
<b>Tract Number</b>	<b>Lot Size</b>	<b>TIF Base Value</b> 0
<b>Legal Description</b> SEC.17-37-7 DOC.87-1552		

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	13,000	137,788	21,550	8,000	0	180,338
Department of Revenue	13,000	137,788	21,550	8,000	0	180,338
Board of Review Equalized	13,000	137,788	21,550	8,000	0	180,338
Board of Review	13,000	137,788	21,550	8,000	0	180,338
S of A Equalized	13,000	137,788	21,550	8,000	0	180,338
Supervisor of Assessments	13,000	137,788	21,550	8,000	0	180,338
Township Assessor	13,000	137,788	21,550	8,000	0	180,338
Prior Year Equalized	13,000	137,788	21,550	8,000	0	180,338

Billing			
	1st Installment (Due 06/11/2024)	2nd Installment (Due 09/11/2024)	Totals
<b>Tax Billed</b>		\$6,945.32	\$13,890.64
<b>Penalty Billed</b>		\$0.00	\$0.00
<b>Cost Billed</b>		\$0.00	\$0.00
<b>Fees/Liens/SSA Billed</b>		\$117.88	\$235.76
<b>Total Billed</b>		\$7,063.20	\$14,126.40
<b>Amount Paid</b>		\$7,063.20	\$7,063.20
<b>Total Unpaid</b>		\$0.00	\$7,063.20
<b>Paid By</b>	BENNETT, GARY & BETTY		
<b>Date Paid</b>	6/11/2024		

No Forfeiture Information

Exemptions

Exemption Type	Requested Date	Granted Date	Renewal Date	Prorate Date	Requested Amount	Granted Amount
Owner Occupied	3/30/2010	3/30/2010	2/16/2023		6,000	6,000
Senior Citizen	2/24/2015	2/24/2015	2/16/2023		5,000	5,000

Farmland

Land Type	Acres	EAV
HOMESITE	1.8586	0
CROPLAND	41.5251	21,310
OTHER FARMLAND	3.4766	240
PUBLIC ROAD	0.3256	0
<b>Totals</b>	<b>47.1859</b>	<b>21,550</b>

[Click to open Farmland Details](#)

No Genealogy Information

Related Names

<b>Parcel Owner</b>	BENNETT, GARY & BETTY 10791 CORNEILS RD PLANO, IL, 60545	
<b>Mailing Flags</b>	Tax Bill Delinquent Notice	Change Notice Exemption Notice

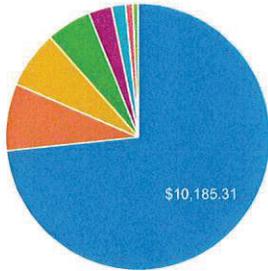
Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
2023	202300008467		10/24/2022	GARY & BETTY BENNET	UNITED CITY OF YORKVILLE	\$12,500.00	\$0.00	\$12,500.00
2023	202300008468		10/24/2022	GARY & BETTY BENNET	UNITED CITY OF YORKVILLE	\$12,500.00	\$0.00	\$12,500.00

No Redemptions

Taxing Bodies

District	Tax Rate	Extension
SCHOOL DIST CU-88	6.014780	\$10,185.31
BRISTOL-KENDALL FPD	0.671570	\$1,137.22
COUNTY	0.567050	\$960.22
JR COLLEGE #516	0.451510	\$764.58
PLANO COMM LIB DIST	0.227420	\$385.11
FOREST PRESERVE	0.142570	\$241.43
BRISTOL TOWNSHIP	0.074290	\$125.80
BRISTOL ROAD DISTRICT	0.053720	\$90.97
<b>TOTAL</b>	<b>8.202910</b>	<b>\$13,890.64</b>



- SCHOOL DIST CU-88
- BRISTOL-KENDALL FPD
- COUNTY
- JR COLLEGE #516
- PLANO COMM LIB DIST
- FOREST PRESERVE
- BRISTOL TOWNSHIP
- BRISTOL ROAD DISTRICT

Property Information		
<b>Parcel Number</b> 02-08-300-012	<b>Site Address</b>	<b>Owner Name &amp; Address</b> BENNETT, GARY L & BETTY S 10791 CORNIELS RD PLANO, IL, 60545
<b>Tax Year</b> 2023 (Payable 2024) ▼		
<b>Sale Status</b> None	<b>Neighborhood Code</b>	<b>Land Use</b>
<b>Property Class</b> 0021 - FARMLAND	<b>Tax Code</b> BR001 -	<b>Tax Status</b> Taxable
<b>Net Taxable Value</b> 12,560	<b>Tax Rate</b> 8.202910	<b>Total Tax</b> \$1,139.80
<b>Township</b> Bristol Township	<b>Acres</b> 21.9399	<b>Mailing Address</b>
<b>Tract Number</b>	<b>Lot Size</b>	<b>TIF Base Value</b> 0
<b>Legal Description</b> SEC 8 & 17-37-7 23.58 ACS DOC 89-2491 PT SW SEC 8-37-7 & PT NW SEC 17-37-7 LYG N OF RD		

Assessments							
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	
DOR Equalized	0	0	12,560	0	0	12,560	
Department of Revenue	0	0	12,560	0	0	12,560	
Board of Review Equalized	0	0	12,560	0	0	12,560	
Board of Review	0	0	12,560	0	0	12,560	
S of A Equalized	0	0	12,560	0	0	12,560	
Supervisor of Assessments	0	0	12,560	0	0	12,560	
Township Assessor	0	0	12,560	0	0	12,560	
Prior Year Equalized	0	0	11,770	0	0	11,770	

Billing			
	1st Installment (Due 06/11/2024)	2nd Installment (Due 09/11/2024)	Totals
<b>Tax Billed</b>		\$515.15	\$1,030.30
<b>Penalty Billed</b>		\$0.00	\$0.00
<b>Cost Billed</b>		\$0.00	\$0.00
<b>Fees/Liens/SSA Billed</b>		\$54.75	\$109.50
<b>Total Billed</b>		\$569.90	\$1,139.80
<b>Amount Paid</b>		\$569.90	\$569.90
<b>Total Unpaid</b>		\$0.00	\$569.90
<b>Paid By</b>	BENNETT, GARY L & BETTY S		
<b>Date Paid</b>	6/11/2024		

No Forfeiture Information

No Exemptions

Farmland

Land Type	Acres	EAV
CROPLAND	18.6696	12,330
OTHER FARMLAND	2.3796	190
WASTELAND - CONTRIB	0.8793	40
PUBLIC ROAD	0.0114	0
<b>Totals</b>	<b>21.9399</b>	<b>12,560</b>

[Click to open Farmland Details](#)

No Genealogy Information

Related Names

**Parcel Owner** BENNETT, GARY L & BETTY S  
10791 CORNIELS RD  
PLANO, IL, 60545

**Mailing Flags** Tax Bill Change Notice  
Delinquent Notice Exemption Notice

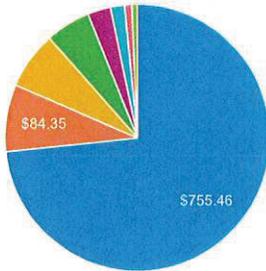
Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
2023	202300008467		10/24/2022	GARY & BETTY BENNET	UNITED CITY OF YORKVILLE	\$12,500.00	\$0.00	\$12,500.00
2023	202300008468		10/24/2022	GARY & BETTY BENNET	UNITED CITY OF YORKVILLE	\$12,500.00	\$0.00	\$12,500.00
2000	2000-3689	Deed	3/1/2000	KRESL, DORCAS A	BENNETT, GARY L & BETTY S	\$68,500.00	\$0.00	\$68,500.00

No Redemptions

Taxing Bodies

District	Tax Rate	Extension
SCHOOL DIST CU-88	6.014780	\$755.46
BRISTOL-KENDALL FPD	0.671570	\$84.35
COUNTY	0.567050	\$71.23
JR COLLEGE #516	0.451510	\$56.71
PLANO COMM LIB DIST	0.227420	\$28.56
FOREST PRESERVE	0.142570	\$17.91
BRISTOL TOWNSHIP	0.074290	\$9.33
BRISTOL ROAD DISTRICT	0.053720	\$6.75
<b>TOTAL</b>	<b>8.202910</b>	<b>\$1,030.30</b>



- SCHOOL DIST CU-88
- BRISTOL-KENDALL FPD
- COUNTY
- JR COLLEGE #516
- PLANO COMM LIB DIST
- FOREST PRESERVE
- BRISTOL TOWNSHIP
- BRISTOL ROAD DISTRICT



ONE COMPANY.  
INFINITE SOLUTIONS.

October 31, 2024

Ms. Sara Mendez, Planner I  
United City of Yorkville  
Community Development  
651 Prairie Pointe  
Yorkville, IL 60560

RE: PZC 2024-22 Beecher Road Solar, LLC (Expansion) – Solar Farm  
Special Use and Variance

**Atwell, LLC Project No. 24003183**

Ms. Mendez,

Atwell, LLC is in receipt of City of Yorkville’s Review Comments from the Planner, EEI’s and Hey and Associate’s as provided in the Memorandum, dated October 16, 2024, and reviewed in the Plan Council Meeting on October 24, 2024. regarding their review of the submittal made for the proposed Beecher Solar, LLC project at 10791 Cornelis Road, Yorkville Illinois. We have revised the plans according to those comments, and we offer the following responses.

**City of Yorkville Planner I (Sara Mendez) Comments:**

Comment 1: *The petitioner shall provide staff with a written response of the operations phase of the lease for the proposed solar farm project.*

**Response:** *The Operations and Maintenance Plan was submitted to Sara on October 30<sup>th</sup> but Matt Kwiatkowski via email.*

Comment 2: The solar panels appear to encroach into the required front (south) yard setback. The minimum distance required for the front (south) yard is 1000 feet. The petitioner has filed a variance request to maintain 482 feet from the front (south) setback.

**Response:** *This comment has been acknowledged.*

Comment 3: Staff notes the approved Corneils Road Solar project, in addition to the proposed solar farm on parcel number #02-08-300-008, may exceed the allowed 80% occupancy for a solar farm use in the A-1 Agricultural District. Staff requests that the petitioner verify the total acreage occupied by the solar farm use for each parcel (#02-08-300-008, #02-08-300-012, and #02-08-300-011) associated with the approved Corneils Road Solar project.

**Response:** *An exhibit detailing out these areas have been provided with this submission. In addition, this computation has been provided on Sheet C-200.*

Comment 4: Staff requests the petitioner provide a viewshed from angles around the solar farm which illustrate how far away the panels will be from the public right-of-way (Corneils Road).

**Response:** *This exhibit will be provided for the meeting on November 6<sup>th</sup>.*

Comment 5: Staff requests the petitioner provide the total linear foot perimeter that the fence will enclose. A Knox box and keys shall be provided to the City's building department and Bristol Kendall Fire District (BKFD).

**Response:** *The total linear footage of the perimeter fence is 4,157 feet. This has been added to the site data table on Sheet C-200. A note for the Knox-box has been added to the access point on sheet C-200 and to the Chain Link fence detail on sheet C-500.*

Comment 6: In addition to the decommissioning plan narrative, a construction estimate for the life of the lease must be provided with a 3% annual inflation rate which must be reviewed and approved by the City Engineer.

**Response:** *A Decommissioning with the 3% annual inflation rate has been provided with this submission.*

Comment 7: Staff notes the acreage for the approved Corneils Road Solar in addition to the proposed solar farm would be greater than the primary agricultural use for parcel #02-08-300-008. Staff requests that the petitioner verify the total acreage occupied by the solar farm use for each parcel (#02-08-300-008, #02-08-300-012, and #02-08-300-011) associated with the approved Corneils Road Solar project.

**Response:** *An exhibit detailing out these areas have been provided with this submission. In addition, this computation has been provided on Sheet C-200.*

**EEI Review Comments:**

Comment 1: *The following permits may be required during final engineering and should be provided to the city when obtained. The City and EEI should be copied on all correspondence with the agencies.*

- *IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.*
- *Stormwater permit application in accordance with the Yorkville Storm Water Management Ordinance*
- *IDNR for work in the floodway*

**Response:** **Acknowledged, the listed permits will be obtained with the Final Engineering Plans.**

Comment 2: *Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. In addition, solar farms can follow the guidance of the "Detention Requirements for Solar Developments" memo dated 7/10/2024. A stormwater management report should be submitted.*

**Response:** **Per the threshold outlined in the memo, the proposed project proposes 0.47 acres (20,629 SF) of new impervious area which is below the 32,00 SF threshold for detention. The project "development area" is less than the 45,000 SF threshold as well. Thus, detention is not required.**

Comment 3: *Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.*

**Response:** **Acknowledged, the property will be developed in accordance with the City of Yorkville's Wetland Protection Regulations.**

Comment 4: *A field tile survey will be required.*

**Response:** **Acknowledged, a drain tile survey will be provided with final engineering permits.**

Comment 5: *A portion of the site is in the floodplain of Rob Roy Creek. The property will have to be developed in accordance with the floodplain provisions of the City's stormwater ordinance.*

**Response:** **Acknowledged, the property will be developed in accordance with the floodplain provisions of the City's stormwater ordinance.**

Comment 6: *A portion of the site is in the floodway of Rob Roy Creek. Any work in the floodway will require a permit from IDNR. Since solar fields do not fit the conditions of a statewide permit, an individual permit would likely be needed.*

**Response:** **An IDNR permit will be obtained with Final Engineering Plans.**

Comment 7: *No solar equipment will be allowed within existing sanitary sewer easements.*

**Response:** **No solar equipment is proposed within the existing sanitary sewer easements.**

Comment 8: *The decommissioning bond or letter of credit will need to be 120% of the approved estimate.*

**Response:** **A draft of the decommissioning estimate based on the SUP plans has been provided with this submittal. A final estimate and bond/letter of credit will be provided with final the final engineering plans.**

Comment 9: *It is our understanding that the annexation will include portions of Corneils Road, therefore a 40' right-of-way dedication will be required. In addition, Corneils Road is currently not constructed to City standards and per code, improvements will be required. In place of constructing the improvements, the developer may choose to pay the value of the roadway improvements to the city. We have completed a cost estimate for the section of roadway across the frontage of the development. The total cost is estimated to be \$482,210. Therefore the amount due for this development would be half of the total or \$241,105.*

**Response:** **Acknowledged, this will be provided with Final Engineering.**

Comment 10: *We have provided the landscaping plans to the City's landscaping consultant and comments will be forwarded when available.*

**Response:** **Acknowledged.**

Comment 11: The following will need to be submitted with Final Engineering Plans:

- a) Additional information as shown in the provided checklist.
- b) Truck turning exhibits for delivery and emergency vehicles.
- c) Photometric plan
- d) Decommissioning cost estimate
- e) Stormwater management submittal

**Response:** **Acknowledged. The decommissioning cost estimate for the SUP plans has been provided with the submittal. No lighting is proposed. All other information will be provided with Final Engineering Plans.**

**Hey and Associates, Inc Review Comments:**

Comment 1: *For reasons described below, this landscape plan is not recommended for approval at this time. Wetland comments are also included. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.*

**Response: Acknowledged.**

Comment 2: *The reviewed plans were largely illegible due to small size and low resolution. Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).*

**Response: A detailed view of the proposed landscaping has been provided. Please note that the PDF file being submitted from our end is legible. If they appear to be illegible on your end, please reach out to us and we can provide a new PDF or a hard copy. There may be an issue with the file sizes.**

Comment 3: *Building Foundation Landscape Zone  
No buildings are proposed, so therefore building foundation landscape zone requirements do not apply.*

**Response: Acknowledged.**

Comment 4: *Parking Area Perimeter Landscape Zone  
No off-street parking areas abut public or private right-of-way (excluding alleys), so therefore parking area perimeter landscape zone requirements do not apply.*

**Response: Acknowledged.**

Comment 5: *Parking Area Interior Landscape Zone  
No off-street parking areas consisting of 10 or more spaces are proposed, so therefore parking area interior landscape zone requirements do not apply.*

**Response: Acknowledged.**

Comment 6: *Transition Zone  
Because adjacent land use is agricultural, transition zone requirements do not apply.*

**Response: Acknowledged.**

Comment 7: *Species Diversity Requirement  
The landscape plan indicates a "Pollinator Friendly Seed Mix" will be installed but is illegible.*

**Response: The pollinator friendly seed mix has been enlarged for readability.**

Comment 8: *Tree Preservation and Removal*

*No live tree with a 4" or greater DBH may be removed without approval. A review of Google Earth imagery reveals trees are present on the site throughout the creek corridor. It is not clear from the plans whether any trees are to be removed. A tree survey is required; tree replacement may also be required.*

*The landscape plan indicates a "Pollinator Friendly Seed Mix" will be installed but is illegible.*

**Response:** **No trees along the corridor are proposed to be removed with the Beecher Solar project. The pollinator friendly seed mix has been enlarged for readability.**

Comment 9: *Street Trees*

*Previous submittals included street tree plantings, but none are shown on the current plans.*

**Response:** **Please reference the shade trees along Corneils Road. These are noted to be installed with the Corneils Solar project, but if they are not installed then they are to be installed with the Beecher development.**

Comment 10: *General*

*The landscape plan indicates a "Pollinator Friendly Seed Mix" will be installed. A maintenance plan should also be submitted describing how this landscape will be maintained to ensure that desired species become established, persist, and the area is not overtaken by weeds.*

*A Plant Schedule included on the Landscape Plan sheet C-400 indicates 39 evergreen trees and 195 shrubs are proposed, but these plantings were not found on the plan.*

**Response:** **The pollinator friendly seed mix has been enlarged for readability. A Vegetation Management and Maintenance Plan will be provided with final engineering plans. A detail view of proposed landscaping layout is provided on Sheet C-401. The specific locations of the proposed species will be provided with final engineering plans.**

Comment 11: *Wetlands*

*A valid wetland delineation and jurisdictional determination of the proposed project area are required.*

*A linear buffer along all watercourses is required. Buffer width shall be calculated per City or USACE requirements, whichever is more stringent.*

*Any impacts to wetlands or waters must be clearly identified on the plans. Additional comments may be provided after complete information is submitted.*

**Response:** **A Wetland Determination/Delineation report has been provided with this submittal. We determined there are no wetlands located on site. An existing watercourse buffer is shown on sheet C-200 which is being avoided.**

We trust that these responses will satisfy the concerns outlined in your review letter. Should there be any additional questions or concerns, please contact me at (630) 281-8424.

Sincerely,  
**ATWELL, LLC**

A handwritten signature in blue ink that reads "Micheal B. Keith". The signature is written in a cursive style with a small star-like mark at the end of the last name.

Micheal B. Keith, P.E.  
Project Manager



# BEECHER ROAD SOLAR, LLC

## A 4.99 MW (AC) GROUND-MOUNTED SOLAR POWER GENERATING FACILITY

10791 CORNEILS ROAD  
UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

# SPECIAL USE APPLICATION PLANS

### DEVELOPMENT TEAM

**PROJECT OWNER**  
NEXAMP, INC.  
101 SUMMER STREET, SECOND FLOOR  
BOSTON, MA 02110  
PHONE: (617) 431-1440

**APPLICANT/CONTRACTOR**  
BEECHER ROAD SOLAR, LLC  
101 SUMMER STREET, SECOND FLOOR  
BOSTON, MA 02110  
PHONE: (317) 760-3190  
CONTACT: MATT KWIAKOWSKI

**CIVIL ENGINEER/LANDSCAPE ARCHITECT/SURVEYOR**  
ATWELL, LLC  
1250 EAST DIEHL ROAD, SUITE 300  
NAPERVILLE, IL 60563  
PHONE: (630) 577-0800  
FAX: (630) 577-0900  
CONTACT: MICHAEL KEITH, P.E.

### GOVERNING AGENCIES CONTACTS

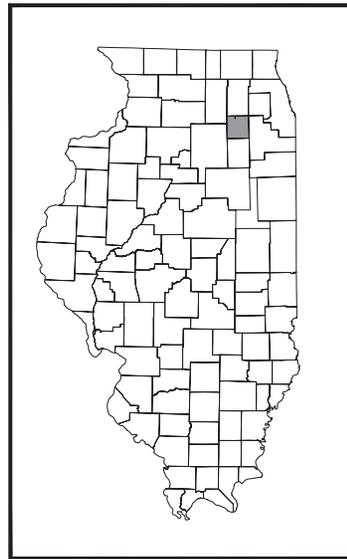
**PLANNING**  
UNITED CITY OF YORKVILLE  
651 PRAIRIE POINTE DRIVE  
YORKVILLE, IL 60560  
(630) 553-8573  
CONTACT: KRYSTI BARKSDALE-NOBLE

**EROSION & SEDIMENTATION**  
KENDALL COUNTY SOIL & WATER CONSERVATION DISTRICT  
7775A ROUTE 47  
YORKVILLE, IL 60560  
(630) 553-5821 X 3  
CONTACT: JULIE BROWN

**HIGHWAY**  
UNITED CITY OF YORKVILLE ENGINEERING DEPARTMENT  
651 PRAIRIE POINTE DRIVE  
YORKVILLE, ILLINOIS, 60560  
(630) 466-6700

### SHEET INDEX

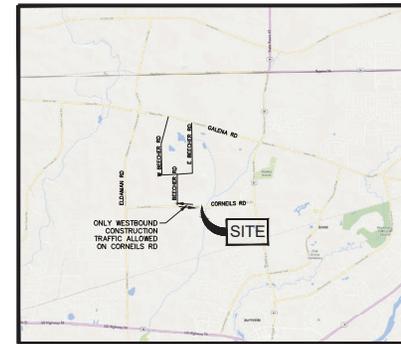
- C-000 COVER SHEET
- C-100 EXISTING CONDITIONS PLAN
- C-200 SITE LAYOUT PLAN
- C-300 STORMWATER MANAGEMENT PLAN
- C-400 LANDSCAPE PLAN
- C-401 DETAILED LANDSCAPE PLAN
- C-500 STANDARD DETAILS



**ILLINOIS**  
NOT TO SCALE



**KENDALL COUNTY**  
NOT TO SCALE



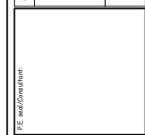
**VICINITY MAP**  
SCALE: 1" = 800'



101 Summer Street, 2nd Flr, Boston, MA 02110  
Tel: (617) 431-1440 Fax: (978) 416-2525 Web: nexamp.com



Rev	Issued For	Date
B	CLIENT REVIEW SET	8/12/24
C	CLIENT REVIEW SET	9/13/24
D	REV BY CITY OF YORKVILLE COMMENTS	10/30/24
E	LANDSCAPE REV PER CITY	2/4/25
F	REV PER CLIENT	2/14/25
G	FENCE UPDATE	3/21/25

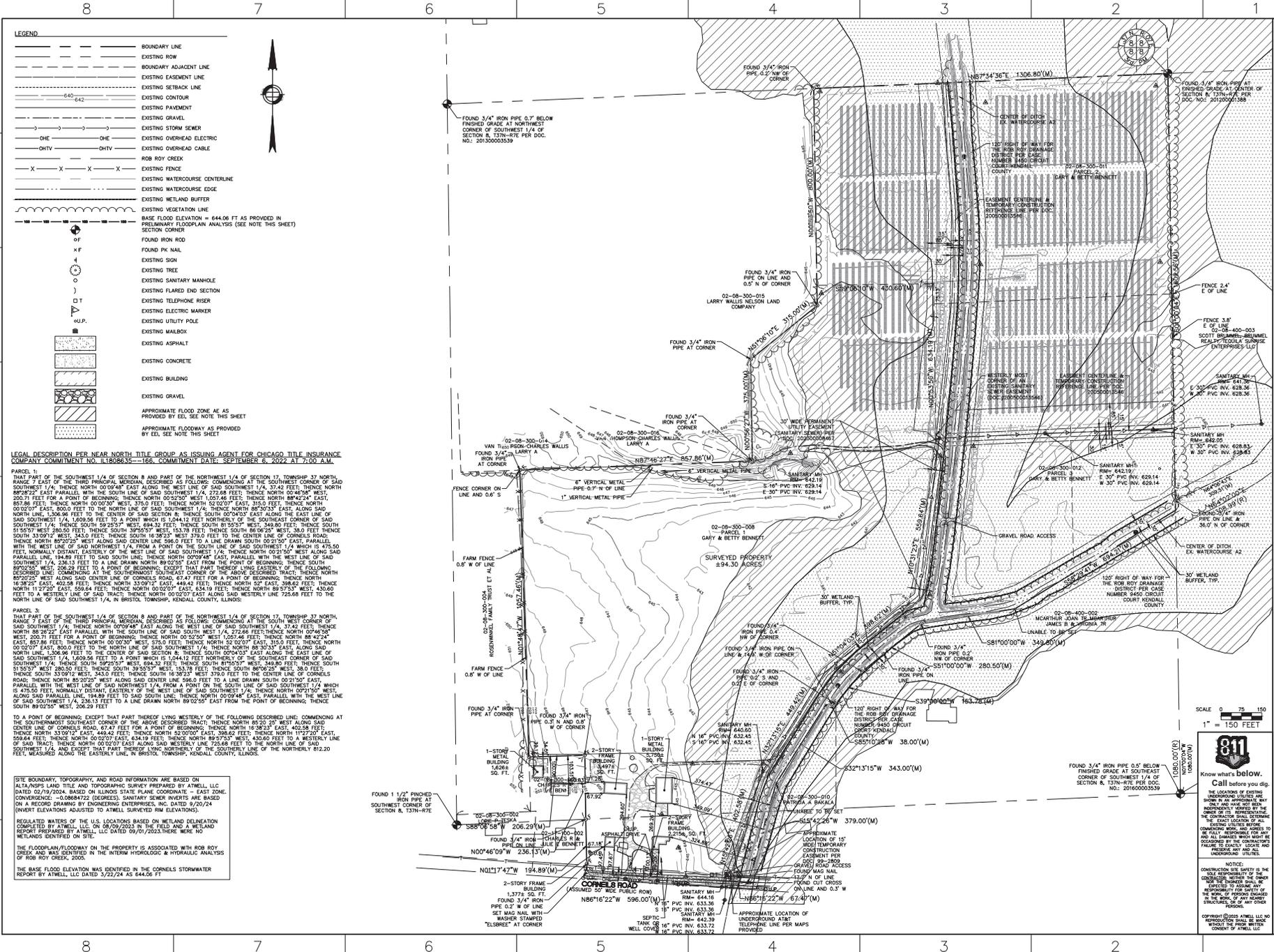


**BEECHER ROAD SOLAR, LLC**  
SPECIAL USE APPLICATION PLANS  
10791 CORNEILS ROAD  
UNITED CITY OF YORKVILLE,  
KENDALL COUNTY, IL

**COVER SHEET**  
**NOT FOR CONSTRUCTION**  
Scale: As Noted Approved by A/E/C  
Drawing Title: \_\_\_\_\_  
Drawing No: \_\_\_\_\_ Size: ARCH D Sheet No: \_\_\_\_\_

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**LEGEND**

---	BOUNDARY LINE
---	EXISTING ROW
---	BOUNDARY ADJACENT LINE
---	EXISTING EASEMENT LINE
---	EXISTING SETBACK LINE
---	EXISTING CONTOUR
---	EXISTING PAVEMENT
---	EXISTING GRAVEL
---	EXISTING STORM SEWER
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING OVERHEAD CABLE
---	ROB ROY CREEK
---	EXISTING FENCE
---	EXISTING WATERCOURSE CENTERLINE
---	EXISTING WATERCOURSE EDGE
---	EXISTING METLAND BUFFER
---	EXISTING VEGETATION LINE
---	BASE FLOOD ELEVATION = 644.06 FT AS PROVIDED IN PRELIMINARY FLOODPLAIN ANALYSIS (SEE NOTE THIS SHEET)
○	FOUND IRON ROD
×	FOUND PK NAIL
+	EXISTING SIGN
○	EXISTING TREE
○	EXISTING SANITARY MANHOLE
○	EXISTING FLARED END SECTION
○	EXISTING TELEPHONE RISER
○	EXISTING ELECTRIC MARKER
○	EXISTING UTILITY POLE
○	EXISTING MAILBOX
○	EXISTING ASPHALT
○	EXISTING CONCRETE
○	EXISTING BUILDING
○	EXISTING GRAVEL
○	APPROXIMATE FLOOD ZONE AS AS PROVIDED BY ED, SEE NOTE THIS SHEET
○	APPROXIMATE FLOODWAY AS PROVIDED BY ED, SEE NOTE THIS SHEET

**LEGAL DESCRIPTION PER NEAR NORTH TITLE GROUP AS ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 11808635-166, COMMITMENT DATE: SEPTEMBER 6, 2022 AT 7:00 A.M.**

**PARCEL 1:**  
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 17 TOWNSHIP 37 NORTH RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°04'48" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 88°28'22" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 272.88 FEET; THENCE NORTH 00°46'28" WEST, 200.71 FEET FOR A POINT OF BEGINNING; THENCE NORTH 02°52'50" WEST, 1,057.66 FEET; THENCE NORTH 88°42'24" EAST, 857.86 FEET; THENCE NORTH 00°00'30" WEST, 375.0 FEET; THENCE NORTH 52°02'00" EAST, 315.0 FEET; THENCE NORTH 00°00'00" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89°30'13" EAST ALONG SAID NORTH LINE, 1,506.96 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 00°04'00" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,609.56 FEET TO A POINT WHICH IS 1,044.12 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 59°25'57" WEST, 694.32 FEET; THENCE SOUTH 81°50'20" WEST, 348.80 FEET; THENCE SOUTH 41°50'57" WEST, 280.0 FEET; THENCE SOUTH 02°00'00" WEST, 153.78 FEET; THENCE SOUTH 89°06'55" WEST, 34.0 FEET; THENCE SOUTH 33°09'12" WEST, 34.0 FEET; THENCE SOUTH 16°38'25" WEST, 379.0 FEET TO THE CENTER LINE OF CORNELLS ROAD; THENCE NORTH 89°25'25" WEST ALONG SAID CENTER LINE, 586.0 FEET TO A LINE DRAIN SOUTH 02°15'00" EAST PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 WHICH IS 475.50 FEET NORMALLY DISTANT, EASTERLY OF THE CENTER LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 02°15'00" EAST PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 WHICH IS 475.50 FEET NORMALLY DISTANT, EASTERLY OF THE CENTER LINE OF SAID SOUTHWEST 1/4, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 236.13 FEET TO A LINE DRAIN NORTH 89°02'55" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°25'25" WEST, 206.29 FEET TO A POINT OF BEGINNING, EXCEPT THAT PART THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE, COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 89°25'25" WEST ALONG SAID CENTER LINE OF CORNELLS ROAD, 47.4 FEET FOR A POINT OF BEGINNING; THENCE NORTH 16°38'25" WEST, 402.58 FEET; THENCE NORTH 02°00'00" WEST, 444.02 FEET; THENCE NORTH 02°00'00" WEST, 43.80 FEET; THENCE NORTH 12°25'00" WEST, 43.80 FEET; THENCE NORTH 00°00'00" EAST, 634.18 FEET; THENCE NORTH 88°57'55" WEST, 43.80 FEET TO A WESTERLY LINE OF SAID TRACT; THENCE NORTH 00°02'00" EAST ALONG SAID WESTERLY LINE, 755.66 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

**PARCEL 2:**  
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 17 TOWNSHIP 37 NORTH RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°04'48" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 88°28'22" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 272.88 FEET; THENCE NORTH 00°46'28" WEST, 200.71 FEET FOR A POINT OF BEGINNING; THENCE NORTH 02°52'50" WEST, 1,057.66 FEET; THENCE NORTH 88°42'24" EAST, 857.86 FEET; THENCE NORTH 00°00'30" WEST, 375.0 FEET; THENCE NORTH 52°02'00" EAST, 315.0 FEET; THENCE NORTH 00°00'00" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89°30'13" EAST ALONG SAID NORTH LINE, 1,506.96 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 00°04'00" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,609.56 FEET TO A POINT WHICH IS 1,044.12 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 59°25'57" WEST, 694.32 FEET; THENCE SOUTH 81°50'20" WEST, 348.80 FEET; THENCE SOUTH 41°50'57" WEST, 280.0 FEET; THENCE SOUTH 02°00'00" WEST, 153.78 FEET; THENCE SOUTH 89°06'55" WEST, 34.0 FEET; THENCE SOUTH 33°09'12" WEST, 34.0 FEET; THENCE SOUTH 16°38'25" WEST, 379.0 FEET TO THE CENTER LINE OF CORNELLS ROAD; THENCE NORTH 89°25'25" WEST ALONG SAID CENTER LINE, 586.0 FEET TO A LINE DRAIN SOUTH 02°15'00" EAST PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 WHICH IS 475.50 FEET NORMALLY DISTANT, EASTERLY OF THE CENTER LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 02°15'00" EAST PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, 236.13 FEET TO A LINE DRAIN NORTH 89°02'55" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°25'25" WEST, 206.29 FEET.

TO A POINT OF BEGINNING, EXCEPT THAT PART THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE, COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 89°25'25" WEST ALONG SAID CENTER LINE OF CORNELLS ROAD, 47.4 FEET FOR A POINT OF BEGINNING; THENCE NORTH 16°38'25" WEST, 402.58 FEET; THENCE NORTH 02°00'00" WEST, 444.02 FEET; THENCE NORTH 02°00'00" WEST, 43.80 FEET; THENCE NORTH 12°25'00" WEST, 43.80 FEET; THENCE NORTH 00°00'00" EAST, 634.18 FEET; THENCE NORTH 88°57'55" WEST, 43.80 FEET TO A WESTERLY LINE OF SAID TRACT; THENCE NORTH 00°02'00" EAST, 634.18 FEET; THENCE NORTH 89°25'25" WEST, 43.80 FEET TO A WESTERLY LINE OF SAID TRACT; THENCE NORTH 00°02'00" EAST ALONG SAID WESTERLY LINE, 755.66 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4, AND EXCEPT THAT PART THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE OF THE NORTHERLY 812.20 FEET, MEASURED ALONG THE EASTERLY LINE, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

**SITE BOUNDARY, TOPOGRAPHY, AND ROAD INFORMATION ARE BASED ON:**  
1) A NEPLS LAND TITLE AND TOPOGRAPHIC MAP PREPARED BY ATWELL, LLC DATED 02/19/2024, BASED ON ILLINOIS STATE PLANE COORDINATE - EAST ZONE, CONVERSIONS: NAD83 TO NAD83 (2011). SANITARY MANHOLES ARE BASED ON A RECORD DRAWING BY ENTERPRISES, INC. DATED 9/20/24 (WHERE ELEVATIONS ADJUSTED TO ATWELL SURVEY ELEVATIONS).

**REGULATED WATERS OF THE U.S. LOCATIONS BASED ON METLAND DELINEATION COMPLETED BY ATWELL, LLC ON 08/09/2023 IN THE FIELD AND A METLAND REPORT PREPARED BY ATWELL, LLC DATED 09/01/2023, THERE WERE NO METLANDS IDENTIFIED ON SITE.**

**THE FLOODPLAIN/FLOODWAY ON THE PROPERTY IS ASSOCIATED WITH ROB ROY CREEK AND WAS IDENTIFIED IN THE INTERIM HYDROLOGIC & HYDRAULIC ANALYSIS OF ROB ROY CREEK, 2005.**

**THE BASE FLOOD ELEVATION WAS IDENTIFIED IN THE CORNELLS STORMWATER REPORT BY ATWELL, LLC DATED 3/22/24 AS 644.06 FT.**

**nexamp**  
101 Summer Street, 2nd Flr, Boston, MA 02110  
Tel: (617) 431-1440 Fax: (978) 416-2325 Web: nexamp.com

**ATWELL**  
ATWELL, LLC  
10971 CORNELLS ROAD  
UNIT 100  
KENDALL COUNTY, IL 60139  
Phone: 618-238-1100  
Fax: 618-238-1101  
Email: info@atwell.com

Rev	Issued For	Date
A	CLIENT REVIEW SET	8/12/24
B	CLIENT REVIEW SET	9/13/24
C	REV BY CITY OF YORKVILLE COMMENTS	10/30/24
D	LANDSCAPE REV	2/4/25
E	REV PER CLIENT	2/14/25
F	FENCE UPDATE	3/21/25

**BEECHER ROAD SOLAR, LLC**

SPECIAL USE APPLICATION PLANS  
10971 CORNELLS ROAD  
UNIT 100  
KENDALL COUNTY, IL

**EXISTING CONDITIONS PLAN NOT FOR CONSTRUCTION**

Scale: As Shown  
Approved by: MEK

811  
Know what's below. Call before you dig. The location of existing underground utilities are shown and have been independently verified by the contractor. Construction of any structure shall not be undertaken until the contractor has been notified of any existing utilities. Existing utilities shown and located to the best of the contractor's knowledge and all damaged work shall be repaired by the contractor. Failure to locate and identify any utilities and/or other structures shall be at the contractor's risk.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FOR SAFETY OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FOR SAFETY OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FOR SAFETY OF THE WORK.

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Sheet No: C-100 G

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**LEGEND**

---	BOUNDARY LINE
---	EXISTING ROW
---	BOUNDARY ADJACENT LINE
---	BUILDING SETBACK LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	EXISTING PAVEMENT
---	EXISTING GRAVEL
---	PROPOSED GRAVEL ACCESS DRIVE
X X X X	EXISTING FENCE
X X X X	PROPOSED FENCE
---	EXISTING WATERCOURSE CENTERLINE
---	EXISTING WATERCOURSE EDGE
---	EXISTING WETLAND BUFFER
---	EXISTING OVERHEAD ELECTRIC LINE
---	PROPOSED OVERHEAD ELECTRIC LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	PROPOSED UNDERGROUND ELECTRIC LINE
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	LIMITS OF DISTURBANCE
---	EXISTING UTILITY POLE
---	PROPOSED UTILITY POLE
---	EXISTING UTILITY POLE PROPOSED WITH CORNELL SOLAR
---	PROPOSED GRAVEL ACCESS DRIVE
---	PROPOSED HMA ACCESS ROAD
---	EXISTING GRAVEL
---	APPROXIMATE FLOOD ZONE AS PROVIDED BY ED, SEE NOTE THIS SHEET
---	APPROXIMATE FLOODWAY AS PROVIDED BY ED, SEE NOTE THIS SHEET

**SITE DATA**

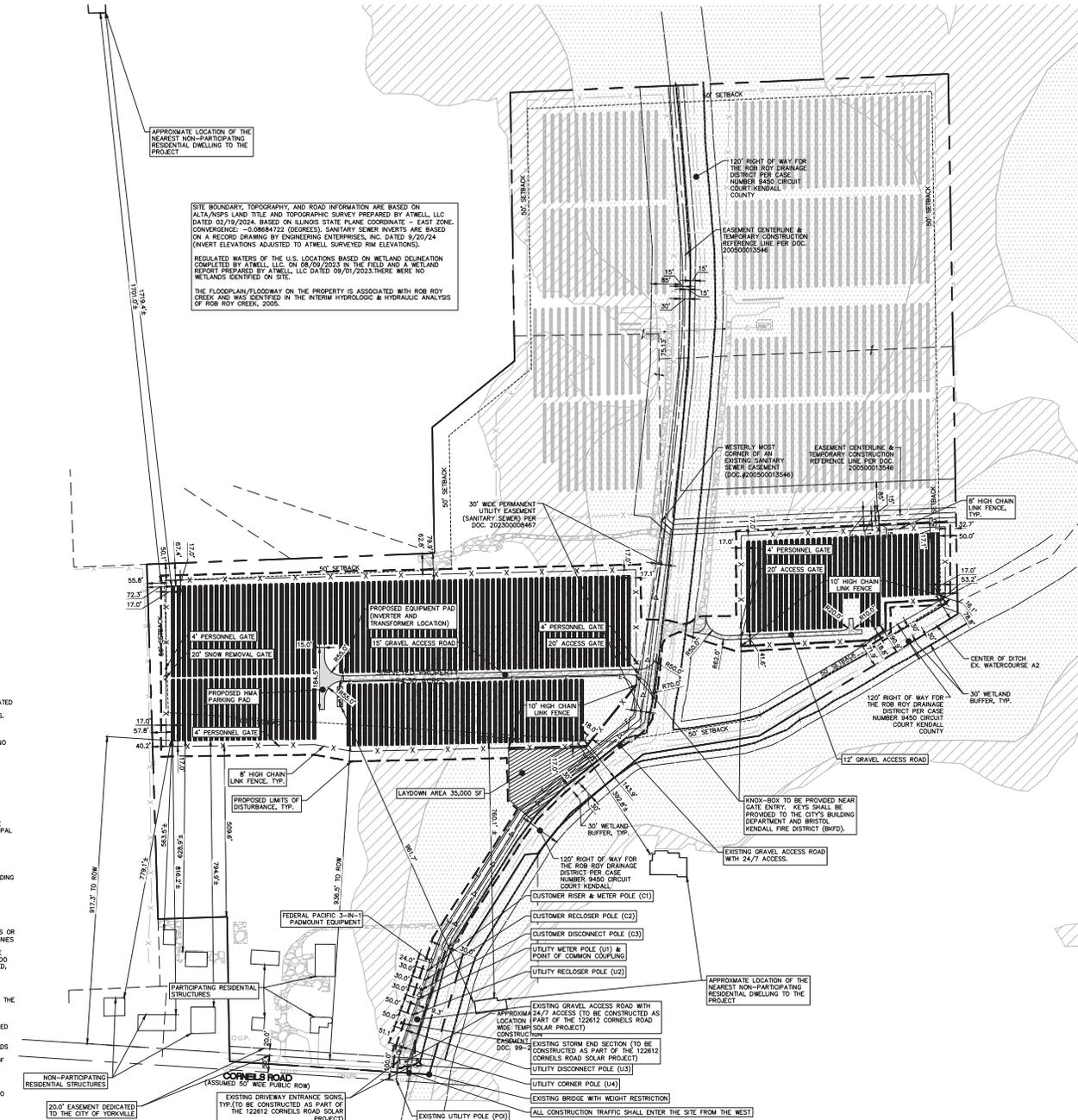
FIN: 02-08-300-008 and 02-08-300-012  
 JURISDICTION: KENDALL COUNTY  
 ZONING DISTRICT: A1-S0 (AGRICULTURAL SPECIAL USE DISTRICT)  
 CURRENT LAND USE: AGRICULTURAL  
 PARCEL AREA: ± 94.30 ACRES  
 FEMA FLOOD HAZARD: ZONE X PER FIRM MAP(S) #170930030G DATED 02/04/2009

SOLAR SETBACKS	REQUIRED	PROVIDED	SITE DATA
FRONT (SOUTH) ±	100'	917.3'	SITE AREA (ALL 3 PARCELS) 94.30 AC
SIDE (EAST)	50'	50.0'	FENCED AREA (BEECHER) 20.3 AC
SIDE (WEST)	50'	57.8'	FENCED AREA (CORNELLS) 31.5 AC
REAR (NORTH)	50'	50.1'	TOTAL LOT OCCUPANCY ± 54.9%
MINIMUM PANEL CLEARANCE ±± (FROM GROUND TO BOTTOM EDGE)	10'		FENCE LENGTH (BEECHER) 5576 LF
MAXIMUM ALLOWABLE HEIGHT	30'		LIMITS OF DISTURBANCE 25.7 AC
			TRACKER MOTORS 121

SETBACK REQUIREMENTS ARE FOR SOLAR PANELS AND EQUIPMENT PAD, FENCES ARE EXCLUDED.  
 ±± VARIANCE IS BEING REQUESTED FOR THE 100' SETBACK AND THE MINIMUM PANEL CLEARANCE.  
 ±±± VARIANCE IS BEING REQUESTED TO DECREASE THE MINIMUM CLEARANCE.

**GENERAL NOTES**

- THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND ARCHITECT AS REQUIRED.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS. LIMITS OF WORK SHALL BE EROSION CONTROL BARRIERS AS INDICATED ON DRAWINGS.
- ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- EXISTING TREES AND SHRUBS OUTSIDE THE FENCE LINE SHALL NOT BE CLEARED, UNLESS OTHERWISE NOTED. ALL EXISTING VEGETATION INSIDE FENCE LINE SHALL BE CLEARED AND GRUBBED.
- FOR DRAWING LEGIBILITY, ALL EXISTING TOPOGRAPHIC FEATURES, EXISTING UTILITIES, PROPERTY BOUNDARIES, EASEMENTS, ETC. MAY NOT BE SHOWN ON ALL DRAWINGS. REFER TO ALL REFERENCED DRAWINGS AND OTHER DRAWINGS IN THIS SET FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING, SECURING, AND COMPLIANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT, AS ADMINISTERED BY THE STATE ENVIRONMENTAL PROTECTION AGENCY.
- ZONING DISTRICT:  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CONDITIONS THAT MAY BE PROMULGATED BY THE CITY OF YORKVILLE COMMUNITY DEVELOPMENT DEPARTMENT, SOLAR AND WATER CONSERVATION DISTRICT, AND MUNICIPAL AGENCIES.
- LAYOUT AND MATERIALS NOTES:  
 1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED.  
 2. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE AFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.  
 3. PROTECT EXISTING PROPERTY MONUMENTS AND ADJUTING PROPERTIES DURING CONSTRUCTION ACTIVITIES.
- GRADING, DRAINAGE AND UTILITY NOTES:  
 1. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES, ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "811" OR EQUIVALENT AND THE OWNER TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES AND THE OWNER ARE PROPERLY NOTICED IN ADVANCE.  
 2. ALL SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS TO BE PREPARED FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.  
 3. ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS OR SPECIFICATIONS FOR THE PROJECT AS SHOWN ON PLANS.  
 4. THE CONTRACTOR SHALL MAINTAIN EXISTING GRAVEL IN THE FIELD AND REPAIR ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED AND REPORTED TO THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.  
 5. CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS SHALL BE RESTORED TO ORIGINAL CONDITION.  
 6. THE CONTRACTOR SHALL REMOVE ALL NON-Biodegradable EROSION CONTROL BARRIERS AFTER RE-VEGETATION OF DISTURBED AREAS.  
 7. WETLANDS ARE TO REMAIN UNDISTURBED. NO ENCROACHMENT PERMITTED UNLESS NOTED ON PLANS.  
 8. SLOPE CUTS BETWEEN SPOT GRADES.  
 9. THE CONTRACTOR SHALL SCHEDULE WORK TO AVOID THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT FLOWING SPECIFIC GRAVEL WATER TO ESCAPE WATER PROPOSED FOR APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.  
 10. EXISTING SITE SURFACE DRAINAGE PATTERNS WILL BE MAINTAINED.



SCALE 0 75 150  
 1" = 150 FEET

811  
 Know what's below.  
 Call before you dig.  
 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AND HAVE BEEN VERIFIED BY ATWELL, LLC. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.

NOTICE:  
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR SAFETY OF THE WORK OR FOR DAMAGE TO STRUCTURES OR FOR ANY OTHER PERSON.

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**nexamp**  
 101 Summer Street, 2nd Flr, Boston, MA 02110  
 Tel: (617) 431-1440 Fax: (978) 416-2525 Web: nexamp.com

**ATWELL**  
 1000 WASHINGTON STREET, SUITE 100  
 YORKVILLE, ILLINOIS 62458  
 TEL: (618) 292-1000 FAX: (618) 292-1001  
 WWW.ATWELL-LLC.COM

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G	FENCE UPDATE	3/21/25

Project: **BEECHER ROAD SOLAR, LLC**  
 SPECIAL USE APPLICATION PLANS  
 10791 CORNELLS ROAD  
 UNITED CITY OF YORKVILLE,  
 KENDALL COUNTY, IL

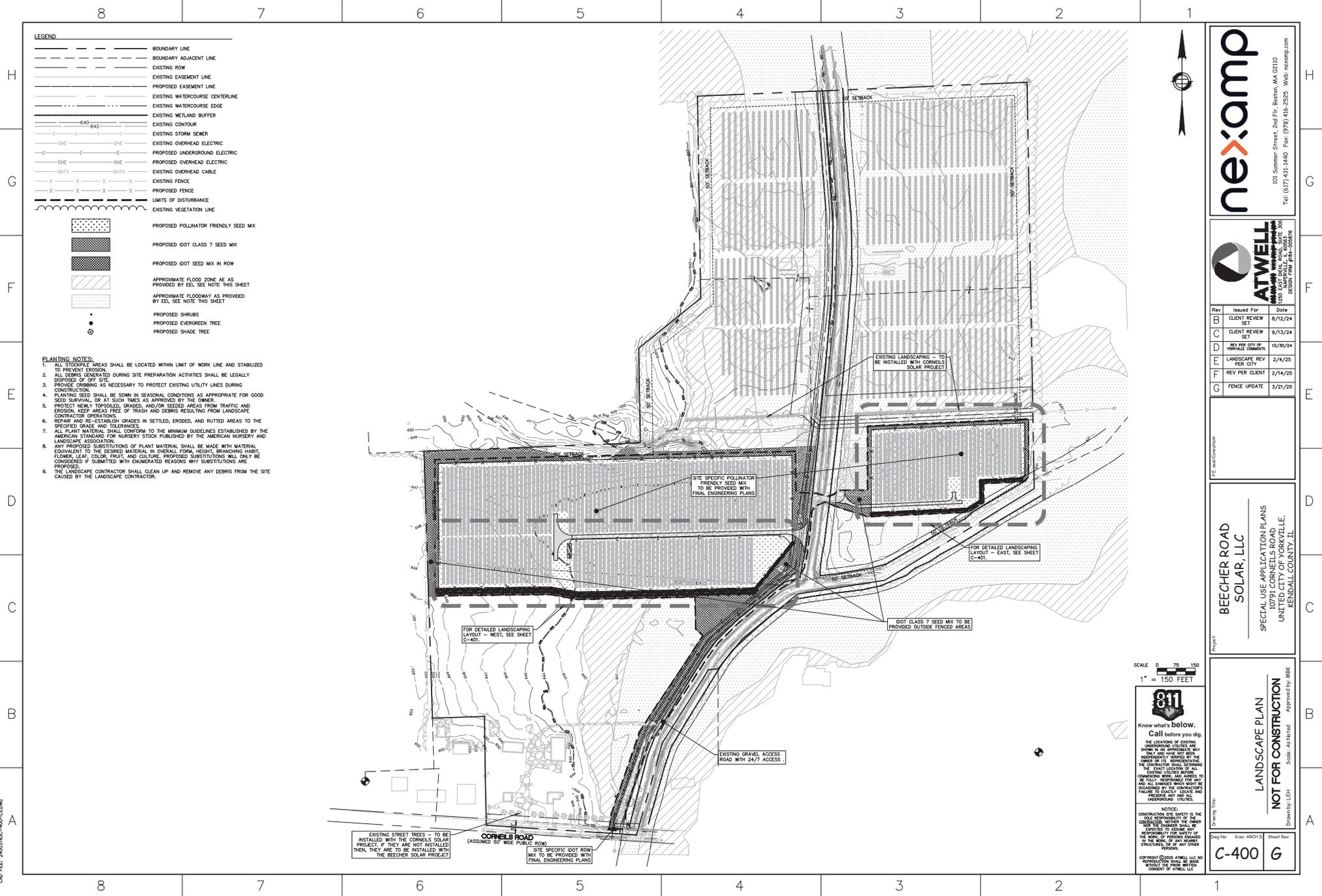
Project: **SITE LAYOUT PLAN NOT FOR CONSTRUCTION**  
 Scale: As Shown  
 Drawn by: LEH  
 Approved by: ARK

Drawing Title: **C-200**  
 Drawing No: **G**  
 Size: ARCH D  
 Sheet No: **G**

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CAD FILE: 240028BC-400-LS-01M



**LEGEND**

	BOUNDARY LINE
	BOUNDARY ADJACENT LINE
	EXISTING ROW
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING WATERCOURSE CENTERLINE
	EXISTING WATERCOURSE EDGE
	EXISTING WETLAND BUFFER
	EXISTING CONTOUR
	EXISTING STORM SEWER
	EXISTING OVERHEAD ELECTRIC
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED OVERHEAD ELECTRIC
	EXISTING OVERHEAD CABLE
	PROPOSED FENCE
	LIMITS OF DISTURBANCE
	EXISTING VEGETATION LINE
	PROPOSED POLLINATOR FRIENDLY SEED MIX
	PROPOSED IDOT CLASS 7 SEED MIX
	PROPOSED IDOT SEED MIX IN ROW
	APPROXIMATE FLOOD ZONE AE AS PROVIDED BY ED, SEE NOTE THIS SHEET
	APPROXIMATE FLOODWAY AS PROVIDED BY ED, SEE NOTE THIS SHEET
	PROPOSED SHRUB
	PROPOSED EVERGREEN TREE
	PROPOSED SHADE TREE

- PLANTING NOTES:**
1. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
  2. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF SITE.
  3. PROVIDE CHIRPING AS NECESSARY TO PROTECT EXISTING UTILITY LINES DURING CONSTRUCTION.
  4. PLANTING SEED SHALL BE SOWN IN SEASONAL CONDITIONS AS APPROPRIATE FOR GOOD SEED SURVIVAL, OR AT SUCH TIMES AS APPROVED BY THE OWNER.
  5. PROTECT NEWLY TOPSOILED, GRADED, AND/OR SEEDED AREAS FROM TRAFFIC AND EROSION. KEEP AREAS FREE OF TRASH AND DEBRIS RESULTING FROM LANDSCAPE CONTRACTOR OPERATIONS.
  6. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED, AND RUTTED AREAS TO THE SPECIFIED GRADE AND TOLERANCES.
  7. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
  8. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT, AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE CONSIDERED IF SUBMITTED WITH ENUMERATED REASONS WHY SUBSTITUTIONS ARE PROPOSED.
  9. THE LANDSCAPE CONTRACTOR SHALL CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR.

SCALE 0 75 150  
1" = 150 FEET

**811**  
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NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER SHALL BE RESPONSIBLE FOR SAFETY OF THE PUBLIC. NO PERSONS SHOULD BE ON OR NEAR STRUCTURES OR EQUIPMENT WITHOUT THE WRITTEN CONSENT OF ATWELL, LLC.

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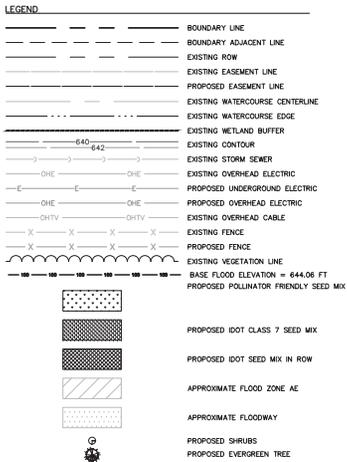
**ATWELL**  
REGISTERED PROFESSIONAL ENGINEER  
LICENSE NO. 100033  
EXPIRES 12/31/2025

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SPECIAL USE APPLICATION PLANS  
10791 CORNELIS ROAD  
UNINCORPORATED TOWN OF YORKVILLE,  
SENBELL COUNTY, IL

LANDSCAPE PLAN  
**NOT FOR CONSTRUCTION**  
Scale: As Noted Approved by: AMK

Drawing Title: C-400  
Drawing No: Size: ARCH D Sheet No: G



SITE BOUNDARY, TOPOGRAPHY, AND ROAD INFORMATION ARE BASED ON ALTAIR'S LAND TITLE AND TOPOGRAPHIC SURVEY PREPARED BY ATWELL, LLC DATED 02/19/2024, BASED ON LANDS STATE PLANE COORDINATE - EAST ZONE, CONVERGENCE = -0.00848722 (DEGREES). SANITARY SEWER INVERTS ARE BASED ON A RECORD DRAWING BY ENGINEERING ENTERPRISES, INC. DATED 8/20/24 (INVERT ELEVATIONS ADJUSTED TO ATWELL SURVEYED RIM ELEVATIONS).

REGULATED WATERS OF THE U.S. LOCATIONS BASED ON WETLAND DELINEATION COMPLETED BY ATWELL, LLC ON 08/09/2023 BY THE FIELD AND A WETLAND REPORT PREPARED BY ATWELL, LLC DATED 09/01/2023. THERE WERE NO WETLANDS IDENTIFIED ON SITE.

THE FLOODPLAIN/FLOODWAY ON THE PROPERTY IS ASSOCIATED WITH ROB ROY CREEK AND WAS IDENTIFIED IN THE INTERIM HYDROLOGIC & HYDRAULIC ANALYSIS OF ROB ROY CREEK, 2006.

THE BASE FLOOD ELEVATION WAS IDENTIFIED IN THE CORNELIS STORMWATER REPORT BY ATWELL, LLC DATED 3/22/24 AS 644.06 FT.

- ### PLANTING NOTES
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  - THE LANDSCAPE CONTRACTOR SHALL CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR.

### PLANT CALCULATIONS

ORDINANCE COMPLIANCE MATRIX  
 Acres: 25.8 acres  
 Street Frontage (Cornelis Rd): 586.00 feet  
 USDA Zone: 5 (-20 degrees to -10 degrees)

### CL 12 LANDSCAPE ORDINANCE

Section 8-12-3: GENERAL STANDARDS

Lot landscaping requirement

required	provided
2. Nonconiferous: Two (2) shade trees and fifteen (15) shrubs shall be provided for every twenty thousand (20,000) square feet of lot area.	112 trees 154 shrubs
*Assume City of Yorkville can administratively approve less than 3000 shrubs on the basis that a solar development would be funded by more plant material.	843 shrubs 364 shrubs

### PLANT SCHEDULE

#### EVERGREEN TREES

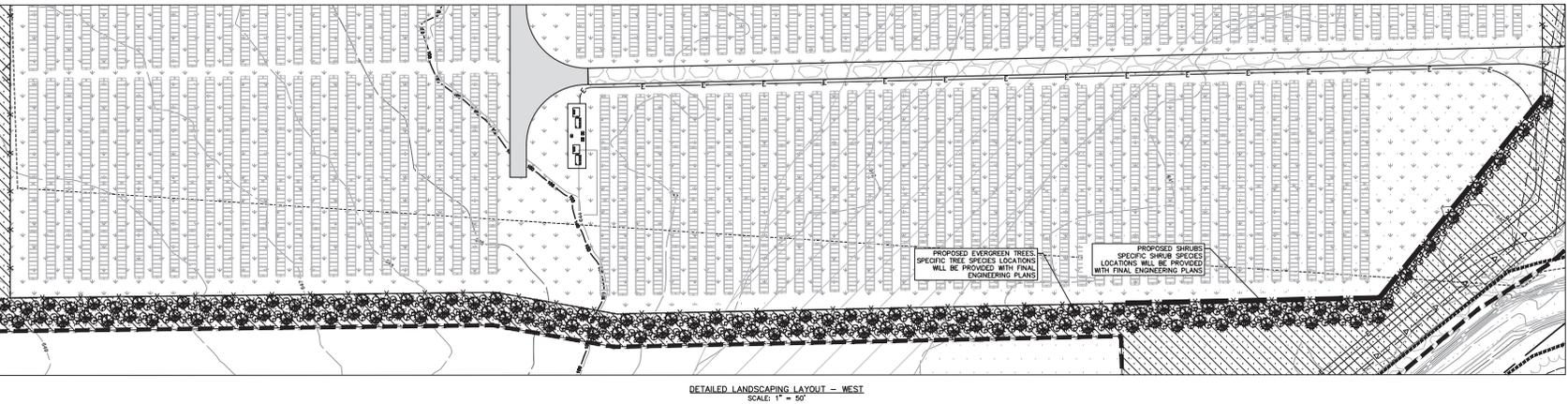
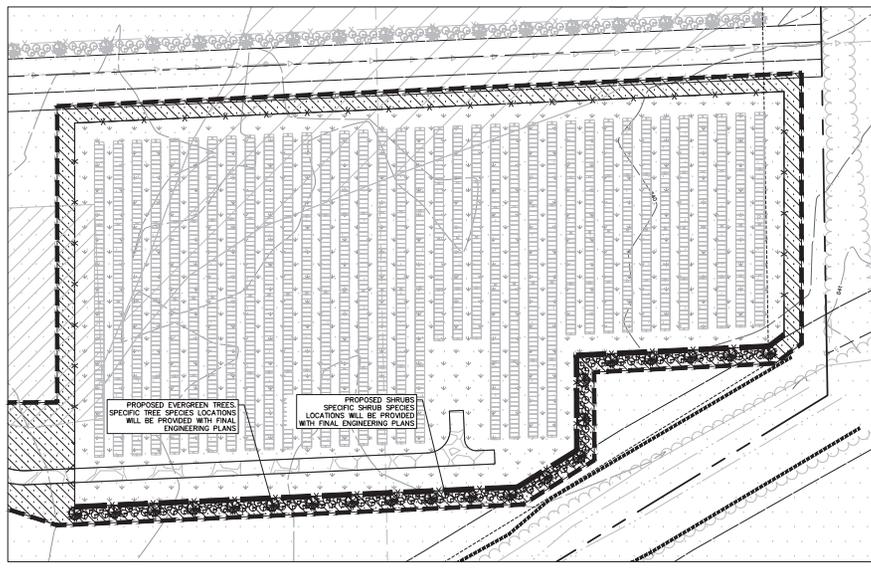
KEY	QTY.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MIXTURE %	REMARKS
PA	52	*Picea Abies 'Cupressina'	Columnar Norway Spruce	20' H	34%	*Request approval of suggested alternative
EF	52	*Taxus canadensis 'Columbiana'	Columnar White Pine	15-20' H	33%	suggested alternative
FF	51	*Pinus flexilis 'Vanderwal's Pyramid'	Vanderwal's Pine	20-25' H	33%	evergreen species
<b>Total</b>	<b>154</b>					

#### SHRUBS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MIXTURE %	REMARKS
CS	96	*Cornus sericea	Redtwig Dogwood	6-12' H	25%	
EA	96	*Euonymus alatus	Winged Euonymus	8-12' H	25%	
ED	96	*Ilex decidua	Redstart	7-15' H	25%	
SN	96	*Sambucus nigra canadensis	Common Elderberry	8-12' H	25%	
<b>Total</b>	<b>384</b>					

### Nexamp Representative Pollinator Friendly Seed Mix

Common Name	Scientific Name	% of Mix	Seed/Lb
Seaside Oatgrass	Bouteloua curtipendula	34.20%	9.43
Plains Brome	Bromus laevis	9.90%	2.69
Plains Cheatgrass	Cheate grass	2.90%	3.72
Blindfold Sedge	Carex lasiocarpa	0.96%	0.75
Thicketstem Sedge	Carex lasiocarpa	1.94%	2.11
Smooth Fox Sedge	Carex villosa	2.90%	0.18
Silky Wild Rye	Elymus villosus	6.00%	1.52
Lute Stachys	Solidago nemoralis	26.98%	5.57
Plains Dropseed	Sporobolus heterostachyus	0.40%	1.29
Festuca			
Common Yarrow	Achillea millefolium	0.44%	1.63
Needle Oat	Altium caninum	0.24%	1.08
Larkspur	Amorpha canescens	1.33%	1.88
Canada Anemone	Anemone canadensis	0.04%	1.02
Wild Columbine	Adonis canadensis	0.04%	1.07
Common Yarrow	Amorpha canescens	0.44%	1.66
Butterfly Milkweed	Asclepias tuberosa	0.32%	0.68
Canada Milkweed	Asclepias canadensis	1.09%	0.84
Golden Aster	Symphyotrichum laetevirens	0.94%	0.68
Partridge Pea	Chamaecrista fasciculata	3.11%	0.39
White Prairie Clover	Dalea candida	4.09%	3.56
Plains Prairie Clover	Dalea purpurea	6.03%	4.88
Common Garden	Geranium macranthum	0.04%	0.27
Plains Blazing Star	Liatris pycnostachya	0.24%	0.12
Virginia Mountain Mint	Prunella virginiana	26.98%	0.96
Plains Wild Rose	Rosa blanda	0.24%	0.03
Black-eyed Susan	Rudbeckia hirta	1.52%	0.13
Gray Goldenrod	Solidago nemoralis	0.94%	0.57
Ohio Goldenrod	Solidago ohioensis	0.04%	0.21
Silky Blue Aster	Symphoricarpos canadensis	0.96%	0.57
Ohio Spillwort	Tradescantia virginiana	0.24%	0.20
Hoary Yarrow	Valeriana stricta	1.44%	1.85
Golden Alexander	Zizia aurea	2.40%	1.21



SCALE 0 25 50  
1" = 50 FEET

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101 Summer Street, 2nd Flr, Boston, MA 02110  
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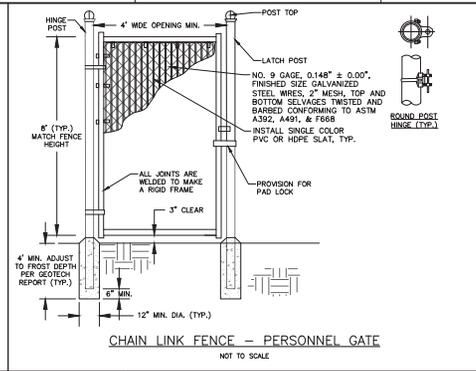
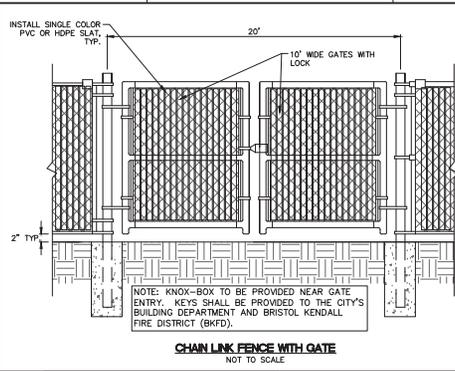
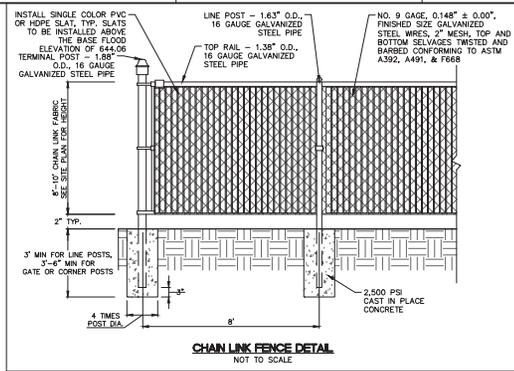
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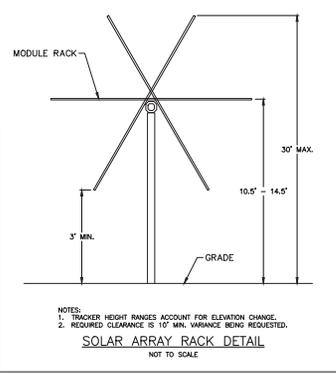
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**DANGER**  
HIGH VOLTAGE - KEEP AWAY  
NO TRESPASSING THIS SITE IS MONITORED BY SURVEILLANCE.  
"DANGER" WARNING SIGN  
NOT TO SCALE



IN THE EVENT OF AN EMERGENCY  
PLEASE DIAL 9-1-1  
FOLLOWED BY A SECOND CALL TO:  
857-239-0057  
YOUR LOCATION IS:  
TBD

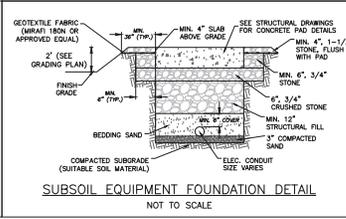
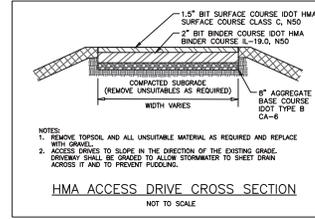
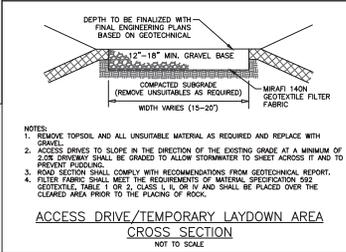
**nexamp**

8 1/2"

11"

NOTES:  
1. WHITE LABEL WITH BLACK LETTERING AND NEXAMP LOGO.  
2. INSTALL ON SITE ENTRANCE AND AT EQUIPMENT PADS IN A CONSPICUOUS PLACE.

**EMERGENCY CONTACT SIGN**  
NOT TO SCALE



**ATWELL**  
1200 EAST BROAD STREET, SUITE 300  
ROSELAND, NJ 07068  
Tel: (908) 992-2200

Rev	Issued For	Date
B	CLIENT REVIEW SET	8/12/14
C	CLIENT REVIEW SET	9/13/14
D	REVIEW CITY OF YORKVILLE COMMENTS	10/30/14
F	LANDSCAPE REV PER CITY	2/4/15
G	REV PER CLIENT	2/14/15
G	FENCE UPDATE	3/21/15

**BEECHER ROAD SOLAR, LLC**  
SPECIAL USE APPLICATION PLANS  
10791 CORNELIUS ROAD  
UNITED CITY OF YORKVILLE

**STANDARD DETAILS NOT FOR CONSTRUCTION**



United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: [www.yorkville.il.us](http://www.yorkville.il.us)

# APPLICATION FOR SPECIAL USE

## INTENT AND PURPOSE

The purpose of the zoning code is based upon the authority of the City to divide its land into districts by use, bulk, and structures, in a substantially uniform manner. It is recognized that while some uses are permitted under the zoning code to keep uniformity, a case-by-case analysis must be conducted for certain permitted uses to discover the impact of those uses on neighboring land. In these cases a special use must be granted.

This packet explains the process to successfully submit and complete an Application for Special Use. It includes a detailed description of the process, outlines required submittal materials, and contains the application for special use.

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 4, Section 9: Special Uses" of the Yorkville, Illinois City Code.

## APPLICATION PROCEDURE

### STEP

# 1

### APPLICATION SUBMITTAL

#### SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- One (1) original signed and notarized application.
- Legal description of the property in Microsoft Word.
- Three (3) copies each of the exhibits, proposed drawings, location map, and site plan. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once a submitted and complete, Community Development staff will provide a tentative schedule of meetings as well as all needed documents for the process.

### STEP

# 2

### PLAN COUNCIL

#### MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.



United City of Yorkville  
 800 Game Farm Road  
 Yorkville, Illinois, 60560  
 Telephone: 630-553-4350  
 Fax: 630-553-7575  
 Website: www.yorkville.il.us

# APPLICATION FOR SPECIAL USE

## STEP 3

### ECONOMIC DEVELOPMENT COMMITTEE

#### MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plan to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

## STEP 4

### PLANNING & ZONING COMMISSION

#### MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No special use shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance.

The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. The public hearing notice will be drafted by the City as well as published in a local newspaper. Additionally, a public hearing notice sign must be placed on the property no less than fifteen (15) days prior to the public hearing.

A certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document.

## STEP 5

### CITY COUNCIL

#### MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

The petitioner will attend the City Council meeting where the recommendation of the special use will be considered. City Council will make the final approval of the special use. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.

## SUMMARY OF RESPONSIBILITIES

Below is a summary breakdown of what will be required by the petitioner and what will be completed by the City:

#### PETITIONER

- Signed and Notarized Application
- Required Plans, Exhibits, and Fees
- Certified Mailing of Public Notice
- Signed Certified Affidavit of Mailings
- Attendance at All Meetings

#### CITY STAFF

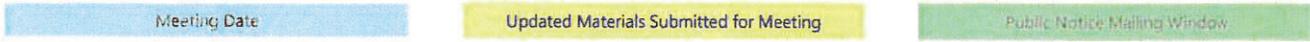
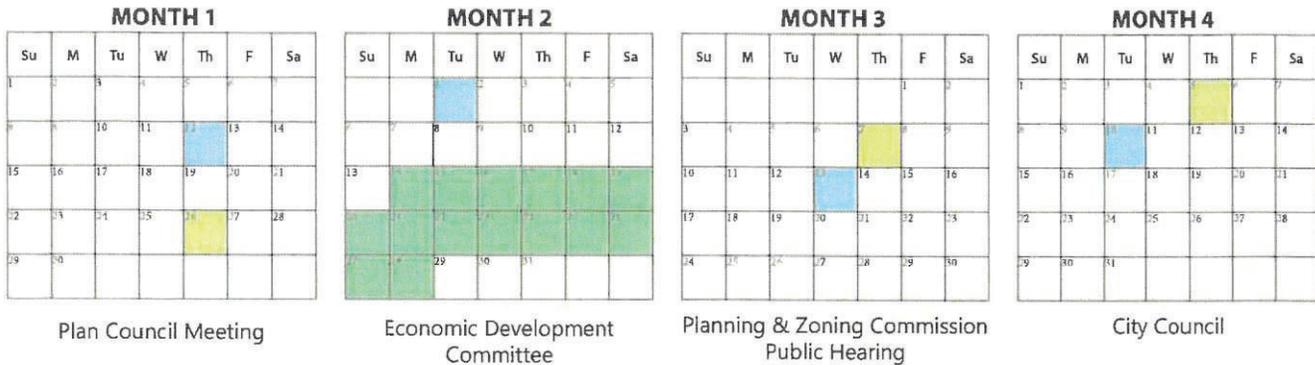
- Detailed Schedule After Complete Submission
- Public Hearing Notice Language
- Posting of the Public Notice in a Local Newspaper
- Public Hearing Sign Application
- Draft Ordinance & Signatures for Recording



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# APPLICATION FOR SPECIAL USE

## SAMPLE MEETING SCHEDULE



This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.

## DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)



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# APPLICATION FOR SPECIAL USE

INVOICE & WORKSHEET PETITION APPLICATION			
<b>CONCEPT PLAN REVIEW</b>	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
<b>AMENDMENT</b>	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
<b>ANNEXATION</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		
<b>REZONING</b>	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$
	<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>		
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$200 = \$ \underline{\hspace{2cm}}$ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		
<b>SPECIAL USE</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$ 450.00
	$\underline{25} - 5 = \underline{20} \times \$10 = \underline{\$200.00} + \$250 = \$ \underline{\$450.00}$ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		
<b>ZONING VARIANCE</b>	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
<b>PRELIMINARY PLAN FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>PUD FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>FINAL PLAT FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>ENGINEERING PLAN REVIEW DEPOSIT</b>	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input checked="" type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$ 15,000.00
<b>OUTSIDE CONSULTANTS DEPOSIT</b>	<i>Legal, land planner, zoning coordinator, environmental services</i>		Total: \$ 5,000.00
	For Annexation, Subdivision, Rezoning, and Special Use:		
	<input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input checked="" type="checkbox"/> Over 10 acres	\$1,000.00 \$2,500.00 \$5,000.00	
<b>TOTAL AMOUNT DUE:</b>			<b>\$21,700.00</b>



United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: www.yorkville.il.us

# APPLICATION FOR SPECIAL USE

DATE: August , 2024	PZC NUMBER:	DEVELOPMENT NAME: Beecher Road Solar, LLC
<b>PETITIONER INFORMATION</b>		
NAME: Matt Kwiatkowski	COMPANY: Beecher Road Solar, LLC	
MAILING ADDRESS:		
CITY, STATE, ZIP:	TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME 317-760-3190	
EMAIL: mkwiatkowski@nexamp.com	FAX:	
<b>PROPERTY INFORMATION</b>		
NAME OF HOLDER OF LEGAL TITLE: Gary L. Bennett and Betty S. Bennett		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS: 10791 Corneils Road, Yorkville, Illinois 60560		
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:		
CURRENT ZONING CLASSIFICATION: A-1	COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: A-1/R-2	
REQUESTED SPECIAL USE: A-1 Special Use for a Solar array		
<b>ZONING AND LAND USE OF SURROUNDING PROPERTIES</b>		
NORTH: A-1 and R-2		
EAST: A-1 and R-2		
SOUTH: A-1		
WEST: County of Kendall A-1/M-1/ Special Use		
<b>KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)</b>		
02-08-300-008		
02-08-300-012		



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# APPLICATION FOR SPECIAL USE

<b>ATTORNEY INFORMATION</b>	
NAME: Daniel J. Kramer	COMPANY: Law Offices of Daniel J. Kramer
MAILING ADDRESS: 1107A S. Bridge Street	
CITY, STATE, ZIP: Yorkville, Illinois 60560	TELEPHONE: 630-553-9500
EMAIL: dkramer@dankramerlaw.com	FAX: 630-553-5764
<b>ENGINEER INFORMATION</b>	
NAME: Michael Keith	COMPANY: Atwell
MAILING ADDRESS: 1250 E. Diehl Road, Suite 300	
CITY, STATE, ZIP: Naperville, IL 60563	TELEPHONE: 630-281-8424
EMAIL: mkeith@atwell-group.com	FAX:
<b>LAND PLANNER/SURVEYOR INFORMATION</b>	
NAME: Michael Keith	COMPANY: Atwell
MAILING ADDRESS: 1250 E. Diehl Road, Suite 300	
CITY, STATE, ZIP: Naperville, IL 60563	TELEPHONE: 630-281-8424
EMAIL: mkeith@atwellgroup.com	FAX:
<b>ATTACHMENTS</b>	
<p>Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".</p> <p>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".</p>	



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# APPLICATION FOR SPECIAL USE

## SPECIAL USE STANDARDS

PLEASE STATE HOW THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE SPECIAL USE WILL NOT BE UNREASONABLY DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE:

The proposed solar array will be an enhancement to the United City of Yorkville in that it will provide a source of solar collection through the solar array being constructed by Beecher Road Solar, LLC which will hook directly to the Commonwealth Edison Grid. It dovetails perfectly with the Federal Government's Green Energy Plans and the Build Back America Program; and is environmentally friendly. The panels contain no toxic materials and the landscaping under them will be an environmentally friendly grass. Applicant further intends to introduce other environmentally friendly development methods on the site. There is no harm to surrounding property owners, no detrimental effect to public health, safety, or morals. The encouragement of using solar energy in lieu of fossil fuels is an excellent alternative source of green energy.

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSE ALREADY PERMITTED, NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

The proposed solar array will be constructed in a manner that will cause no damage to surrounding property owners.

PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT:

The intended construction and operation of the solar array in no way determinately effects the operation and development of surrounding real property nor does it impeded the use of existing property.

PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED:

The project is suitably located in that there is readily available connection sources to the Commonwealth Edison electrical grid. There is great access for repair and maintenance off of Illinois Route 47. Third, there is an access road planned under the previous City Planned Unit Development accessing the Property off of Galena Road. It is an excellent site for this use and one that is a transitional use to surrounding zoning classifications in a complimentary fashion.



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# APPLICATION FOR SPECIAL USE

## SPECIAL USE STANDARDS

PLEASE STATE HOW ADEQUATE MEASURES HAVE BEEN OR WILL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS:

There will be a minimum amount of traffic in and out during the construction phase of the solar array. There will be virtually no traffic in an out on a daily basis once the system is operational. The only traffic in and once the system is operational will be regular maintenance checks and maintenance of the underlying site itself.

PLEASE STATE HOW THE SPECIAL USE SHALL IN ALL OTHER RESPECTS CONFORM TO THE APPLICABLE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED, EXCEPT AS SUCH REGULATIONS MAY IN EACH INSTANCE BE MODIFIED BY THE CITY COUNCIL PURSUANT TO THE RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION:

The Special Use complies with all United City of Yorkville requirements for solar arrays, as well as all State requirements for the use of such facilities and all materials are in compliance with Federal and State Laws.

## 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.

*M R W*

\_\_\_\_\_  
 Matthew R. Walsh, 8/14/2024  
 PETITIONER SIGNATURE VP of Business Development DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

*X Gary Bennett*  
*X Betty Bennett*  
 \_\_\_\_\_  
 OWNER SIGNATURE DATE 8/15/2024



**THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:**

*Colleen Hanson 8/15/2024*



United City of Yorkville  
 800 Game Farm Road  
 Yorkville, Illinois, 60560  
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# APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
<p><b>PETITIONER DEPOSIT ACCOUNT FUND:</b>          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 <b>INVOICE &amp; WORKSHEET PETITION APPLICATION</b>. 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.</p>		
<b>ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY</b>		
NAME: Matt Kwiatkowski		COMPANY: Beecher Road Solar, LLC
MAILING ADDRESS:		
CITY, STATE, ZIP:		TELEPHONE: 317-760-3190
EMAIL: mkwiatkowski@nexamp.com		FAX:
<p><b>FINANCIALLY RESPONSIBLE PARTY:</b>          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.</p>		
Matthew R Walsh _____ PRINT NAME		VP of Business Development _____ TITLE
 _____ SIGNATURE*		8/14/2024 _____ DATE
<p><i>*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)</i></p>		
<b>INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS</b>		
<b>ENGINEERING DEPOSITS:</b> 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		<b>LEGAL DEPOSITS:</b> 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



United City of Yorkville  
800 Game Farm Road  
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Website: www.yorkville.il.us

# APPLICATION FOR PUBLIC HEARING SIGN

<b>PERMIT NUMBER:</b>		<b>DATE/TIME RECEIVED:</b>
SITE ADDRESS: 10791 Corneils Road, Yorkville, IL 60560		PARCEL NUMBER: 02-08-300-008 & 02-08-300-012
SUBDIVISION: N/A		LOT/UNIT:
<b>APPLICANT INFORMATION</b>		
NAME: Beecher Road Solar, LLC	TELEPHONE: <input type="radio"/> HOME <input type="radio"/> BUSINESS 317-760-3190	
ADDRESS:	E-MAIL: <input type="radio"/> HOME <input type="radio"/> BUSINESS mkwiatkowski@nexamp.com	
CITY, STATE, ZIP:	FAX:	
<b>SIGN INFORMATION</b>		
DATE OF PICK UP:	NUMBER OF SIGNS:	
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:	
<p>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.</p> <p>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.</p> <p>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.</p>		
	Matthew R Walsh VP of Business Development	8/14/2024
SIGNATURE/AUTHORIZED AGENT		DATE
DATE RETURNED: _____		
RECEIVED BY: _____		PZC# _____



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 VARIANCE

## INTENT AND PURPOSE

The purpose of a variance is to provide relief from certain regulations of the zoning ordinance to permit the use of land in a way that is not otherwise permitted under the ordinance. A variance is granted when the terms of the zoning ordinance, if literally applied, would create an unreasonable hardship on the landowner, making the property virtually useless.

This packet explains the process to successfully submit and complete an Application for a Variance Request. It includes a detailed description of the process, outlines required submittal materials, and contains the application for variance.

For a complete explanation of what is legally required throughout the Variance Request process, please refer to "Title 10, Chapter 4, Section 7 Variations" 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 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 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 VARIANCE

## STEP 3

### ECONOMIC DEVELOPMENT COMMITTEE

#### MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed request 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.

If the variance request adheres to any of the following standards then the variance may be granted by the Planning and Zoning Commission without City Council approval:

- Reducing a required setback by no more than twenty-five percent (25%).
- Reducing the lot width or lot size regulation not less than ninety percent (90%) of the required width or area.
- Permitting the same off street parking spaces for two or more uses provided each use does not take place at approximately the same hours of the same days of the week.
- Reducing the required off street parking spaces or loading spaces by no more than one (1) or twenty percent (20%) of the regulations (whichever is greater).
- Increasing by not more than twenty-five percent (25%) the maximum distance that required parking spaces are permitted to be located from the use served.
- Allowing for the deferment of required parking facilities for a reasonable period of time as specified in the variance.
- Increasing no more than ten percent (10%) the maximum gross floor area of any use so limited by the applicable regulations.
- If eminent domain by any authorized government agency results in exceeding one of the previously listed variance requests.

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

*This step may be skipped if the variance request adheres to the authorized requests listed above.*

The petitioner will attend the City Council meeting where the recommendation of the variance will be considered. City Council will make the final approval of the variance. 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.



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# APPLICATION FOR VARIANCE

## 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

## 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.



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# APPLICATION FOR VARIANCE

## 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 VARIANCE

INVOICE & WORKSHEET PETITION APPLICATION			
<b>CONCEPT PLAN REVIEW</b>	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
<b>AMENDMENT</b>	<input checked="" type="checkbox"/> Annexation <input type="checkbox"/> Plan <input checked="" type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
<b>ANNEXATION</b>	<input type="checkbox"/> \$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: \$
<b>REZONING</b>	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>		Total: \$
<b>SPECIAL USE</b>	<input type="checkbox"/> \$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: \$
<b>ZONING VARIANCE</b>	<input checked="" type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$ 585.00
<b>PRELIMINARY PLAN FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>PUD FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>FINAL PLAT FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>ENGINEERING PLAN REVIEW DEPOSIT</b>	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$
<b>OUTSIDE CONSULTANTS DEPOSIT</b>	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres		Total: \$
<b>TOTAL AMOUNT DUE:</b>			585.00



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# APPLICATION FOR VARIANCE

DATE: August , 2024	PZC NUMBER:	DEVELOPMENT NAME: Beecher Road, Solar, LLC
<b>PETITIONER INFORMATION</b>		
NAME: Matt Kwiatkowski	COMPANY: Beecher Road Solar, LLC	
MAILING ADDRESS:		
CITY, STATE, ZIP:	TELEPHONE: <input type="radio"/> BUSINESS <input type="radio"/> HOME 317-760-3190	
EMAIL: mkwiatkowski@nexamp.com	FAX:	
<b>PROPERTY INFORMATION</b>		
NAME OF HOLDER OF LEGAL TITLE: Gary L. Bennett and Betty S. Bennett		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS: 17091 Corneils Road, Yorkville, IL 60560		
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: 10791 Corneils Road, Yorkville, IL 60560		
CURRENT ZONING CLASSIFICATION:		
<b>ZONING AND LAND USE OF SURROUNDING PROPERTIES</b>		
NORTH: A-1 and R-2		
EAST: A-1 and R-2		
SOUTH: A-1		
WEST: County of Kendall A-1/M-1/ Special Use		
<b>KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)</b>		
02-08-300-008		
02-08-300-012		



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# APPLICATION FOR VARIANCE

<b>ATTORNEY INFORMATION</b>	
NAME: Daniel J. Kramer	COMPANY: Law Offices of Daniel J. Kramer
MAILING ADDRESS: 1107A S. Bridge Street	
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: 630-553-9500
EMAIL: dkramer@dankramerlaw.com	FAX: 630-553-5764
<b>ENGINEER INFORMATION</b>	
NAME: Michael Keith	COMPANY: Atwell
MAILING ADDRESS: 1250 E. Diehl Road, Suite 300	
CITY, STATE, ZIP: Naperville, IL 60563	TELEPHONE: 630-281-8424
EMAIL: mkeith@atwellgroup.com	FAX:
<b>LAND PLANNER/SURVEYOR INFORMATION</b>	
NAME: Michael Keith	COMPANY: Atwell
MAILING ADDRESS: 1250 E. Diehl Road, Suite 300	
CITY, STATE, ZIP: Naperville, IL 60563	TELEPHONE: 630-281-8424
EMAIL: mkeith@atwellgroup.com	FAX:
<b>ATTACHMENTS</b>	
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 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".	
<b>VARIANCE STANDARDS</b>	
PLEASE CONFIRM THE PROPOSED VARIATION IS CONSISTENT WITH THE OFFICIAL COMPREHENSIVE PLAN AND OTHER DEVELOPMENT STANDARDS AND POLICIES OF THE CITY.	



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# APPLICATION FOR VARIANCE

## VARIANCE STANDARDS

PLEASE STATE THE VARIANCE REQUESTED AND THE CITY ORDINANCE INCLUDING THE SECTION NUMBERS TO BE VARIED:

Section 10-4-3(B)(8) of the United City of Yorkville Ordinance. Petitioner requests a Variance from a 1,000 foot setback from the Right-of-Way to a 482 foot setback from the Right-Way

PLEASE STATE HOW THE PARTICULAR SURROUNDINGS, SHAPE OR TOPOGRAPHICAL CONDITIONS OF THE SPECIFIC PROPERTY INVOLVED, A PARTICULAR HARDSHIP TO THE OWNER WOULD RESULT, AS DISTINGUISHED FROM A MERE INCONVENIENCE, IF THE STRICT LETTER OF REGULATIONS WAS CARRIED OUT:

The original zoning application on the subject parcel was designed both as site plan and engineering submitted to the City and its outside consultant, Engineering Enterprises, for review under the then-existing ordinance. The entire stormwater plan and site has been engineered in conformity with the privously existing ordinance. To modify that plan now would substantially change the location of the proposed stormwater facilities, the solar array and cause great expense and hardship to the Applicant that was not caused by any modifications of the Applicant or failure to comply to the ordinances that were in existence at the time of filing.

PLEASE STATE HOW THE CONDITIONS UPON WHICH THE APPLICATION FOR A VARIATION IS BASED ARE UNIQUE TO THE PROPERTY FOR WHICH THE VARIATION IS SOUGHT AND ARE NOT APPLICABLE, GENERALLY, TO OTHER PROPERTY WITHIN THE SAME ZONING CLASSIFICATION:

We believe that the circumstances stated above are unique to this Applicant because to our knowledge it is the only Applicant that applied at the time that totally engineered and created a site plan which has previously been approved by City Staff, outside consulting engineer, and some of City Alderman.

PLEASE STATE HOW THE ALLEGED DIFFICULTY OR HARDSHIP IS CAUSED BY THIS TITLE AND HAS NOT BEEN CREATED BY ANY PERSON PRESENTLY HAVING AN INTEREST IN THE PROPERTY:

See statements above about compliance with prior ordinance.



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# APPLICATION FOR VARIANCE

## VARIANCE STANDARDS

PLEASE STATE HOW THE GRANTING OF THE VARIATION WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD IN WHICH THE PROPERTY IS LOCATED:

The proposed Variance Request for the south, north, and west setback lines by eight feet causes no harm to any existing adjacent owners in that there is no current development on any of the adjacent real property in any of those three directions. There is substantial buffering and a fence that will be installed by the applicant within the setback boundaries that ameliorates any concern to adjoining property. There is no detrimental effect to public health, safety, or welfare.

PLEASE STATE HOW THE PROPOSED VARIATION WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY, OR SUBSTANTIALLY INCREASE THE CONGESTION IN THE PUBLIC STREETS, OR INCREASE THE DANGER TO THE PUBLIC SAFETY, OR SUBSTANTIALLY DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

There is nothing in regard to granted the Variance that will impair adequate supply of light or air to adjacent properties or increase any traffic whatsoever. The Variance requested in no way impact public safety or diminish or impair adjoining property values. The adjoining properties being zoned R-2 due to the cancellation of the Westbury planned unit development agreement. There currently are no plans in front of the city that would indicate what zoning class the owners of those adjoining properties will seek if, and when, they seek to develop. They very well may not be developed with the residential use whatsoever given surrounding property conditions and 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.

*M R W*

Matthew R. Walsh,

8/14/2024

PETITIONER SIGNATURE

VP of Business Development

DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

x *Gary Bennett*  
 x *Beth Bennett*

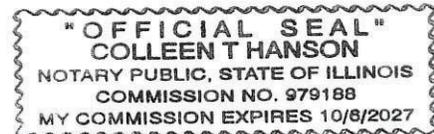
OWNER SIGNATURE

DATE

8/15/2024

**THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:**

*Colleen Hansen 8/15/2024*



## VARIANCE EXPLANATION

The Petitioner/Owners request that a Variance be granted from the rear and side setback areas on the north, west, and south property lines as contained in the site improvement plans previously filed herein.

The site plan showing the solar array totally conformed to the then current United City of Yorkville setback requirements at the time the Application for Zoning and Application for Special Use was filed by the Petitioner and consented to by the Owner in writing.

Stormwater storage was contemplated in the north setback area as defined by the then current setback ordinance.

It would work an extreme hardship on the applicant at this time to modify the site plan since it would result in a substantial change in the solar array, stormwater management fill facilities previously designed and recommended for approval by City Consulting Engineer. Applicant hereby requests permission to allow an eight-foot Variance from the new city ordinance for the south, west, and north side and rear setback line as detailed in the current ordinance. There still would be sufficient setback green area buffering the solar array and all three of those directions.

The front setback area of 1,000 feet has more than been met by the existing solar array plan and needs no variance.

Therefore, Petitioner prays that the site plan of Petitioner be approved Varying the current ordinance requirement by eight feet on the south, west, and north setback property lines.



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# APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 10791 Corneils Road, Plano, IL 60545
-----------------	----------------------	--

**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: Matt Kwiatkowski	COMPANY: Beecher Road Solar, LLC
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE: 317-760-3190
EMAIL: mkwiatkowski@nexamp.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.

Matthew R Walsh

VP of Business Development

PRINT NAME

TITLE

*M R W*

8/14/2024

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:		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, Daniel J. Kramer, 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 August 14, 2024.

X *Daniel J. Kramer*  
Signature of Petitioner(s)  
*Atty in Fact for Petitioner*

Subscribed and sworn to before me this  
16<sup>th</sup> day of August, 2024

*Colleen T. Hanson*  
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

<b>PERMIT NUMBER:</b>		<b>DATE/TIME RECEIVED:</b>	
SITE ADDRESS: 10791 Corneils Road, Yorkville, IL 60560		PARCEL NUMBER: 02-08-300-008 & 02-08-300-012	
SUBDIVISION: N/A		LOT/UNIT: N/A	
<b>APPLICANT INFORMATION</b>			
NAME: Beecher Road Solar, LLC		TELEPHONE: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS 317-760-3190	
ADDRESS:		E-MAIL: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS nkwiatkowski@nexamp.com	
CITY, STATE, ZIP:		FAX:	
<b>SIGN INFORMATION</b>			
DATE OF PICK UP:		NUMBER OF SIGNS:	
DATE OF PUBLIC HEARING:		SIGN RETURN DATE:	
<p>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.</p> <p>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.</p> <p>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.</p>			
 SIGNATURE/AUTHORIZED AGENT		Matthew R Walsh VP of Business Development	
		August 14, 2024 DATE	
DATE RETURNED: _____			
RECEIVED BY: _____ PZC# _____			

# Vegetation Management Plan for Solar Sites Utilizing Native Vegetation



**Natural  
Resource  
Services**

## 35-Year Solar Site Habitat Management

Economical production of power is the foremost goal on solar sites. There is a parallel opportunity to provide critically important native pollinator friendly habitat throughout the array while capitalizing on the long-term low maintenance needs of native vegetation.

Establishing prairies and other native plant communities within the confines of solar sites provides a tremendous opportunity to restore ecosystems that have been severely degraded and eliminated across all areas of the country.

Native plants have profound root systems, many reaching 10 or more feet deep into the soil. Rainwater follows those roots into the ground, helping reduce water runoff and promote the drainage of standing water into the aquifer. Those deep roots also stabilize the soil, preventing erosion from rain and wind. The plants provide seeds for songbirds, cover for game birds and, of course, provide the blossoms and host plants for our beloved butterflies and other nectar loving insects.

Native grasses and forbs will be selected based on their ecological appropriateness to the specific conditions of this site, with consideration to their mature height as to not interfere with panel productivity. These species will not require irrigation, fertilizer or other soil amendments.

The contribution to habitat restoration cannot be overstated given the acreage impacted and lifespan of the project.

**Pollinator Habitat & Solar Arrays**  
*A winning combination*

**Native grasses and wildflowers provide many benefits:**

- Increases pollination to nearby crops
- Healthy foraging habitat for bees, butterflies
- Superior on-site water management
- Reduces soil erosion
- Less maintenance, less mowing
- Builds healthy topsoil for future land uses
- Greater resistance to weeds
- Increases soil organic matter

# Recommended Vegetation Management Procedures

## Establishment Phase (growing seasons 1, 2 and 3)

**Year 1:** Complete site mowings to control annual/biennial weed canopy and prevent production of viable seed.

- 2-3 mowings (unless grazed by animals) are typical depending on soils, weather patterns and planting dates.
- Mowing to be done using specialized zero-radius mowers, orchard mowers and/or flail mowers
- Target mowing height of 4-6 inches.
- Reporting to your designated contact following each visit including a recap of activities, site conditions and recommendations for future management.

**Year 2:** Complete site mowing to control annual/biennial weed canopy and prevent production of viable seed.

- 2 mowings (unless grazed by animals) likely in the late spring or early summer.
- Mowing to be done using specialized zero-radius mowers, orchard mowers and/or flail mowers
- Target mowing height of 4-6 inches.
- Reporting to your designated contact following each visit including a recap of activities, site conditions and recommendations for future management.

### Integrated Vegetation Management (IVM)

- 1 site visit is typical depending on growth and weed populations.
- Includes spot mowing, spot herbicide application, herbicide wicking, etc.
- Equipment used includes tractor and/or ATV mounted sprayers.
- Reporting to your designated contact following each visit including a recap of activities, site conditions and recommendations for future management.

### Year 3: Integrated Vegetation Management (IVM)

- 3 site visits are typical depending on growth and weed populations.
- Includes spot mowing (unless grazed by animals), spot herbicide application, herbicide wicking, etc.
- Equipment used includes tractor and/or ATV mounted sprayers.
- Reporting to your designated contact following each visit including a recap of activities, site conditions and recommendations for future management.

### Development and Maturations Phases (growing seasons 4 through 9, 10 through 34)

#### Years 4 - 9: Integrated Vegetation Management (IVM)

- Two partial site visits are typical depending on vegetation status
- Includes spot herbicide applications and/or herbicide wicking.
- Equipment used includes tractor and/or ATV mounted sprayers.
- Includes a complete site mowing (unless grazed by animals) once every 3 years to mulch up biomass and recycle nutrients. On years when a mowing occurs, only one IVM visit will be necessary.
- Reporting to your designated contact following each visit including a recap of activities, site conditions and recommendations for future management.

#### Years 10 – 34: Integrated Vegetation Management

- Two partial site visits are typical depending on vegetation status
- Includes spot herbicide applications and/or herbicide wicking.
- Equipment used includes tractor and/or ATV mounted sprayers.
- Includes a complete site mowing (unless grazed by animals) once every 3 years to mulch up biomass and recycle nutrients. On years when a mowing occurs, only one IVM visit will be necessary.
- Reporting to your designated contact following each visit including a recap of activities, site conditions and recommendations for future management.

#### Notes:

- The Partial Site Visits referred to in years 4-34 imply that only portions of the site will need treatment. The entire project area will be assessed during these visits.
- For projects located outside of the Upper Midwest, the recommended vegetation management procedures may need to be adjusted.

#### Monitoring

Consistent monitoring of the project is essential in order to evaluate vegetative establishment, weed presence and possible erosion concerns. This information helps determine which management technique to use, the proper timing of the implementation and whether or not any other remedial action is required.

It is important to note that management activities may need to be implemented in a phased approach based on when a particular area of the site was seeded. This is mainly true on large-scale sites where the initial seeding may take several months. For example, this project may have areas that are newly seeded and other areas that are in their full 1st growing season. Careful management of project will be required to ensure that right management techniques are implemented in the right areas at the right time.

#### Other Notes on Vegetation Management:

- Establishing a successful native landscape is important but the vegetation also needs to be managed so that the array can function to its full capacity. It is likely, that as the potential vegetation management contractor, we would be responsible for general “weed” control throughout the project site. This would include controlling vegetation along roads, combiner boxes, power panels, etc. These responsibilities would need to be further defined prior to finalizing an agreement.
- Solar crews will mechanically control weed growth underneath the panel. Mowing/trimming around every post is not included and not necessary from a plant community health standpoint.
- On larger scale sites, solar crews will utilize GPS units to ensure complete and consistent coverage.
- After establishment, the site should be mowed once every 3-4 years. This mulching mowing most closely replicates the beneficial aspects of a prescribed burn which cannot be used on a solar site for obvious reasons. These mowings would typically occur during the winter (snow-free) or spring, often before the ground thaws. Depending on the geographic area of the country and the target plant community, mowings may be needed more or less often.
- Additional mowing or trimming may be needed if shading of the panels occurs, either by native or non-native vegetation. As a general rule, this type of mowing, if needed, should be limited to the areas immediately in front of the panel's lower edge. Mowing

the entire aisles would entail potentially mowing flowers in bloom which would defeat the purpose of the pollinator planting.





ONE COMPANY.  
INFINITE SOLUTIONS.

September 1, 2023

**Mr. Matt Walsh**

Nexamp

200 W. Monroe Street, Suite 620

Chicago, Illinois 60606

**Atwell, LLC Project No. 23003931**

**Re: Wetland Determination/Delineation  
Corneils Road Solar  
Kendall County, Illinois**

Mr. Walsh:

Nexamp (Client) contracted Atwell, LLC (Agent) to conduct a wetland delineation/determination and assessment for an approximately 94-acre parcel in Sections 8 and 17 of Township 37 North, Range 07 East, Kendall County, Illinois (hereinafter referred to as "site") to support a proposed solar development. The site is located approximately 0.3 miles east of the intersection of Beecher Road and Corneils Road.

The purpose of the wetland determination and delineation was to determine if wetlands, watercourses, and/or bodies of water are present on the site, and if so, if they fall under the jurisdiction of the U.S. Army Corps of Engineers (USACE).

Prior to the field survey, Atwell reviewed the following data for any ecological and environmental constraints: aerial photography, U.S. Geological Survey (USGS) 7.5-Minute Topographic Maps, U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) Maps, Flood Insurance Rate Maps (FIRMs) provided by the Federal Emergency Management Agency (FEMA), and county soil data from the Natural Resources Conservation Service (NRCS).

The results of the wetland delineation site visit conducted August 9, 2023, are summarized below.

#### *Site Setting and Characteristics*

A review of aerial photography and a site visit were conducted to characterize the site and surrounding area. The surrounding landscape consists primarily of undeveloped forested and herbaceous land, agricultural field, commercial and residential development, paved and unpaved roads, wetlands, and watercourses. The site itself is undeveloped agricultural field with hedgerows and riparian corridors along the perimeter of the site.

The entire site was observed to be upland in nature and currently in active agricultural use. The most common upland tree species found within the riparian corridors on-site include boxelder maple (*Acer negundo*), cottonwood (*Populus deltoides*), and hackberry (*Celtis occidentalis*). Common upland scrub-shrub species found on-site include grey dogwood (*Cornus racemosa*) and honeysuckle (*Lonicera spp.*). Common herbaceous vegetation within uplands includes agricultural crops, Timothy (*Phleum pratense*), white clover (*Trifolium repens*), and field thistle (*Cirsium discolor*).

### ***Wetland Delineation***

The wetland delineation was performed in accordance with the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region* (USACE 2010). The delineation of any wetland depends on three basic parameters: 1) the presence of hydrophytic vegetation (plants adapted to living in saturated soils), 2) hydric soils (distinctive soil types that develop under saturated conditions), and 3) wetland hydrology (the presence of water at or near the surface for a specific period of time). The above parameters are virtually always inter-related and present in wetland systems.

In Illinois, the USACE regulates the discharge of dredged or fill material into jurisdictional wetlands and waters of the U.S. under Section 404 of the Clean Water Act (CWA). Wetlands that are hydrologically connected or adjacent to traditional navigable waters of the U. S. are regulated under Section 404. If impacts are anticipated to federally jurisdictional waters or wetlands, then a Section 404 permit obtained through review from the USACE and a Section 401 permit after review from the Illinois Environmental Protection Agency (ILEPA) would be required.

Floodplains and floodways are regulated by the Illinois Department of Natural Resources (ILDNR). All construction activities in the floodways of streams (the channel and the adjacent portion of the floodplain that is needed to safely convey and store flood waters) in urban areas where the stream drainage area is one square mile or more or in rural areas where the stream drainage area is ten square miles or more must be permitted by the ILDNR prior to construction. If impacts are anticipated to floodplains along streams with a drainage area greater than 10 square miles, then a permit would also be required from the ILDNR.

Atwell did not complete a Floristic Quality Assessment (FQA) of the site wetlands, as this assessment is only required if a permit application is needed, and Atwell is assuming that all wetland impacts would be avoided as a result of the project.

Atwell conducted a wetland determination and delineation for the site on August 9, 2023. Atwell identified two watercourses (Watercourses A1 [Rob Roy Creek] and A2) on the site. Atwell did not identify any wetlands on the site. Refer to the enclosed *Site Features Map* for information and locations of the on-site features. Refer to the *Photographic Log* for site conditions and physical characteristics at the time of inspection. The results of the USACE Antecedent Precipitation Tool are also included as an attachment to this report.

Watercourse A1 (Rob Roy Creek) is a perennial stream located adjacent to the southeast boundary of the site. It enters the site at the southeast corner of the site and exits along the southern boundary of the site flowing the southwest. OHWM width is approximately 18 feet for this feature and a water depth of approximately two feet.

Watercourse A2 is a perennial stream and an unnamed tributary of Watercourse A1 (Rob Roy Creek). It enters the site along the north boundary and flows south into watercourse A1 bisecting the site. OHWM width is approximately 25 feet for this feature and a water depth of approximately two feet.

According to the U.S. Department of Agriculture (USDA) NRCS Web Soil Survey, the soils contained within the site have been mapped as Peotone silty clay loam, 0 to 2 percent slopes (330A), Drummer silty clay loam, 0 to 2 percent slopes (152A), Clare silt loam, 0 to 2 percent slopes (663A), Clare silt loam, 2 to 5 percent slopes (663B), Brenton silt loam, 0 to 2 percent slopes (149A), Harpster silty clay loam, 0 to 2 percent slopes (67A), and Knight silt loam, 0 to 2 percent slopes (191A). Most of these soil types are considered hydric and do not contain significant nonhydric components. Hydric soils are conducive to the growth and regeneration of hydrophytic vegetation by their ability to hold water for extended periods of time (NRCS 2010).

FEMA FIRMs were reviewed to determine if portions of the site are mapped as floodplains, floodways, or other flood prone areas. These maps record the following data: 100-year (1% chance of annual flooding) and 500-year (0.2% annual chance of flooding) floodplains, the height of the base flood elevation, and the risk to premium areas developed across a floodplain. According to FEMA map 17089C0380J dated 7/17/2012 and map 17093C0030G dated 2/4/2009, this site lies within Zone X, areas outside of the 100-year floodplain. Zone X indicates an Area of Minimal Flood Hazard. Therefore, regulated floodplains are likely not present within the site.

### ***Conclusions and Recommendations***

Based on the desktop review of online databases and a site visit, the site contains two watercourses (Watercourses A1 [Rob Roy Creek] and A2). It is Atwell's professional opinion the on-site watercourses appear to meet the criteria of Section 404 under the CWA. Therefore, the watercourses on site are likely regulated by the USACE. According to FEMA map 17089C0380J dated 7/17/2012 and map 17093C0030G dated 2/4/200, this site lies within Zone X, areas outside of the 100-year floodplain. Zone X indicates an Area of Minimal Flood Hazard. Therefore, regulated floodplains are likely not present within the site.

It is Atwell's understanding that all watercourse impacts would be avoided under the current scope of the project. However, if the proposed scope of the project changes and impacts to Waters of the United States or other jurisdictional resources are anticipated a permit may be required by the USACE before any proposed work (*e.g.*, filling, dredging, construction, draining, and/or other development) that takes place within the boundaries of a regulated wetland, watercourse, lake, pond, or floodplain. The USACE has the final authority on the jurisdictional status, in addition to the extent of regulated wetlands, lakes, streams, ponds, and floodplains in the State of Illinois.

Mr. Matt Walsh  
September 1, 2023  
Page 4 of 5

We appreciate the opportunity to be of service to you on this project. Should you have any questions, please contact us at (248) 447-2000.

Sincerely,

ATWELL, LLC



David Nigro  
Environmental Technician  
Environmental Services Group

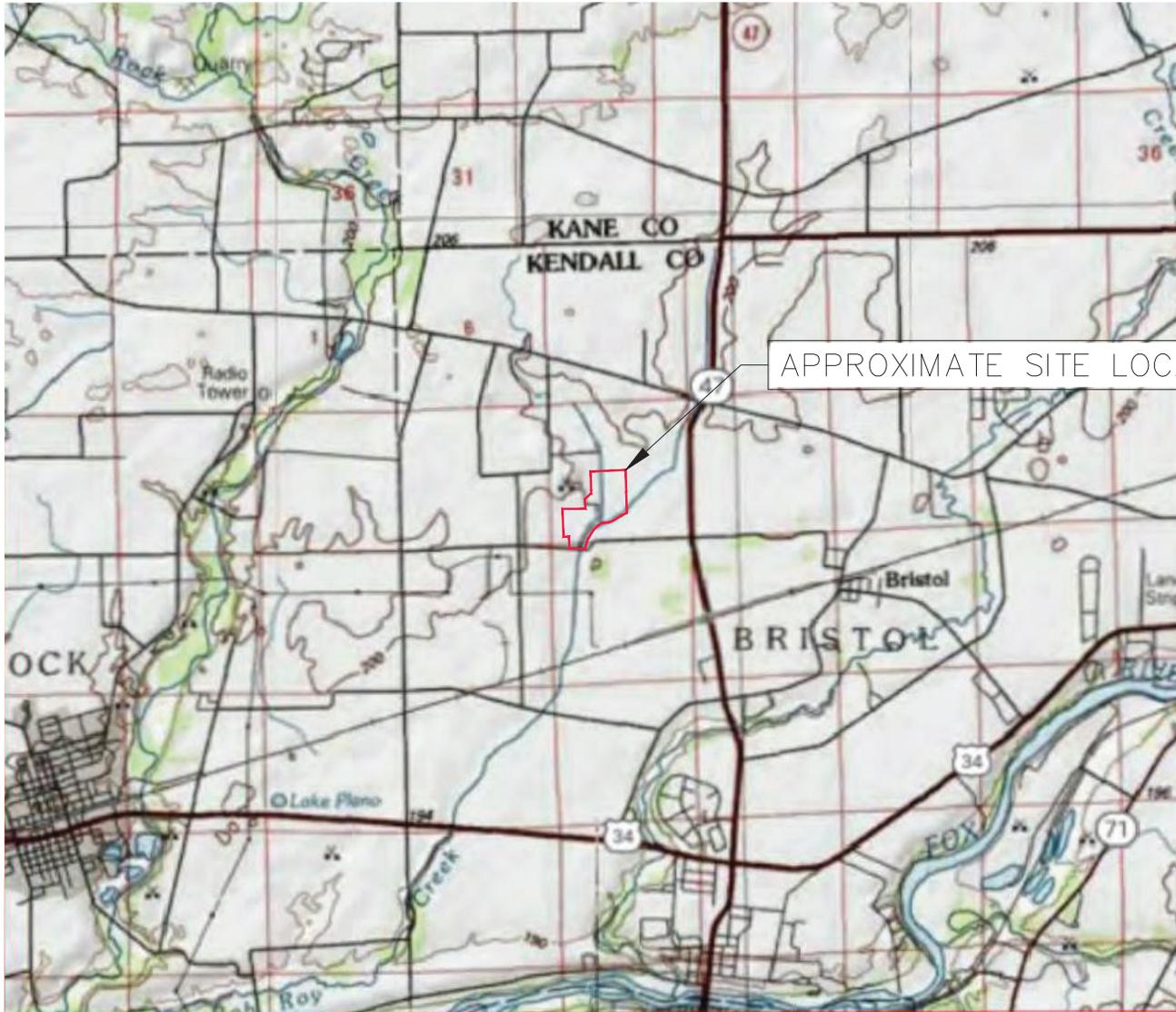


Pete Hill  
Project Manager  
Environmental Services Group

Enclosures:    Site Location Map  
                  Site Features Map  
                  Photographic Log  
                  USACE Antecedent Precipitation Tool

## REFERENCES

- NRCS, [Natural Resources Conservation Service]. 2010. "Field Indicators of Hydric Soils in the United States (Version 7.0)."  
[http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprdb1046970.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1046970.pdf).
- USACE, [U.S. Army Corps of Engineers]. 2010. "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)." ERDC/ EL TR-12-1.  
Vicksburg (MS): U.S. Army Engineer Research and Development Center.  
<https://usace.contentdm.oclc.org/utis/getfile/collection/p266001coll1/id/7630>.



**LEGEND**

——— ASSESSMENT AREA (± 93.74 ACRES)

**ATWELL**  
CONSTRUCTION & SURVEYING

SECTION 7-8, 17-18  
 TOWN 21 NORTH, RANGE 07 EAST  
 BRISTOL TOWNSHIP  
 KENDALL COUNTY, ILLINOIS

NEWKAMP  
 KENDALL COUNTY, IL - NEWKAMP -  
 CORNELIUS ROAD SOLAR  
 SITE LOCATION MAP

DATE  
 AUGUST 28TH, 2023

REVISIONS

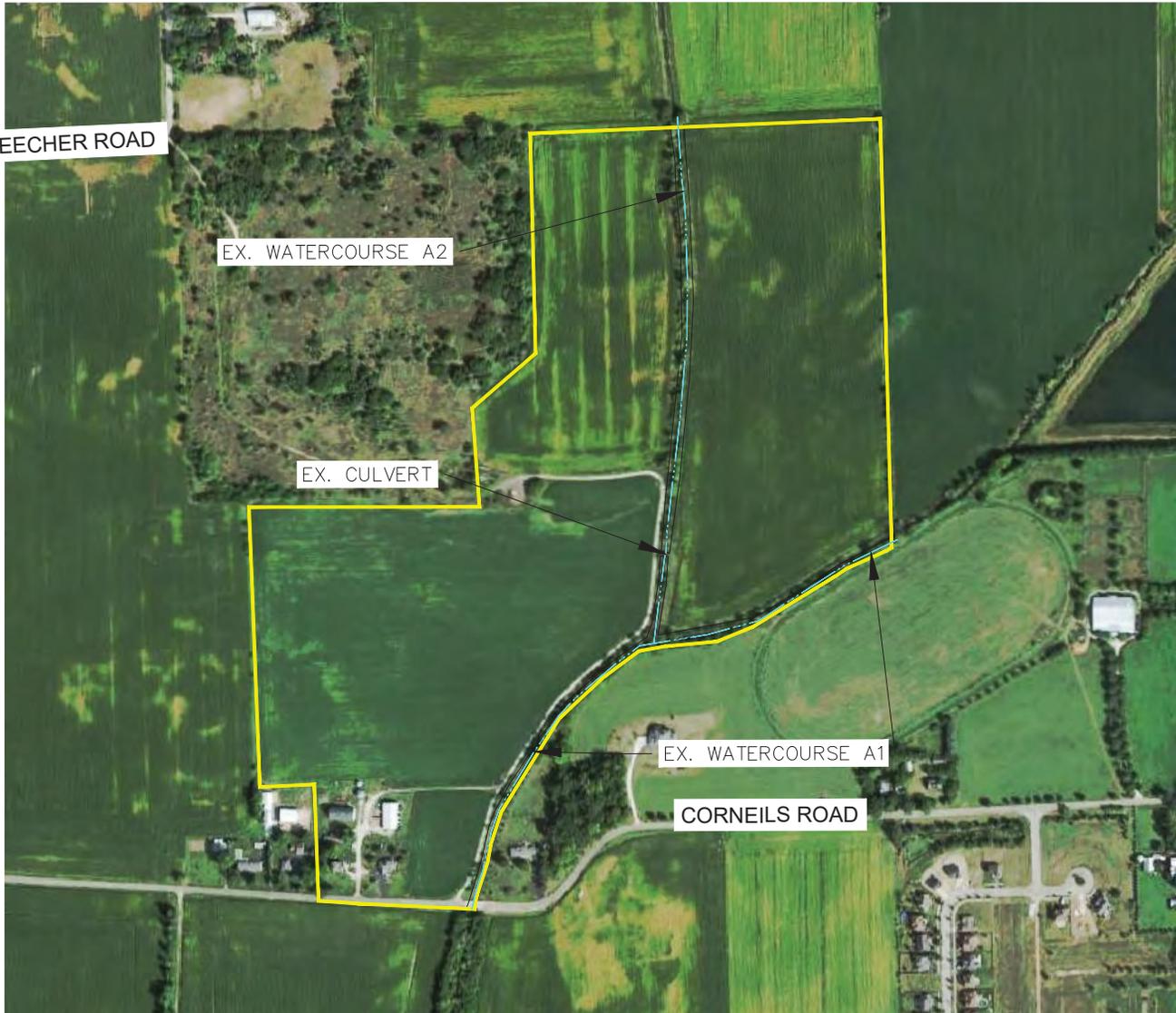
0 1000 2000  
 SCALE: 1" = 2000'

DRAWN BY: MB  
 CHECKED BY:  
 P.M.-P.H.  
 JOB #: 23003931  
 FILE CODE: -  
 SHEET NO. 01

Know what's below.  
 Call before you dig.  
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN EXCAVATED OR TESTED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ALL DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. FAILURE TO EXCAVATE, LOCATE, MARK, PROTECT, AND MAINTAIN UNDERGROUND UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ALL DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

NOTICE:  
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ALL DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. FAILURE TO EXCAVATE, LOCATE, MARK, PROTECT, AND MAINTAIN UNDERGROUND UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ALL DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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**LEGEND**

- ASSESSMENT AREA (± 93.74 ACRES)
- EXISTING TOP OF BANK
- EXISTING WATERCOURSE CENTERLINE
- EXISTING CULVERT

NOTE: THIS ILLUSTRATION IS AN APPROXIMATE DEPICTION OF THE WETLANDS THAT APPEAR TO BE LOCATED ON THE SUBJECT PROPERTY AS DELINEATED BY ATWELL ON AUGUST 11TH, 2023. USACE HAS THE FINAL AUTHORITY ON THE EXTENT OF REGULATED WETLANDS, LAKES, AND STREAMS IN THE STATE OF ILLINOIS.



Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE ONLY AND HAVE NOT BEEN INDEPENDENTLY CHECKED BY THE OWNER OR THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR FAILURE TO EXACTLY LOCATE, MARK AND PROTECT ALL EXISTING UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ATWELL HAS THE OBLIGATION TO ADVISE THE CONTRACTOR OF THE LOCATION OF EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF EXISTING UTILITIES. ATWELL SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR FAILURE TO EXACTLY LOCATE, MARK AND PROTECT ALL EXISTING UTILITIES.

ATWELL LLC  
1000 W. 11TH STREET  
MUSKEGON, IL 60449  
TEL: 815.426.1100  
WWW.ATWELL.COM

SECTION 7-8, 17-18 TOWN 21 NORTH, RANGE 07 EAST BRISTOL TOWNSHIP KENDALL COUNTY, ILLINOIS	NEWAMP KENDALL COUNTY, IL - NEWAMP - CORNEILS ROAD SOLAR SITE FEATURES MAP
DATE: AUGUST 28TH, 2023	
REVISIONS	
 SCALE: 1" = 200'	
DRAWN BY: MB	
CHECKED BY: P.M.-PH	
JOB #: 23003931	
FILE CODE: -	
SHEET NO. 02	

## PHOTO LOG

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### Corneils Road Solar, Wetland Report

August 8, 2023 - Kendall County, Illinois



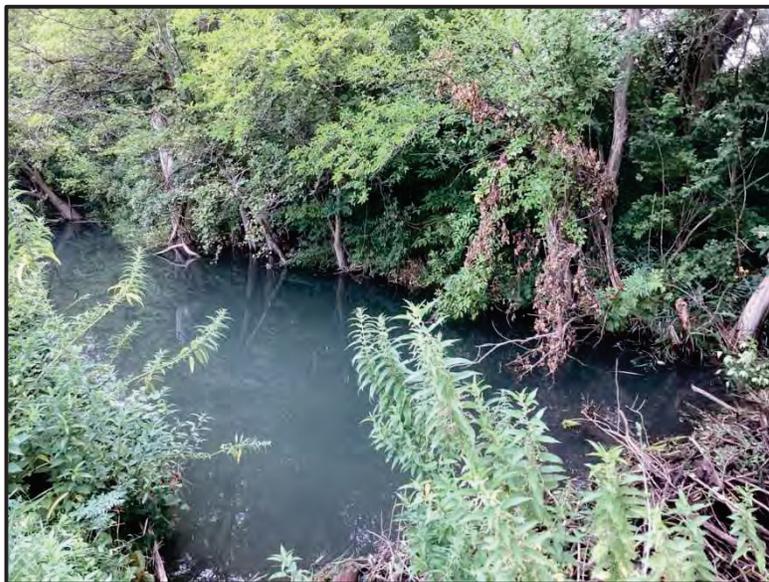
**Photo 1.** An overall view of the Project Area including a typical agricultural field.



**Photo 2.** A representative photo of a typical riparian corridor within the site.



**Photo 3.** A representative photo of a typical gravel access road within the site.



**Photo 4.** An upstream photo of watercourse A1 (Rob Roy Creek).

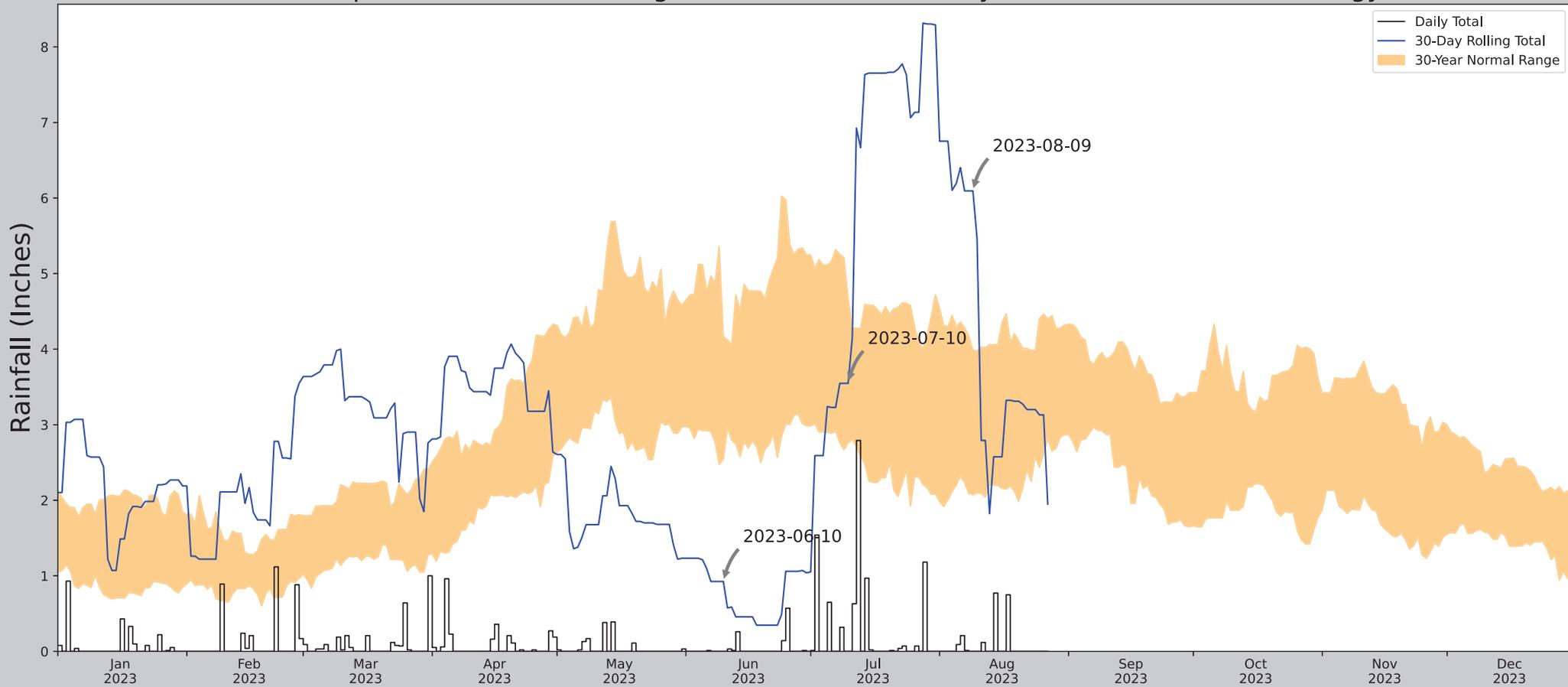


**Photo 5.** An upstream photo of watercourse A2.



**Photo 6.** A photo of a culverted crossing of watercourse A2.

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



Coordinates	41.694595, -88.461363
Observation Date	2023-08-09
Elevation (ft)	640.105
Drought Index (PDSI)	Incipient drought (2023-07)
WebWIMP H <sub>2</sub> O Balance	Dry Season

30 Days Ending	30 <sup>th</sup> %ile (in)	70 <sup>th</sup> %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2023-08-09	2.072047	3.98937	6.094488	Wet	3	3	9
2023-07-10	2.757874	4.676772	3.547244	Normal	2	2	4
2023-06-10	2.541339	4.172835	0.925197	Dry	1	1	1
Result							Normal Conditions - 14



Figure and tables made by the  
**Antecedent Precipitation Tool**  
Version 1.0

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

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	5.406	61.011	2.763	8701	90
SUGAR GROVE 0.7 NE	41.7762, -88.4478	714.895	1.763	13.779	0.818	29	0
SUGAR GROVE 1.4 ENE	41.7787, -88.4343	688.976	2.479	12.14	1.146	2	0
AURORA 3.1 WSW	41.7565, -88.3518	704.068	6.758	2.952	3.061	1	0
AURORA	41.7803, -88.3092	660.105	8.894	41.011	4.367	2573	0
WHEATON 3 SE	41.8128, -88.0728	680.118	21.242	20.998	10.005	47	0

**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING  
BEFORE  
UNITED CITY OF YORKVILLE  
PLANNING AND ZONING COMMISSION  
PZC 2024-22**

**NOTICE IS HEREBY GIVEN THAT** Beecher Road Solar, LLC, contract lessee, and Gary and Betty Bennett, property owners, petitioners, have filed applications with the United City of Yorkville, Kendall County, Illinois, requesting special use authorization and a bulk regulation variance approval. The real property is generally located immediately north of Corneils Road, approximately 1,500 feet west of Beecher Road, and approximately 4,000 feet east of IL Route 47 (N. Bridge Street) consisting of approximately 70 acres. The petitioners are requesting special use permit approval in pursuant to Section 10-8-5 of the Unified Development Ordinance for a solar farm. Lastly, the petitioners are requesting a bulk regulation variance to Section 10-4-13-8.c of the Unified Development Ordinance, seeking a reduction from the required one thousand (1,000) foot setback from the nearest solar array to roadway network to 482 feet from Corneils Road.

The legal description is as follows:

**PARCEL 1:**

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°09'48" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 88°28'22" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 272.68 FEET; THENCE NORTH 00°46'58" WEST, 200.71 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00°52'50" WEST 1,057.46 FEET; THENCE NORTH 88°42'24" EAST, 857.86 FEET; THENCE NORTH 00°00'30" WEST, 375.0 FEET; THENCE NORTH 52°02'07" EAST, 315.0 FEET, THENCE NORTH 00°02'07" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 88°30'33" EAST, ALONG SAID NORTH LINE, 1,306.96 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 00°04'03" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,609.56 FEET TO A POINT WHICH IS 1,044.12 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 59°25'57" WEST, 694.32 FEET; THENCE SOUTH 81°55'57" WEST, 349.80 FEET; THENCE SOUTH 51°55'57" WEST 280.50 FEET; THENCE SOUTH 39°55'57" WEST, 153.78 FEET; THENCE SOUTH 86°06'25" WEST, 38.0 FEET THENCE SOUTH 33°09'12" WEST, 343.0 FEET; THENCE SOUTH 16°38'23" WEST 379.0 FEET TO THE CENTER LINE OF CORNEILS ROAD; THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE 596.0 FEET TO A LINE DRAWN SOUTH 00°21'50" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 WHICH IS 475.50 FEET, NORMALLY DISTANT, EASTERLY OF THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00°21'50" WEST ALONG SAID PARALLEL LINE, 194.89 FEET TO SAID SOUTH LINE; THENCE NORTH 00°09'48" EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 236.13 FEET TO A LINE DRAWN NORTH 89°02'55" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°02'55" WEST, 206.29 FEET TO A POINT OF BEGINNING; EXCEPT THAT PART THEREOF LYING EASTERLY OF THE FOLLOMNC DESCRIBED LINE: COMMENCING AT THE SOUTHERNMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE OF CORNEILS ROAD, 67.47 FEET FOR A POINT OF BEGINNING; THENCE NORTH 16°38'25" EAST, 402.58 FEET; THENCE NORTH 33°09'12" EAST, 449.42 FEET; THENCE NORTH 52° EAST, 398.62 FEET; THENCE NORTH 11°27'20" EAST, 559.64 FEET; THENCE NORTH 00°02'07" EAST, 634.19 FEET; THENCE NORTH 89°57'53" WEST, 430.60 FEET TO A WESTERLY LINE OF SAID TRACT; THENCE NORTH 00°02'07" EAST ALONG SAID WESTERLY LINE 725.68 FEET TO THE NORTH LINE OF SAID SOUTHWEST

1/4, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS;

PARCEL 2:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°09'48" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 88°26'22" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTH WEST 1/4, 272.66 FEET; THENCE NORTH 00°46'58" WEST, 200.71 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00°52'50" WEST 1,057.46 FEET; THENCE NORTH 88°42'24" EAST, 857.86 FEET; THENCE NORTH 00°00'30" WEST, 875.0 FEET; THENCE NORTH 52°02'07" EAST, 315.0 FEET, THENCE NORTH 00°02'07" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 88°30'33" EAST, ALONG SAID NORTH LINE, 1,306.96 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 00°04'03" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,609.56 FEET TO A POINT WHICH IS 1,044.12 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 59°25'57" WEST, 694.32 FEET; THENCE SOUTH 81°55'57" WEST, 349.80 FEET; THENCE SOUTH 51°55'57" WEST 280.50 FEET; THENCE SOUTH 39°55'57" WEST, 153.78 FEET; THENCE SOUTH 86°06'25" WEST, 38.0 FEET; THENCE SOUTH 33°09'12" WEST, 343.0 FEET; THENCE SOUTH 16°38'23" WEST 379.0 FEET TO THE CENTER LINE OF CORNEILS ROAD; THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE 596.0 FEET TO A LINE DRAWN SOUTH 00°21'50" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 WHICH IS 475.50 FEET, NORMALLY DISTANT, EASTERLY OF THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00°21'50" WEST, ALONG SAID PARALLEL LINE, 194.89 FEET TO SAID SOUTH LINE; THENCE NORTH 00°09'48" EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 236.13 FEET TO A LINE DRAWN NORTH 89°02'55" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°02'55" WEST, 206.29 FEET

TO A POINT OF BEGINNING; EXCEPT THAT PART THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHERNMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE OF CORNEILS ROAD, 67.47 FEET FOR A POINT OF BEGINNING; THENCE NORTH 16°38'23" EAST, 402.58 FEET; THENCE NORTH 33°09'12" EAST, 449.42 FEET; THENCE NORTH 52°00'00" EAST, 398.62 FEET; THENCE NORTH 11°27'20" EAST, 559.64 FEET; THENCE NORTH 00°02'07" EAST, 634.19 FEET; THENCE NORTH 89°57'53" WEST, 430.60 FEET TO A WESTERLY LINE OF SAID TRACT; THENCE NORTH 00°02'07" EAST ALONG SAID WESTERLY LINE 725.68 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4, AND EXCEPT THAT PART THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE OF THE NORTHERLY 812.20 FEET, MEASURED ALONG THE EASTERLY LINE, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

**PINs: 02-08-300-008 and 02-08-300-012**

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.

Application and information materials regarding this notice are available for public review and can be

accessed by scanning the QR code below. Any questions or written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois 60560. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

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

JORI BEHLAND  
City Clerk



# Site Photo #1

## Beecher Road Solar, LLC

From southeast corner looking north from Corneils Road towards Site.



# View Shed #1

## Beecher Road Solar, LLC

- From southeast corner looking north from Corneils Road towards Site.
- 917-ft front setback with 2 layers of evergreen trees and shrubs



# Site Photo # 2

## Beecher Road Solar, LLC

From south looking north from  
Corneils Road towards Site.



## View Shed #2

### Beecher Road Solar, LLC

- From south looking north from Corneils Road towards Site.
- 917-ft front setback with 2 layers of evergreen trees and shrubs





# Memorandum

To: Plan Council  
From: Sara Mendez, Planner I  
Date: October 16, 2024  
Subject: **PZC 2024-22 Beecher Road Solar, LLC (Expansion)– Solar Farm Special Use and Variance**

---

I have reviewed the applications for the Special Use and Variance request dated August 2024 as submitted by Daniel Kramer on behalf of Nexamp, Beecher Road Solar, LLC, petitioner. The following supplemental materials were included within the original applications including the newly submitted supplemental materials from August 20, 2024:

- 1) AC Electrical Diagram – dated 01.09.24 by Nexamp
- 2) Bifacial Module – dated 01.09.24 by SMA America, LLC
- 3) Decommissioning Plan – dated 08.16.24 prepared by Nexamp
- 4) Glare Study 1 (Pv Array 1) – dated 08.13.24 by Forge Solar
- 5) Glare Study 2 (Pv Array 2) – dated 08.13.24 by Forge Solar
- 6) Glare Study 3 (Pv Array 3) – dated 08.13.24 by Forge Solar
- 7) Interconnection Agreement – dated 01.20.24 by ComEd
- 8) Land Title Survey – dated 12.06.23 by Nexamp
- 9) Letter from Daniel Kramer – dated 08.15.24 by Law Offices of Daniel J. Kramer
- 10) Location Map – dated 08.07.24 by Nexamp
- 11) Legal Description – dated 07.25.24 by Nexamp
- 12) Project Narrative – dated 08.16.24 by Nexamp
- 13) Property Owners Within 500 Feet
- 14) Special Use Application Plans – dated 09.13.24 by Atwell
- 15) Special Use Application – prepared by Beecher Road Solar, LLC
- 16) Variance Application – prepared by Beecher Road Solar, LLC
- 17) Vegetation Management Plan for Solar Sites Utilizing Native Vegetation – prepared by Natural Resource Services

The petitioner is seeking to construct a 4.99 (AC) ground-mounted distributed generation solar garden facility. The proposed 30-acre solar farm will be situated on approximately 70 acres of existing farmland parcel located immediately north of Corneils Road, approximately 1,500 feet west of Beecher Road, and approximately 4,000 feet east of IL Route 47 (N. Bridge Street).

The petitioner is also requesting a variance to Section 10-4-13-B.8.c of the Unified Development Ordinance, seeking to reduce the required one thousand (1,000) foot setback from the nearest solar array to roadway network to 482 feet between the nearest solar array and Corneils Road.

Based upon my review of the application documents and preliminary plans, I have compiled the following comments (requests to the petitioner are underlined):

## VARIANCE COMMENTS

1. Section 10-4-13-B.8.c Alternative Energy Use Standards in the City's Unified Development Ordinance outlines buffer requirements for solar farm uses in the A-1 Agricultural District. The petitioner is seeking a variance to decrease the minimum buffer area from 1,000 feet between the nearest solar array to roadway networks to 482 feet.

- Section 10-8-9C.1 of the Unified Development Ordinance states specific standards for variance requests which all recommendation bodies will review. The petitioner has provided answers to each of the criteria in the application to these standards.

**SPECIAL USE COMMENTS:**

***Zoning***

The subject property consists of two (2) parcels (#02-08-300-008 and 02-08-300-012) which are currently zoned A-1 Agricultural Special Use District. The following are the current immediate surrounding zoning and land uses:

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	A-1 Agricultural (Special Use) District	Corneils Road Solar
<b>South</b>	Westbury South Village (R-4)	Agriculture
<b>East</b>	IL Route 47 Former Westbury East Village (A-1)	Agriculture/Proposed Yorkville Renewables Solar Farm
<b>West</b>	Beecher Road Konicek Property (M-1, M-2)	Agriculture/Bright Farms

- The proposed community solar farm will consist of approximately 11,616 arrays, per the Project Narrative dated August 16, 2024.
- The petitioner’s exhibit (C-200 C) indicates the total number of tracker motors is 121.
- The petitioner shall provide staff with a written response of the operations phase of the lease for the proposed solar farm project.**

***Location on Site***

Section 10-4-13 Alternative Energy Use Standards in the City’s Unified Development Ordinance provides setback specifics for solar farm uses in the A-1 Agricultural District. The following compares the yard setbacks required for solar farm uses:

	<b>Minimum Setback for Equipment to Property Line</b>	<b>Proposed Setback</b>
Front (South)	1000 feet	<b>482 feet</b>
Side Yard (East)	50 feet from nonresidential/100 feet from residential	194.9 feet
Side Yard (West)	50 feet from nonresidential/100 feet from residential	75.9 feet
Rear (North)	50 feet from nonresidential/100 feet from residential	84.9 feet

- The location of the solar panels meets the side (east and west) and the rear (north) setbacks for the Solar Farm uses in the A-1 Agricultural District.
- However, the solar panels appear to encroach into the required front (south) yard setback.**
  - The minimum distance required for the front (south) yard is 1000 feet.**
  - The petitioner has filed a variance request to maintain 482 feet from the front (south) setback.**
- Section 10-4-13B.8.c of the Unified Development Ordinance requires a minimum buffer area of 1,000 feet from the nearest solar array to roadway network.
- The petitioner’s exhibit (C-200 C) indicates the distance of the proposed solar farm and/or the fence line to the nearest participating and non-participating residential parcels to the south along Corneils Road.**
- The location of the solar panels exceeds the one thousand (1,000) foot setback from the nearest solar array to the edge of the bank of the Fox River.

### ***Minimum Lot Size***

Section 10-4-13B.1 of the Unified Development Ordinance states no solar farms shall be erected on any lot less than three (3) acres in size.

- In the Project Narrative dated August 16, 2024 the petitioner has stated the project intends to develop on approximately 30 acres of overall parcel.

### ***Maximum Lot Coverage***

Section 10-4-13B.2 of the Unified Development Ordinance states a solar farm use may occupy up to eighty (80) percent of a given parcel in this district.

- **Staff notes the approved Corneils Road Solar project, in addition to the proposed solar farm on parcel number #02-08-300-008, may exceed the allowed 80% occupancy for a solar farm use in the A-1 Agricultural District.**
- **Staff requests that the petitioner verify the total acreage occupied by the solar farm use for each parcel (#02-08-300-008, #02-08-300-012, and #02-08-300-011) associated with the approved Corneils Road Solar project.**

### ***Height***

The maximum structure height for solar systems, equipment, and structures shall not exceed thirty feet (30') in height when ground mounted, per Section 10-4-13B.6 in the Unified Development Ordinance.

- The petitioner's exhibit (C-500 B Standard Details) appears to indicate a maximum solar array height as approximately 30 feet at maximum tilt
- The petitioner's exhibit (C-500 B Standard Details) appears to indicate a minimum solar array clearance as 3 feet.

### ***Glare/Lighting***

Section 10-4-13B.13 of the Unified Development Ordinance states solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways. The panels shall be placed to face east and rotate west to follow the path of the sun to collect the most sunlight throughout the day.

- The petitioner has submitted a glare study and analysis which concludes that there was no potential for glint or glare identified by the analysis.
- It is also noted the solar modules will be treated with anti-reflective coating to minimize glare.
- **Staff requests the petitioner provide a viewshed from angles around the solar farm which illustrate how far away the panels will be from the public right-of-way (Corneils Road).**

### ***Noise***

The transformer is the greatest source of noise on the property.

- The petitioner's exhibit (C-200 C Site Plan Layout) indicates the transformer is 995.5 feet to the nearest residence located to the south on Corneils Road.

### ***Fencing***

The petitioner has proposed an eight (8) foot tall, galvanized chain link fence with slats to surround solar farm, along with a 20-foot-wide vehicle access gate. As stated in Section 10-4-13B.9 of the Unified Development Ordinance, Fence Regulations for Solar Farms, states that systems, equipment, and structures shall be fully enclosed and secured by a fence or wall with a height of eight (8) feet.

- **Staff requests the petitioner provide the total linear foot perimeter that the fence will enclose.**
- **A Knox box and keys shall be provided to the City's building department and Bristol Kendall Fire District (BKFD).**

### ***Access Road***

The proposed site access is via a 20-ft. wide gravel driveway proposed off Corneils Road.

- The path provides access to the equipment, however, no formal parking stalls are provided, as no buildings, employees are planned on the site except for the occasional mowing or maintenance visits.

- Section 10-4-13-B.5 of the City’s Unified Development Ordinance states off-street parking provided on site shall be paved.
  - The petitioner’s exhibit (C-200 C) indicates an HMA parking pad will be provided for off-street parking.
- Gravel roads are not permitted for vehicle travel.
  - The proposed solar farm is utilizing the same access as the approved Corneils Road Solar project, as both solar farms access road is located in the same parcels (#02-08-300-008 and #02-08-300-012).
  - **Staff defers to the City Public Works Director and City Engineer for comment on the road composition.**

### *Decommissioning Estimate/Plan*

The petitioner has provided a decommission plan.

- **In addition to the decommissioning plan narrative, a construction estimate for the life of the lease must be provided with a 3% annual inflation rate which must be reviewed and approved by the City Engineer.**
- Staff defers to City Engineer.

### *Accessory Use*

Section 10-4-13-A.2 of the City’s Unified Development Ordinance states solar and wind farms shall be an accessory to the principal permitted use of a site. Therefore, the area and scale of the solar farm must be less than the primary agricultural land use.

- As proposed, the solar farm will occupy approximately 30 acres of the overall existing 70 acres of farmland.
- **However, staff notes the acreage for the approved Corneils Road Solar in addition to the proposed solar farm would be greater than the primary agricultural use for parcel #02-08-300-008.**
- **Staff requests that the petitioner verify the total acreage occupied by the solar farm use for each parcel (#02-08-300-008, #02-08-300-012, and #02-08-300-011) associated with the approved Corneils Road Solar project.**

### *Signage*

Per Section 10-4-13B.9.a(1) and (2) of the City’s Unified Development Ordinance, warning signs shall be provided at the entrance to the facility and along the perimeter of the solar farm.

- Additionally, the signs shall be less than four (4) square feet and made with letters and numbers at least three (3) inches in height and shall include the 911 address and an emergency phone number of the operator which shall be answered twenty-four (24) hours a day by a live operator. A nonemergency phone number for the operator shall be displayed.
- The petitioner’s exhibit (C-500 B Standard Details) indicates signage information. The emergency contact sign (8.5’ X 11’) appears to be compliant with this regulation.

### *Landscaping*

- Defer to Engineering Comments related to landscaping.
  - It is noted that the petitioner will provide IDOT class 7 seed mix outside the fenced areas and site-specific pollinator friendly seed mix within the fenced areas beneath the solar panels.

### *Utilities*

Per Section 10-4-13B.4 of the Unified Development Ordinance, power and communication lines running in between banks of solar panels and to electric substations or interconnections with buildings shall be buried underground.

- The routing of the electrical infrastructure required to connect to the ComEd system includes electrical cables installed underground for the entire project with the exception of a series of overhead poles (approx. 4) for a wire connection near Corneils Road.

***Utility Service Provider***

Section 10-4-13-B.4.a of the Unified Development Ordinance states that evidence that the electric utility service provider that serves the proposed site has been notified of the owner's intent to install an interconnected customer owned electricity generator.

- The petitioner has provided a copy of an Interconnection Agreement, as prepared by ComEd dated 01/20/2024.

***Special Use Standards***

Section 10-8-5-D state specific standards for special use which all recommendation bodies will review. The petitioner has provided answers to each of the criteria in the application as well as providing an additional attachment to these standards.

***Easement Access***

Section 10-4-13-B.14 of the City's Unified Development Ordinance states an easement, or other authorized means of access as determined by the City Attorney, shall be provided over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code.



October 15, 2024

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

**Re: *Beecher Road Solar  
Special Use & Rezoning Request – 1<sup>st</sup> Submittal, Landscape Only  
United City of Yorkville***

Dear Krysti:

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

- Special Use & Variance Permit Applications
- Special Use Application Plans
- Other Supporting Documentation

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

The comments in the attached review letter from the City's landscaping consultant should be addressed and a revised landscaping plan submitted.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)  
Ms. Erin Willrett, Assistant City Administrator (via email)  
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Mr. Pete Ratos, Building Department (via email)  
Ms. Gina Nelson, Admin Assistant (via email)  
Ms. Jori Behland, City Clerk (via email)  
Building Department (via email) [Bzpermits@yorkville.il.us](mailto:Bzpermits@yorkville.il.us)  
Mr. Matt Kwiatkowski, NexAmp (via email)  
Mr. Dan Kramer, Attorney (via email)  
TNP, PGW2, EEI (via e-mail)

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# *Hey and Associates, Inc.*

Engineering, Ecology and Landscape Architecture

*8755 W. HIGGINS ROAD, SUITE 835*

*CHICAGO, ILLINOIS 60631*

*PHONE (773) 693-9200*

*FAX (773) 693-9200*

October 11, 2024

Pamela Whitfield, PE, CFM  
Senior Project Engineer II  
Engineering Enterprises, Inc.  
52 Wheeler Road  
Sugar Grove, IL 60554

Project No.: 21-0275 AF

Re: Landscape Plan and Wetland Review  
YO2402-DR Corneils Road Solar, LLC

Dear Pamela:

We have completed our second landscape plan review of the proposed Corneils Road Solar facility located at 10791 Corneils Road in Yorkville.

## **Landscape Plan – NOT RECOMMENDED FOR APPROVAL**

For reasons described below, this landscape plan is not recommended for approval at this time. Wetland comments are also included. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

### **REVIEW COMMENTS**

The reviewed plans were largely illegible due to small size and low resolution. Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be “double counted” to meet multiple requirements).

### **Building Foundation Landscape Zone**

No buildings are proposed, so therefore building foundation landscape zone requirements do not apply.

### **Parking Area Perimeter Landscape Zone**

No off-street parking areas abut public or private right-of-way (excluding alleys), so therefore parking area perimeter landscape zone requirements do not apply.

### **Parking Area Interior Landscape Zone**

No off-street parking areas consisting of 10 or more spaces are proposed, so therefore parking area interior landscape zone requirements do not apply.

### **Transition Zone**

Because adjacent land use is agricultural, transition zone requirements do not apply.

### **Species Diversity Requirements**

The landscape plan indicates a "Pollinator Friendly Seed Mix" will be installed but is illegible.

### **Tree Preservation and Removal**

No live tree with a 4" or greater DBH may be removed without approval. A review of Google Earth imagery reveals trees are present on the site throughout the creek corridor. It is not clear from the plans whether any trees are to be removed. A tree survey is required; tree replacement may also be required.

### **Street Trees**

Previous submittals included street tree plantings, but none are shown on the current plans.

### **General**

The landscape plan indicates a "Pollinator Friendly Seed Mix" will be installed. A maintenance plan should also be submitted describing how this landscape will be maintained to ensure that desired species become established, persist, and the area is not overtaken by weeds.

A Plant Schedule included on the Landscape Plan sheet C-400 indicates 39 evergreen trees and 195 shrubs are proposed, but these plantings were not found on the plan.

### **Wetlands**

A valid wetland delineation and jurisdictional determination of the proposed project area are required.

A linear buffer along all watercourses is required. Buffer width shall be calculated per City or USACE requirements, whichever is more stringent.

Any impacts to wetlands or waters must be clearly identified on the plans.

Additional comments may be provided after complete information is submitted.

### **SUMMARY**

This review was based upon the following documents, pursuant to requirements of the City's Unified Development Ordinance and Wetland Ordinance.

- Application Narrative/Cover Letter, 4 pages, prepared by Nexamp, dated August 16, 2024
- Location Map, 1 page, no author, no date
- Special Use Application Plans, 6 sheets, prepared by Atwell, most recently dated 8/12/24

Let us know if there are any questions or comments.

Sincerely,



Tim Pollowy, RLA  
Senior Landscape Architect



October 15, 2024

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

**Re: *Beecher Road Solar  
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- Special Use & Variance Permit Applications
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Pamela Whitfield, PE, CFM  
Senior Project Engineer II  
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52 Wheeler Road  
Sugar Grove, IL 60554

Project No.: 21-0275 AF

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### **SUMMARY**

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Let us know if there are any questions or comments.

Sincerely,



Tim Pollowy, RLA  
Senior Landscape Architect



# ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554  
Ph: 630.466.6700 • Fx: 630.466.6701  
www.eeiweb.com

February 27, 2025

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

**Re: Corneils Road Solar  
Final Engineering Review – 1<sup>st</sup> Submittal  
United City of Yorkville**

Dear Krysti:

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

- Final Engineering Plans (12 sheets) dated January 29, 2025, prepared by Atwell
- Engineer's Opinion of Probable Decommissioning Costs dated January 29, 2025, prepared by Atwell
- Stormwater Management Report dated September 20, 2024, prepared by Atwell
- City of Yorkville Stormwater Permit Application
- Truck Turning Exhibit
- Nationwide Permit Compliance Report
- Drain Tile Survey
- IDNR Permit Approval

Our review of these plans and reports 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 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 (Revised items noted in bold):

## **General**

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
  - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
  - Stormwater permit application in accordance with the Yorkville Stormwater Management Ordinance (Kendall Countywide Ordinance) – *submitted for review*
  - IDNR Floodway Permit will be required if floodways are impacted – *approval submitted*

2. A 40' right-of-way dedication is required per the special use agreement. In addition, \$241,105 is due for the reconstruction of Corneils Road as agreed to.
3. No solar equipment will be allowed within existing sanitary sewer easements. It is our understanding that there are not any units proposed within the easements.
4. The City will need a 70' temporary construction easement to build the proposed sanitary sewer in the existing easement. The area will be needed for equipment and materials during construction.
5. An engineer's estimate needs to be provided and must include all public improvements within the ROW, all public utilities, all permitted stormwater items, and all soil erosion and sediment control items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.
6. The comments in the attached review letter from the City's landscaping and wetland consultant should be addressed and a revised landscaping plan and wetland report submitted.

#### **Truck Turning Exhibit**

7. The semi-trailer (red line) is running off of the access road in multiple locations. Adjust the driving path or widen the access drive as needed.
8. A separate truck turning exhibit for an emergency vehicle should be submitted.

#### **Final Engineering Plans**

##### **Sheet C-200: SESC Plan**

9. Show a double row of silt fence around the topsoil stockpiles due to the proximity of the floodplain.

##### **Sheet C-301: Detailed Site Layout**

10. The access drive portion that is in the ROW should be paved in accordance with the City's UDO.

#### **Stormwater Report**

11. The stormwater report shall be signed and sealed by a Professional Engineer prior to final approval.
12. The Project Narrative section of the report indicates that there is 1.3 acres of new impervious area, but sheet C-400 of the plan set show 1.1 acres. Confirm the correct amount.
13. The report narrative indicates that the average hydrologic soil group is B, but sheet C-400 of the plan set indicates that the soil group is C. Confirm the correct group.
14. The report should include a floodplain section and information for the compensatory storage.
15. The version of the floodplain modeling that was done to show that the fence slats do not negatively impact the floodplain should be included with the report to show compliance with the IDNR rules regarding fences.

16. The report should include a maintenance section.
17. Include the limits of the floodplain on the Proposed Drainage Area Plan.
18. Include flow arrows on the drainage exhibits.
19. The stormwater permit application is acceptable and recommended for signature upon approval of the stormwater report.

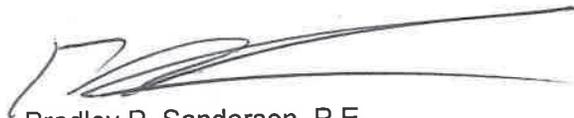
#### Decommissioning Estimate

20. The decommissioning estimate of probable costs has been reviewed and is found to be acceptable. A decommissioning bond in the amount of \$1,021,165.15 (120% x \$850,970.96) is to be on file with the City prior to the issuance of a building permit. Please note that the estimate shall be revised every three (3) years.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



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

BPS/tnp/pgw2

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Mr. David Hansen, Senior Planner (via email)  
Building Department (via email) [Bzpermits@yorkville.il.us](mailto:Bzpermits@yorkville.il.us)  
Ms. Jori Behland, City Clerk (via email)  
Mr. Matt Kwiatkowski, NexAmp (via email)  
Mr. Dan Kramer, Attorney (via email)  
Mr. Michael Keith, Atwell (via email)  
TNP, PGW2, EEI (via e-mail)

# *Hey and Associates, Inc.*

Engineering, Ecology and Landscape Architecture

*8755 W. HIGGINS ROAD, SUITE 835*

*CHICAGO, ILLINOIS 60631*

*PHONE (773) 693-9200*

*FAX (773) 693-9200*

February 27, 2025

Pamela Whitfield, PE, CFM  
Senior Project Engineer II  
Engineering Enterprises, Inc.  
52 Wheeler Road  
Sugar Grove, IL 60554

Project No.: 21-0275 AF

Re: Landscape Plan and Wetland Review  
YO2402-DR Corneils Road Solar, LLC

Dear Pamela:

We have completed our third landscape plan review of the proposed Corneils Road Solar facility located at 10791 Corneils Road in Yorkville.

## **Landscape Plan – NOT RECOMMENDED FOR APPROVAL**

For reasons described below, this landscape plan is not recommended for approval at this time. Wetland comments are also included. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

### **REVIEW COMMENTS**

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

### **Building Foundation Landscape Zone**

No buildings are proposed, so therefore building foundation landscape zone requirements do not apply.

### **Parking Area Perimeter Landscape Zone**

No off-street parking areas abut public or private right-of-way (excluding alleys), so therefore parking area perimeter landscape zone requirements do not apply.

### **Parking Area Interior Landscape Zone**

No off-street parking areas consisting of 10 or more spaces are proposed, so therefore parking area interior landscape zone requirements do not apply.

### **Transition Zone**

Because adjacent land use is agricultural, transition zone requirements do not apply.

### **Species Diversity Requirements**

Previous comments addressed.

### **Tree Preservation and Removal**

No live tree with a 4" or greater DBH may be removed without approval. A review of Google Earth imagery reveals trees are present on the site throughout the creek corridor. It is not clear from the plans whether any trees are to be removed. A tree survey is required; tree replacement may also be required.

### **Street Trees**

Previous comments addressed.

### **General**

The Plant Schedule included on the plans provides a mature height for all proposed plant materials but does not specify plant size at installation. Per the UDO, minimum plant sizes at installation are as follows: Shade trees must be at least 2.5" caliper, Evergreen trees must be at least 6' tall, and Shrubs must be at least 2' tall.

### **Wetlands**

The wetland delineation included in the submittal package does not appear to contain a farmed wetland determination following federal NRCS guidelines. A farmed wetland determination is required to ensure that no isolated wetlands under the jurisdiction of the City occur on the property.

Per the City's Wetland Ordinance, a buffer not less than 30' in width as measured from the ordinary high-water mark (OHWM) along both sides of all channels is required. Buffer areas shall consist of deep-rooted native vegetation. OHWM and required buffers must be shown on the plans.

Any impacts to wetlands or waters must be clearly identified on the plans.

Additional comments may be provided after complete information is submitted.

### **SUMMARY**

This review was based upon the following documents, pursuant to requirements of the City's Unified Development Ordinance and Wetland Ordinance.

- Plans, 12 sheets, prepared by Atwell, most recently dated 1/29/25
- Wetland Determination/Delineation Package, 76 pages, prepared by Atwell, dated September 1, 2023

Let us know if there are any questions or comments.

Sincerely,



Tim Pollowy, RLA  
Senior Landscape Architect



# ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554  
Ph: 630.466.6700 • Fx: 630.466.6701  
www.eeiweb.com

March 13, 2025

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

**Re: *Beecher Road Solar  
Special Use & Rezoning Request – 2<sup>nd</sup> Submittal  
United City of Yorkville***

Dear Krysti:

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

- Special Use Application Plans (7 sheets) dated February 14, 2025 and prepared by Atwell
- Beecher Occupancy Exhibit

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

## **General**

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
  - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
  - Stormwater permit application in accordance with the Yorkville Storm Water Management Ordinance
  - IDNR for work in the floodway
2. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. In addition, solar farms can follow the guidance of the "Detention Requirements for Solar Developments" memo dated 7/10/2024. A stormwater management report should be submitted.
3. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.
4. A field tile survey will be required.

5. A portion of the site is in the floodplain of Rob Roy Creek. The property will have to be developed in accordance with the floodplain provisions of the City's stormwater ordinance.
6. A portion of the site is in the floodway of Rob Roy Creek. Any work in the floodway will require a permit from IDNR. Since solar fields do not fit the conditions of a statewide permit, an individual permit would likely be needed.
7. No solar equipment will be allowed within existing sanitary sewer easements.
8. A 40' right-of-way dedication is required per the special use agreement. In addition, \$241,105 is due for the reconstruction of Corneils Road as agreed to.
9. The City will need a 70' temporary construction easement to build the proposed sanitary sewer in the existing easement, located just north of the solar field area. The easement will be needed for equipment and materials during construction.
10. The decommissioning bond or letter of credit will need to be 120% of the approved estimate.
11. An engineer's estimate needs to be provided and must include all public improvements within the ROW, all public utilities, all permitted stormwater items, and all soil erosion and sediment control items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.
12. The following will need to be submitted with Final Engineering Plans:
  - a. Truck turning exhibits for delivery and emergency vehicles
  - b. Photometric plan
  - c. Decommissioning cost estimate
  - d. Engineer's estimate of probable costs
  - e. Stormwater management submittal

### **Special Use Application Plans**

We have completed a cursory review of the preliminary engineering plans. A detailed review will be completed with the submittal of final engineering plans.

13. Final engineering plans shall be signed and sealed by a Professional Engineer prior to final approval.
14. Erosion control plans and details shall be included with final engineering.
15. Any required grading should be included with final engineering.
16. The comments in the attached review letter from the City's landscaping and wetland consultant should be addressed and a revised landscaping plan and wetland report submitted.

Ms. Krysti Barksdale-Noble

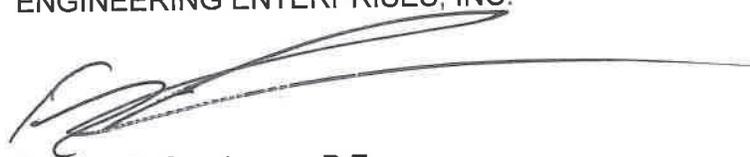
March 13, 2025

Page 3

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)  
Ms. Erin Willrett, Assistant City Administrator (via email)  
Mr. Eric Dhuse, Director of Public Works (via email)  
Mr. Pete Ratos, Building Department (via email)  
Ms. Gina Nelson, Admin Assistant (via email)  
Ms. Sara Mendez, City Planner (via email)  
Mr. David Hansen, Senior Planner (via email)  
Building Department (via email) [Bzpermits@yorkville.il.us](mailto:Bzpermits@yorkville.il.us)  
Ms. Jori Behland, City Clerk (via email)  
Mr. Matt Kwiatkowski, NexAmp (via email)  
Mr. Dan Kramer, Attorney (via email)  
Mr. Michael Keith, Atwell (via email)  
TNP, PGW2, EEI (via e-mail)

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*CHICAGO, ILLINOIS 60631*

*PHONE (773) 693-9200*

*FAX (773) 693-9200*

March 4, 2025

Pamela Whitfield, PE, CFM  
Senior Project Engineer II  
Engineering Enterprises, Inc.  
52 Wheeler Road  
Sugar Grove, IL 60554

Project No.: 21-0275 AF

Re: Landscape Plan and Wetland Review  
YO2402-DR Beecher Road Solar, LLC

Dear Pamela:

We have completed our landscape plan review of the proposed Beecher Road Solar facility located at 10791 Corneils Road in Yorkville.

## **Landscape Plan – NOT RECOMMENDED FOR APPROVAL**

For reasons described below, this landscape plan is not recommended for approval at this time. Wetland comments are also included. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

### **REVIEW COMMENTS**

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

### **Building Foundation Landscape Zone**

No buildings are proposed, so therefore building foundation landscape zone requirements do not apply.

### **Parking Area Perimeter Landscape Zone**

No off-street parking areas abut public or private right-of-way (excluding alleys), so therefore parking area perimeter landscape zone requirements do not apply.

### **Parking Area Interior Landscape Zone**

No off-street parking areas consisting of 10 or more spaces are proposed, so therefore parking area interior landscape zone requirements do not apply.

### **Transition Zone**

Because adjacent land use is agricultural, transition zone requirements do not apply.

### **Species Diversity Requirements**

Diversity requirements are met.

### **Tree Preservation and Removal**

No live tree with a 4" or greater DBH may be removed without approval. A review of Google Earth imagery reveals trees are present on the site throughout the creek corridor. It is not clear from the plans whether any trees are to be removed. A tree survey is required; tree replacement may also be required.

### **Street Trees**

Because the development area does not abut public right-of-way, street tree requirements do not apply.

### **General**

The Landscape Plan sheet includes the statement "A site specific pollinator friendly seed mix to be provided with final engineering plans" but the Detailed Landscape Plan sheet includes a "Nexamp Representative Pollinator Friendly Seed Mix." Please clarify.

### **Wetlands**

The wetland delineation provided with the Cornelis Road Solar submittal package, which includes the Beecher Road Solar project area, does not appear to contain a farmed wetland determination following federal NRCS guidelines. A farmed wetland determination is required to ensure that no isolated wetlands under the jurisdiction of the City occur on the property.

Per the City's Wetland Ordinance, a buffer not less than 30' in width as measured from the ordinary high-water mark (OHWM) along both sides of all channels is required. Buffer areas shall consist of deep-rooted native vegetation. OHWM and required buffers must be shown on the plans.

Any impacts to wetlands or waters must be clearly identified on the plans.

Additional comments may be provided after complete information is submitted.

### **SUMMARY**

This review was based upon the following documents, pursuant to requirements of the City's Unified Development Ordinance and Wetland Ordinance.

- Plans, 7 sheets, prepared by Atwell, most recently dated 2/14/25
- Wetland Determination/Delineation Package, 76 pages, prepared by Atwell, dated September 1, 2023

Let us know if there are any questions or comments.

Sincerely,



Tim Pollowy, RLA  
Senior Landscape Architect



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

Agenda Item Number

Planning and Zoning Commission #2

Tracking Number

PZC 2024-29 & EDC 2025-06

### Agenda Item Summary Memo

**Title:** 1115, LLC (Rezone & PUD)

**Meeting and Date:** City Council – April 8, 2025

**Synopsis:** Request for rezoning to R-4 and PUD approval of a townhome development.

#### Council Action Previously Taken:

Date of Action: CC – 3/11/25 Action Taken: This agenda item was tabled to the 4/8/25 CC meeting.

Item Number: PZC 2024-29 & EDC 2025-06

**Type of Vote Required:** \_\_\_\_\_

**Council Action Requested:** \_\_\_\_\_

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

#### Agenda Item Notes:

See attached memo.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# 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

---

## **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 Perfection 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



# 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 11, 2025  
Subject: **PZC 2024-29 1115, LLC (Rezone & PUD)**  
Proposed "Fox Haven" Multi-Family Residential Townhome Development

---

## UPDATE

The City and the petitioner have agreed to a minor modification to the language in Section 3.2 of the Planned Unit Development agreement concerning the Fee Schedule. The proposed revisions clarify that the developer has the option, but is not required, to prepay any or all building permit fees listed in the Fee Schedule during the three-year fee lock period. Additionally, it specifies that the fee lock does not apply to the water connection fee. A redlined version of the revised Section 3.2 is attached for reference.

Furthermore, the Fee Schedule has been updated to explicitly state that all listed fees, except for the water connection fees, are locked-in for the three-year period, not just the increased school transition fee, as previously indicated. The revised Fee Schedule is also attached for your review.

## Attachments:

1. Revised Redlined Draft PUD Agreement
2. REVISED Land Cash Fee Schedule

# Fox Haven Townhomes

## FEES PER UNIT

3-YEAR FEE LOCK EXCEPT FOR WATER CONNECTION FEES (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					\$650 + \$0.20(SF)
Cost \$650 plus \$0.20 per square foot (SF)					
2. Water Connection Fees		TH			\$6,761
	(see note "b" below)				
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				<u>\$1,200</u>	
	Development Fees Total			\$4,609	
8. Land Cash Fees					
Park	Apartment	Townhome	Duplex	Single Family	
School	N / A	\$2,218.15	N / A	N / A	
	<u>N / A</u>	<u>\$1,494.49</u>	<u>N / A</u>	<u>N / A</u>	
	<b>Land-Cash Fees Total</b>	\$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 ) and locked for a period of 3 years.
- b. Rate effective 5/1/25 and subject to annual increases per Ord. 2023-28

**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. 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, as depicted in Exhibit E to this Agreement, shall apply to the Project for a period of three (3) years. Developer shall further have the right, but not the obligation, to prepay Fees depicted on Exhibit E, in advance. In the event Developer prepays such fees, Developer shall not be subject to any increase by the City. Developer acknowledges any “fee lock” contemplated in this Section 3.2 and Exhibit E shall not include water connection fees.

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: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_

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

**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 Schallhamer (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



*Attorneys and  
Counselors at Law*

Richard L. Williams

Direct: 630. 457.1205  
rwilliams@gmwlaw.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 11<sup>th</sup> 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 **	<b>23.1</b>
Total Impact Fees/Land Cash	<b>\$471,921.45</b>
Total Annual RE Taxes at full buildout	<b>\$761,668.27</b>
Per child	<b>\$32,972.65</b>

\* 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	Attached	Manufactured
<b>All Housing Units</b>	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
<b>All Occupied Units</b>	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
<b>Owner Occupied Units</b>	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
<b>Renter Occupied Units</b>	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 Analysis (Feb. 2025)

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Recent Movers	0.33	0.61	0.47	0.55
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Into Existing Homes	0.33	0.61	0.47	0.55
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# 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.



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# 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

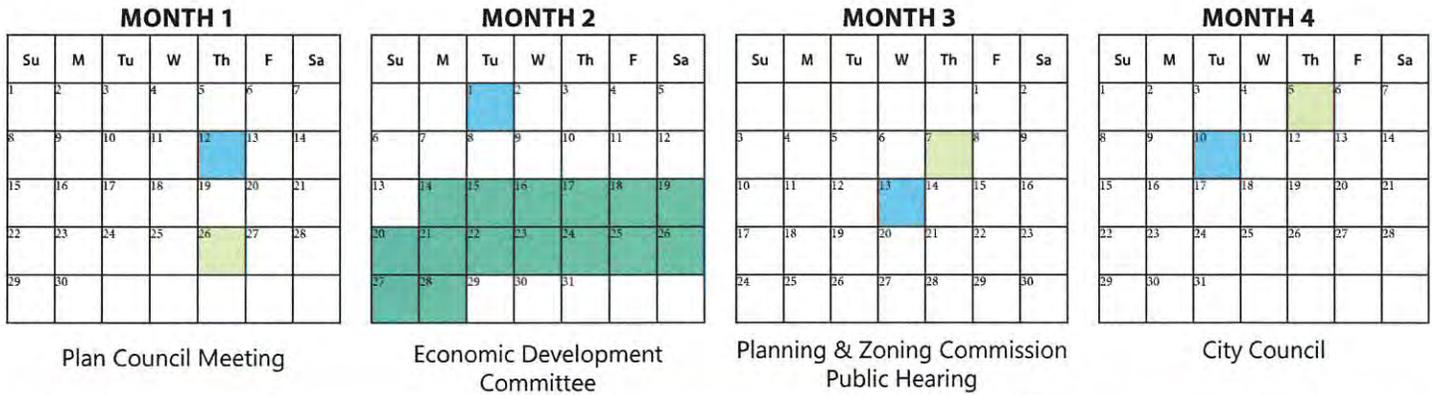
- Detailed Schedule After Complete Submission
- Public Hearing Notice Language
- Posting of the Public Notice in a Local Newspaper
- Public Hearing Sign Application
- Draft Ordinance & Signatures for Recording



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# APPLICATION FOR REZONING

## SAMPLE MEETING SCHEDULE



Meeting Date

Updated Materials Submitted for Meeting

Public Notice Mailing Window

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			
<b>CONCEPT PLAN REVIEW</b>	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
<b>AMENDMENT</b>	<input type="checkbox"/> Annexation \$500.00 <input type="checkbox"/> Plan \$500.00 <input type="checkbox"/> Plat \$500.00 <input type="checkbox"/> P.U.D. \$500.00		Total: \$
<b>ANNEXATION</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$		
	# of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		
<b>REZONING</b>	<input checked="" type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$ 280.00
<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>			
	$\underline{13} - 5 = \underline{8} \times \$10 = \underline{80} + \$200 = \$ \underline{280.00}$		
	# of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		
<b>SPECIAL USE</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$		
	# of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		
<b>ZONING VARIANCE</b>	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
<b>PRELIMINARY PLAN FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>PUD FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>FINAL PLAT FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>ENGINEERING PLAN REVIEW DEPOSIT</b>	<input type="checkbox"/> Less than 1 acre \$5,000.00 <input type="checkbox"/> Over 1 acre, less than 10 acres \$10,000.00 <input checked="" type="checkbox"/> Over 10 acres, less than 40 acres \$15,000.00 <input type="checkbox"/> Over 40 acres, less than 100 acres \$20,000.00 <input type="checkbox"/> Over 100 acres \$25,000.00		Total: \$ 15,000
<b>OUTSIDE CONSULTANTS DEPOSIT</b>	<i>Legal, land planner, zoning coordinator, environmental services</i>		
	For Annexation, Subdivision, Rezoning, and Special Use:		
	<input type="checkbox"/> Less than 2 acres \$1,000.00 <input type="checkbox"/> Over 2 acres, less than 10 acres \$2,500.00 <input checked="" type="checkbox"/> Over 10 acres \$5,000.00		Total: \$ 5,000
<b>TOTAL AMOUNT DUE:</b>			<del>\$2,200.00</del> 20,280.00





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# APPLICATION FOR REZONING

<b>ATTORNEY INFORMATION</b>	
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:
<b>ENGINEER INFORMATION</b>	
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:
<b>LAND PLANNER/SURVEYOR INFORMATION</b>	
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:
<b>ATTACHMENTS</b>	
<p>Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".</p> <p>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".</p>	



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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 AMENDMENT 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 AMENDMENT 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

10/25/24

DATE

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:**





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# APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 1115 S Bridge St Yorkville, IL
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**PETITIONER DEPOSIT ACCOUNT FUND:**

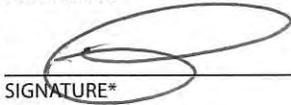
It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the 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 Wwinner	COMPANY: 1115 LLC
MAILING ADDRESS: 1211 Deer St	
CITY, STATE, ZIP: Yorkville, IL, 60560	TELEPHONE: 630-699-5877
EMAIL: pwinner@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 Wwinner	Manager
_____ PRINT NAME	_____ 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:		LEGAL DEPOSITS:	
Up to one (1) acre	\$5,000	Less than two (2) acres	\$1,000
Over one (1) acre, but less than ten (10) acres	\$10,000	Over two (2) acres, but less than ten (10) acres	\$2,500
Over ten (10) acres, but less than forty (40) acres	\$15,000	Over ten (10) acres	\$5,000
Over forty (40) acres, but less than one hundred (100)	\$20,000		
In excess of one hundred (100.00) acres	\$25,000		

# “Exhibit A”

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 Faila  
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 DEKALE  
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

Brittany 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 unit A  
Yorkville, IL 60560

Phillip and Amy Morel  
101 Colonial Pkwy unit 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			
<b>CONCEPT PLAN REVIEW</b>	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
<b>AMENDMENT</b>	<input type="checkbox"/> Annexation \$500.00 <input type="checkbox"/> Plan \$500.00 <input type="checkbox"/> Plat \$500.00 <input type="checkbox"/> P.U.D. \$500.00		Total: \$
<b>ANNEXATION</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount</p>			
<b>REZONING</b>	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$
<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>			
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$200 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount</p>			
<b>SPECIAL USE</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount</p>			
<b>ZONING VARIANCE</b>	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
<b>PRELIMINARY PLAN FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>PUD FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>FINAL PLAT FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>ENGINEERING PLAN REVIEW DEPOSIT</b>	<input type="checkbox"/> Less than 1 acre \$5,000.00 <input type="checkbox"/> Over 1 acre, less than 10 acres \$10,000.00 <input type="checkbox"/> Over 10 acres, less than 40 acres \$15,000.00 <input type="checkbox"/> Over 40 acres, less than 100 acres \$20,000.00 <input type="checkbox"/> Over 100 acres \$25,000.00		Total: \$
<b>OUTSIDE CONSULTANTS DEPOSIT</b>	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres \$1,000.00 <input type="checkbox"/> Over 2 acres, less than 10 acres \$2,500.00 <input type="checkbox"/> Over 10 acres \$5,000.00		Total: \$
<b>TOTAL AMOUNT DUE:</b>			



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 PLANNED UNIT DEVELOPMENT

DATE:	PZC NUMBER:	DEVELOPMENT NAME:
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**PETITIONER INFORMATION**

NAME: Patrick Winninger	COMPANY: 1115, LLC
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MAILING ADDRESS: 1211 Deer Street
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CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME (630) 699-5877
---------------------------------------	--

EMAIL: pwinninger@winningereexcavating.com	FAX:
--	------

**PROPERTY INFORMATION**

NAME OF HOLDER OF LEGAL TITLE: Brent and Tracy Schalhamer
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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)
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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:
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**ZONING AND LAND USE OF SURROUNDING PROPERTIES**

NORTH: B-3/A-1
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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			





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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, cohesive 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 DEVELOPMENT, 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 IMMEDIATE 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 ORDERLY 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: <i>1115 BRIDGE ST., YORKVILLE, ILLINOIS</i>
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**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: <b>Patrick Winninger</b>	COMPANY: <b>1115 LLLC</b>
MAILING ADDRESS: <b>1211 Deer St.</b>	
CITY, STATE, ZIP: <b>Yorkville, IL 60560</b>	TELEPHONE: <b>(630) 699-5877</b>
EMAIL: <b>pwininger@winnerexcavating.com</b>	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]*

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:**

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  
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Fax: 630-553-7575  
Website: www.yorkville.il.us

# APPLICATION FOR PUBLIC HEARING SIGN

<b>PERMIT NUMBER:</b>		<b>DATE/TIME RECEIVED:</b>	
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: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS
ADDRESS: 1211 Deer St.,	E-MAIL: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS pwininger@winningerecavating.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

BRITTANY 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, NAD 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 54.601 METERS (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.



*Attorneys and  
Counselors at Law*

Richard L. Williams

Direct: 630. 457.1205  
rwilliams@gmwlaw.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 Schallhamer  
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 Winger 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.

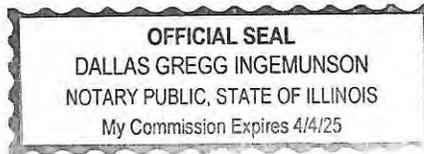
The letter shall further confirm that no electors reside thereon. This authorization shall continue in full force and effect until receipt by the City of a revocation signed, in writing.

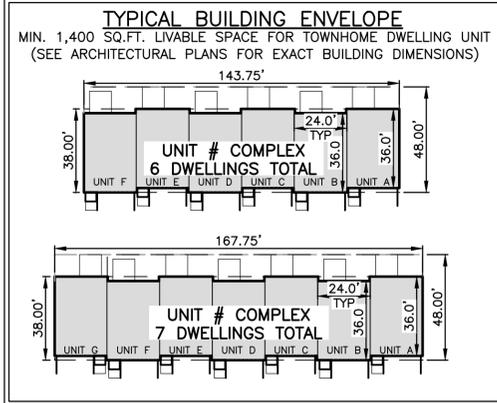
Brent Schalhamer  
Brent Schalhamer

Tracy Schalhamer  
Tracy Schalhamer

Subscribed and Sworn to before me this  
5<sup>th</sup> day of November,  
2024

Dallas Gregg Ingemunson  
Notary Public





### 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
<b>Total Impervious</b>	<b>9.23</b>
<b>% Impervious</b>	<b>65%</b>

### 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)

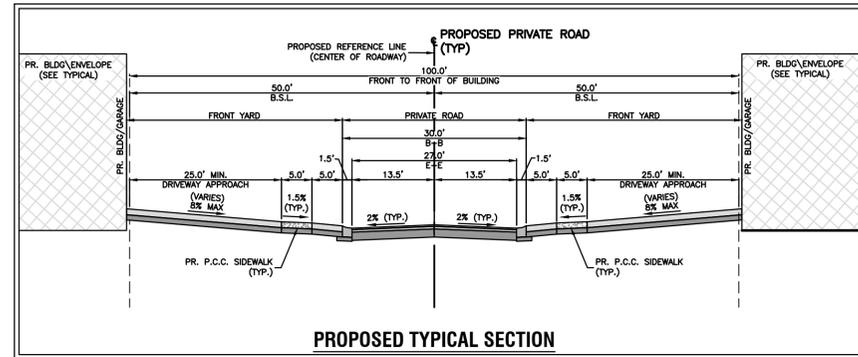
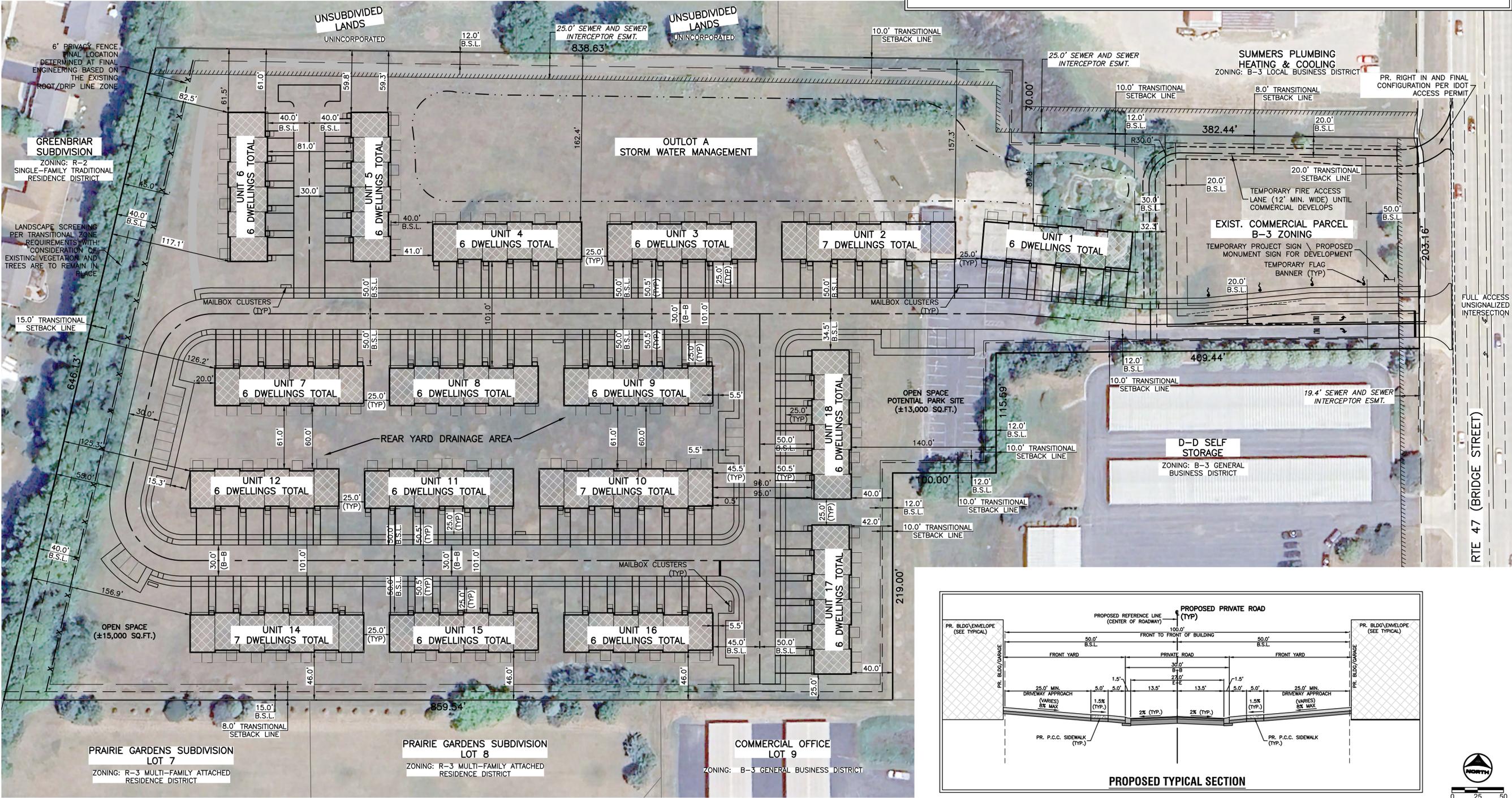
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\*ADDITIONAL OFF-STREET PARKING SHOWN = 30 SPACES

- 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)



NO.	DATE	BY	REVISION DESCRIPTION



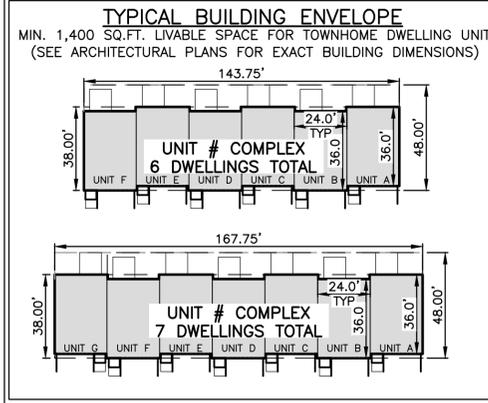
FOX HAVEN - 14.2± AC. MULTI-FAMILY PUD PLAN  
ADDRESS: 1115 S. BRIDGE ST. (IL. RTE. 47)  
CLIENT: 1115 LLC.  
UNITED CITY OF YORKVILLE, ILLINOIS

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

DRAWING  
**CONCEPT**



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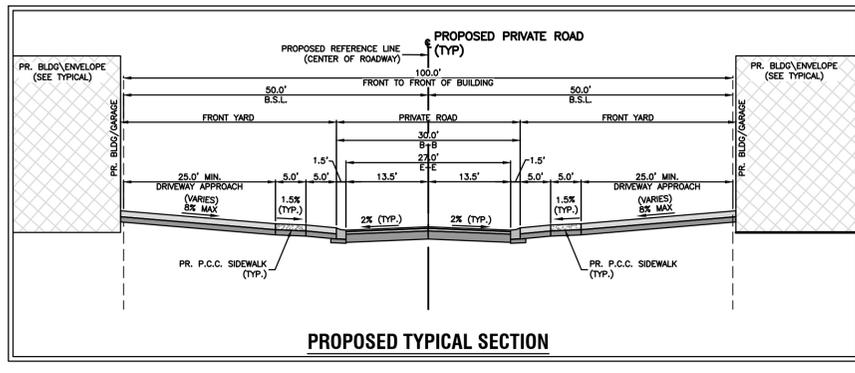
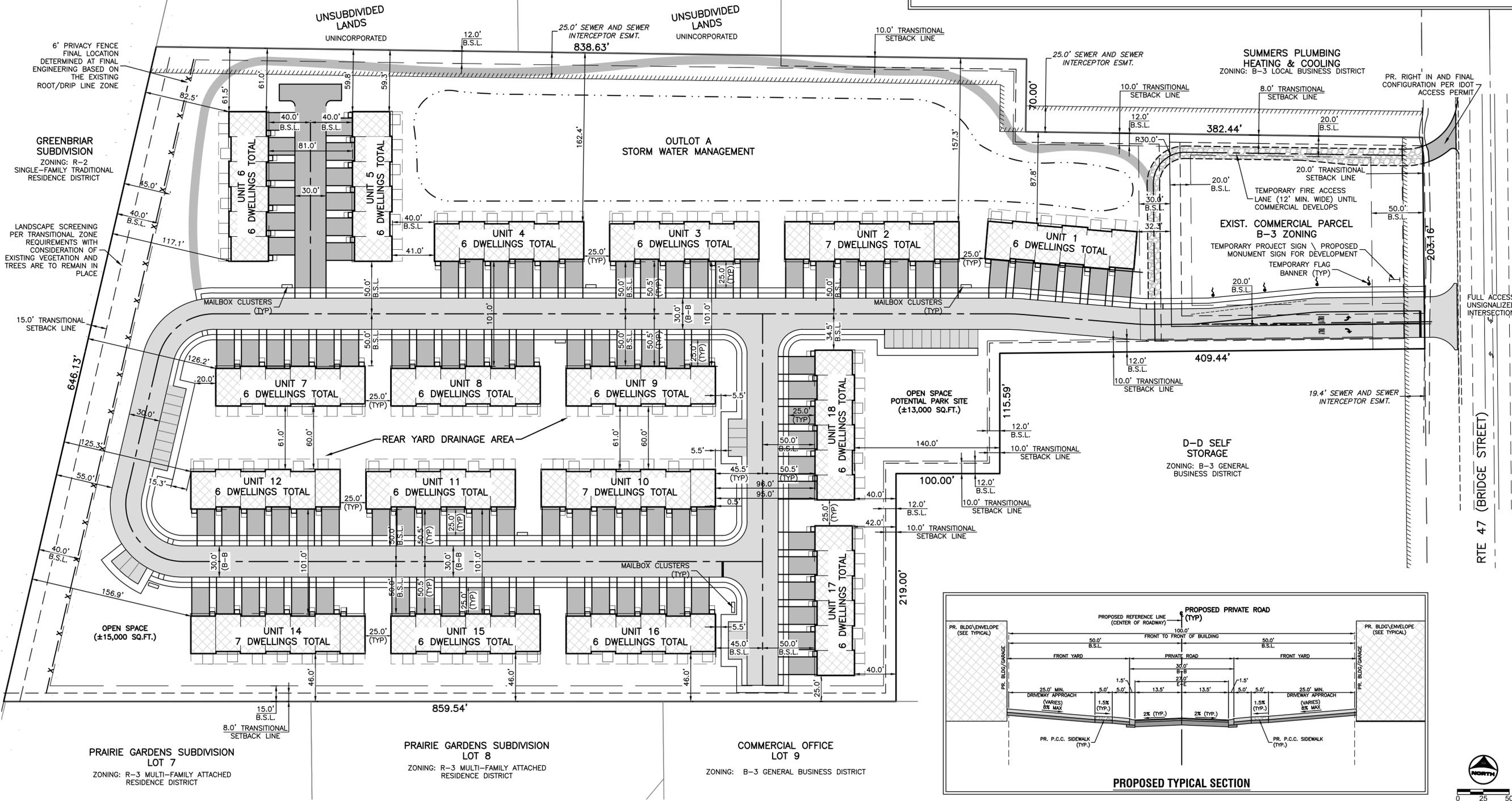
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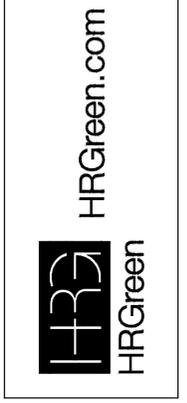
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NO.	DATE	BY	REVISION DESCRIPTION



FOX HAVEN - 14.2± AC. MULTI-FAMILY PUD PLAN  
ADDRESS: 1115 S. BRIDGE ST. (IL. RTE. 47)  
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DRAWN BY: MPL  
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JOB DATE: 12/17/2024  
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DRAWING  
**CONCEPT**

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LOOKING WEST AT GREENBRIAR



PHOTO TAKEN 12.19.2024  
LOOKING WEST AT GREENBRIAR



PHOTO TAKEN 12.19.2024  
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PHOTO TAKEN 12.19.2024  
LOOKING WEST AT GREENBRIAR



▶ 2363 Sequoia Drive | Suite 101  
Aurora, IL 60506  
**Main** 630.553.7560 + **Fax** 713.965.0044  
▶ [HRGREEN.COM](http://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	Commercial/Office
	A-1 Agricultural (Kendall County)	Agriculture
East	B-3 General Business District	Commercial/Office
	IL Route 4/ (Bridge Street)	Transportation Land Use
South	R-3 Multi-Family Attached Residence District	Prairie Gardens Subdivision
	B-3 General Business District	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. <sup>1</sup>	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

<sup>1</sup> **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. **Cost Efficiency: Lowering the brick requirement will significantly reduce construction costs, making housing more affordable for future residents.**
- ii. **Community Identity: 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. **Balanced Visual Appeal:** 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. **Sustainability:** 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. **Economic Development:** 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.

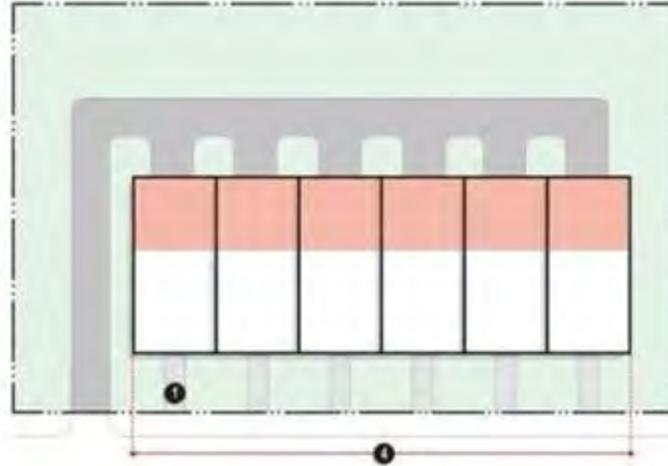
15. **PARKING** - According to the Concept PUD Plan submitted, there are **237 total residential parking spaces** to be provided on the property to accommodate the proposed townhome development as calculated below:

Unit #	# of Parking Spaces Provided
1-12	144
13	6
14-18	60
Guest Parking	27
<b>TOTAL</b>	<b>237</b>

- 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
<i>Minimum Number of Landscape Elements per 100 Linear Feet</i>					
(c)	Understory Tree	optional	3	4	5
(d)	Canopy/Evergreen Tree	4	3	4	5
(e)	Shurbs/Native Grasses	optional	15	25	35
<i>Notes:</i>					
(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



▶ 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](mailto:dschultz@hrgreen.com).

Sincerely,

HR GREEN, INC

A handwritten signature in black ink, appearing to read 'David Schultz', written over a light blue horizontal line.

**David Schultz, P.E., LEED AP**  
Senior Project Manager / Associate

## 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 height 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.

**IC**  
**MENTS**

**NCE DISTRICT**

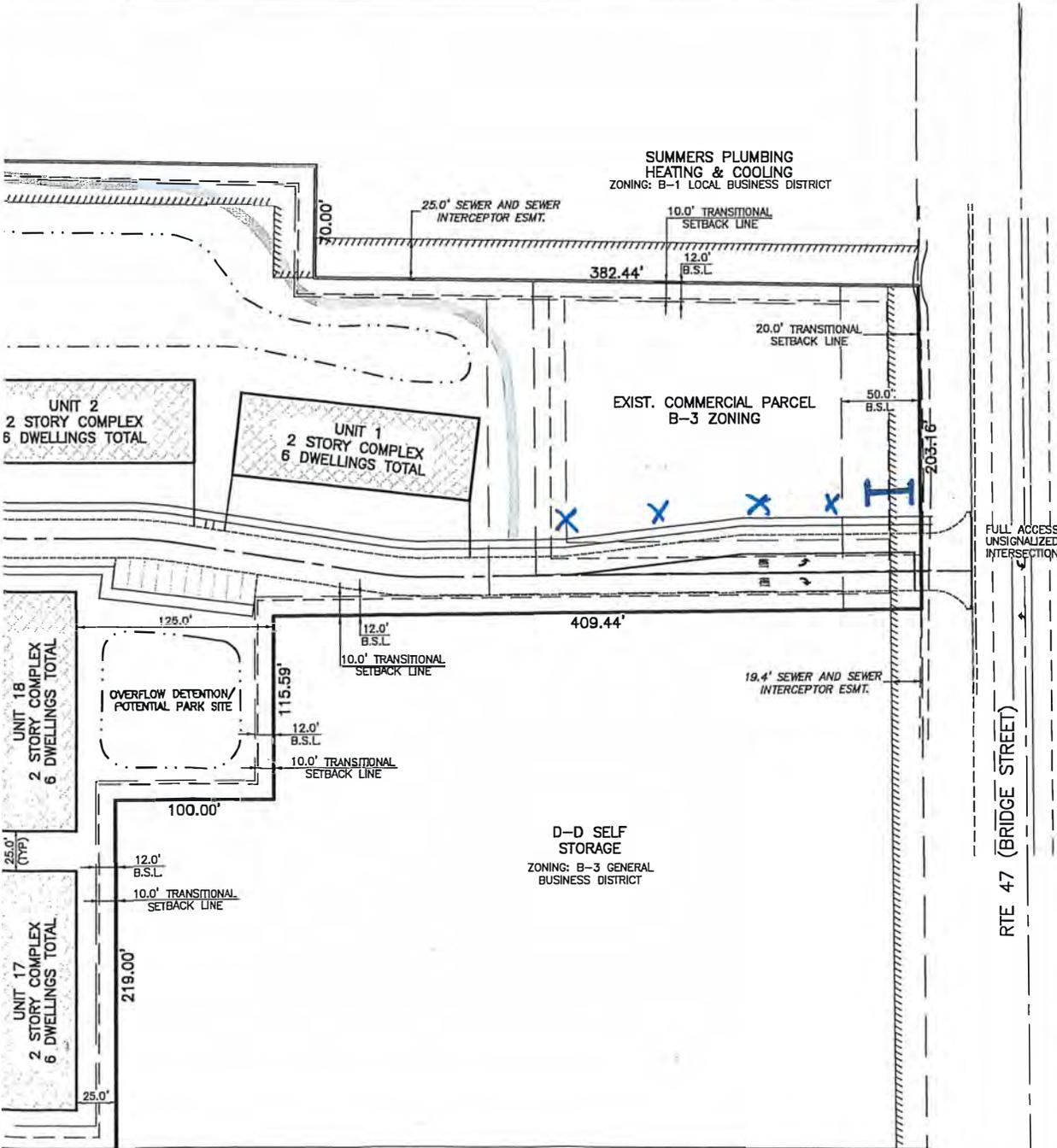
**BUILDING**

**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  
 H - 10x12 Project Sign*



NO.	DATE	BY	REVISION DESCRIPTION

**HRGreen.com**  
  
**HRGreen**

14.2± AC. MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
 ADDRESS: 1115 S. BRIDGE ST. (L. RTE. 47)  
 CLIENT: 1115 LLC.  
 UNITED CITY OF YORKVILLE, ILLINOIS

**CONCEPT PLAN**

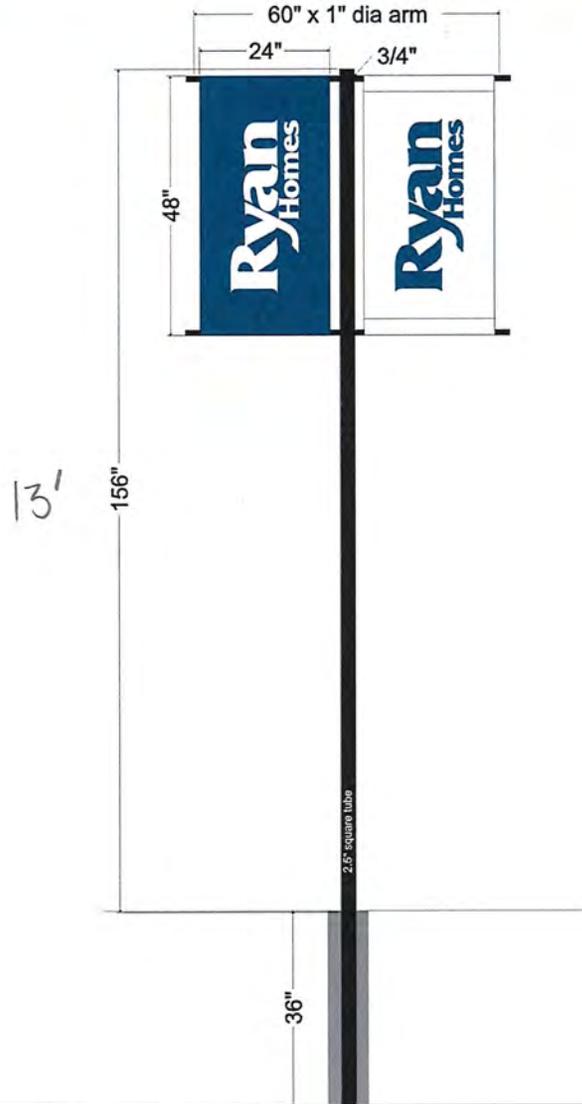
BAR IS ONE INCH ON OFFICIAL DRAWINGS  
 0 1"  
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: MPL  
 APPROVED: DWS  
 JOB DATE: 10/25/2024  
 JOB NO: 2402643.01

DRAWING  
**CONCEPT**

**ICE**  
**ESS DISTRICT**

- 295c
- White



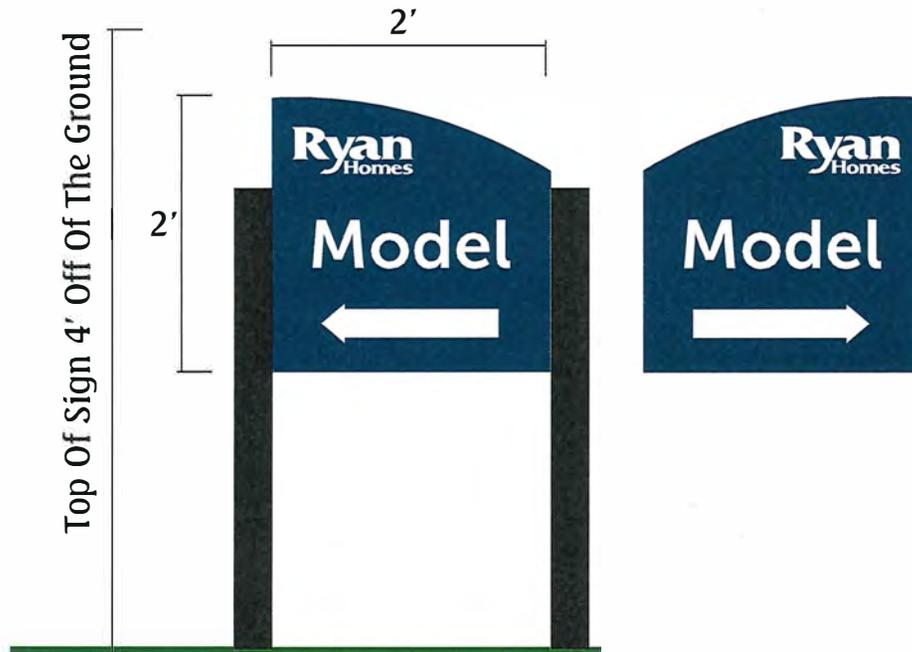
RIGID FLAGS/  
BANNERS

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



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



25' H

Cornerstone At Prairie Ridge: Sales Center Hours Sign



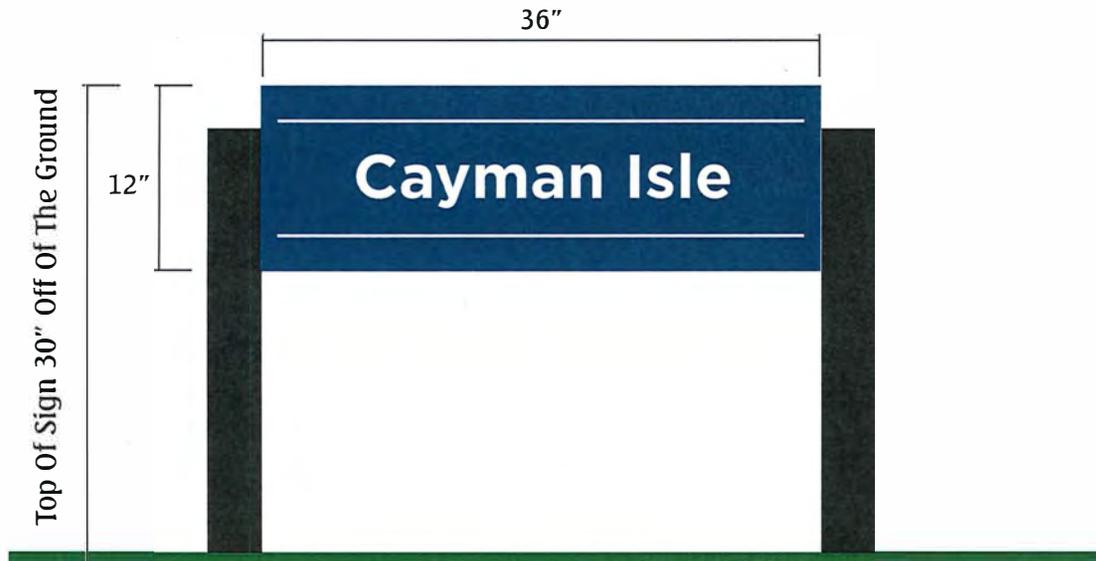
48"x36" Double Sided Sales Center Hours Sign.  
 3/8" MDO Painted Ronan Dark Blue w/White Vinyl Copy. Back Of MDO Painted Ronan Dark Blue.  
 Mounted To (2) Wooden 4"x4" Post Painted Black.  
 Qty: 2



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 \_\_\_\_\_

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](mailto: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

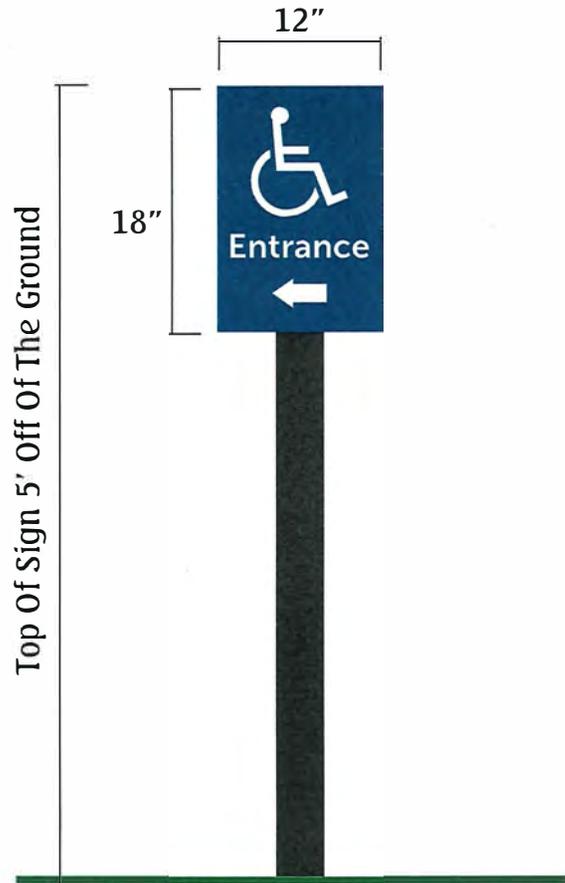
Approval Signature \_\_\_\_\_

**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 \_\_\_\_\_

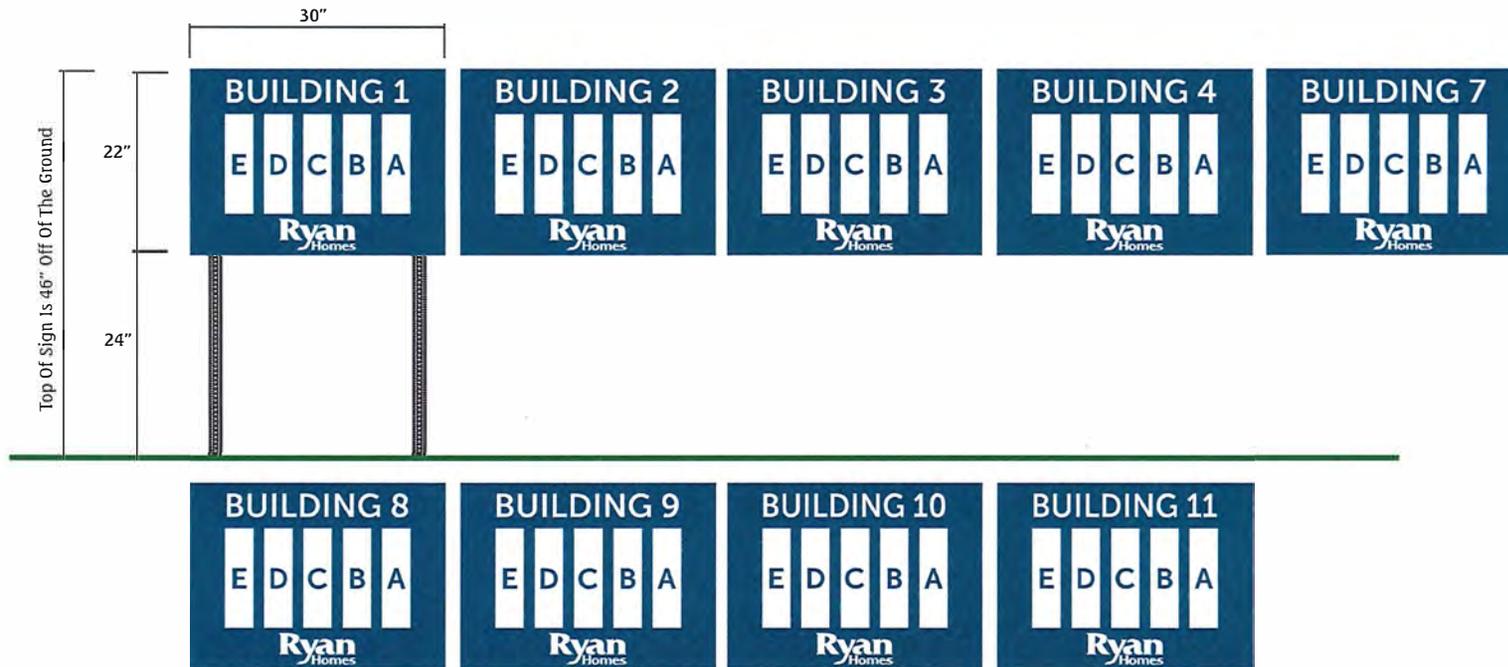


426 W. Fifth Ave.  
Naperville, IL. 60563

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 \_\_\_\_\_



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](mailto: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 Winingger, 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 Perfection 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	Commercial/Office
	A-1 Agricultural (Kendall County)	Agriculture
East	B-3 General Business District	Commercial/Office
	IL Route 47 (Bridge Street)	Transportation Land Use
South	R-3 Multi-Family Attached Residence District	Prairie Gardens Subdivision
	B-3 General Business District	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. <sup>1</sup>	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

<sup>1</sup> 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.**

<b>Max. Dwelling Height</b>	40 feet	<b>2 stories</b>
-----------------------------	---------	------------------

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	<b>Undetermined</b>
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 outlet?**

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.

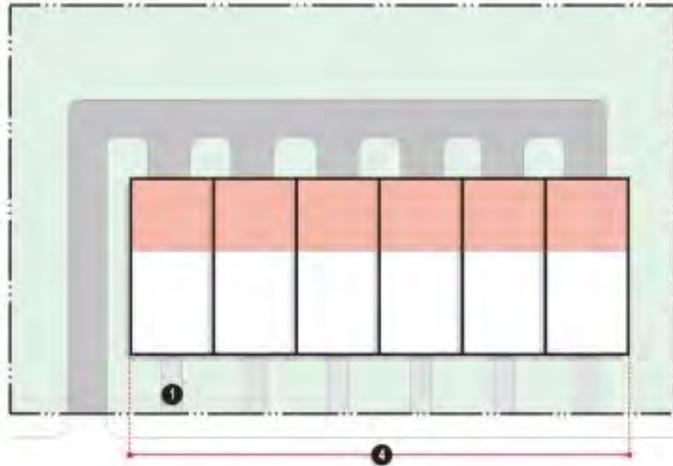
- a. Connectivity – The access off of Northland Lane leads to a looped unnamed future private roadway ending into two stubs to the south adjacent to the Prairie Gardens Subdivision but does not align with an existing connection.
- b. Cross Access – According to Section 10-5-1-F of the Unified Development 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
<b>TOTAL</b>	<b>237</b>

- 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).

Garage



- 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:**

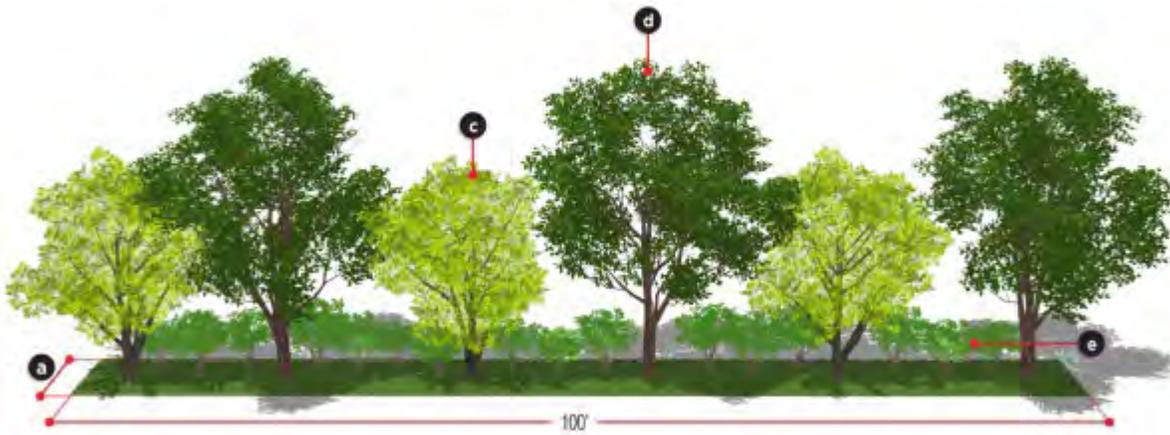
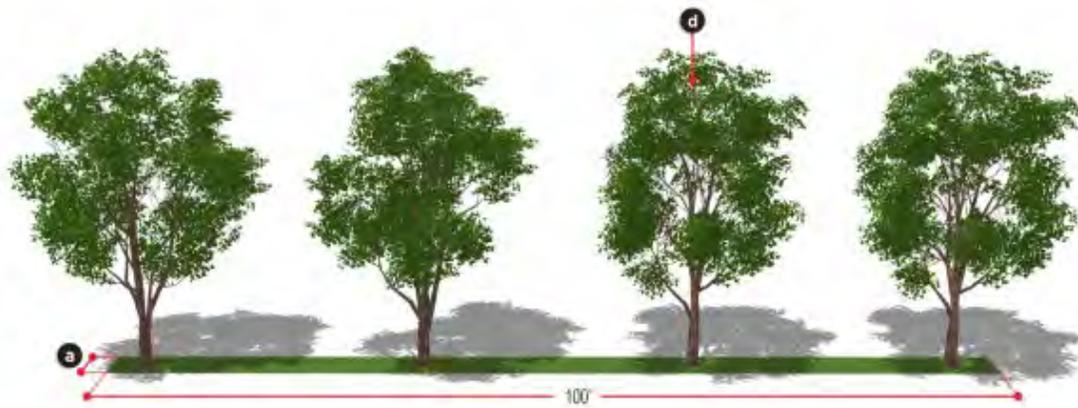
19. **LANDSCAPING** – Section 10-5-3 establishes landscape standards for new developments. The petitioner has not submitted a landscape plan for review.

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
<i>Minimum Number of Landscape Elements per 100 Linear Feet</i>					
(c)	Understory Tree	optional	3	4	5
(d)	Canopy/Evergreen Tree	4	3	4	5
(e)	Shurbs/Native Grasses	optional	15	25	35
<b>Notes:</b>					
(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 Winner  
 List Project Name  
 List Project Number

Please see comments listed below pertaining to the project referenced above:

**Signage**

Handicapped Signage Required:  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  No  
 School Zone Special Signage  Yes  No  
 Special Speed Zone Signage Requested  Yes  No  
 Comments: **N/A**

No Parking Signage Required?  Yes  No  
 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  No  
 Located by Park  
 School  
 Common Parking Area



## Yorkville Police Department Memorandum

651 Prairie Pointe Drive  
Yorkville, Illinois 60560  
Telephone: 630-553-4340  
Fax: 630-553-1141

Are there Street Name Conflicts?  Yes  No  
Comments: **N/A**

Building & Apartment Numbering  
Exterior Building Signs Requested ON Building  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  No  
Comments: **None**

NO Construction Traffic Signage being requested?  Yes  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  No  
Should parking be restricted to fire hydrant side?  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  No



**Yorkville Police Department Memorandum**  
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       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       No  
Total Entrance/Exits for development?        1  

Are vehicle entrance/exits safe?       Yes       No  
Are warning signs for cross traffic requested?       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       No  
Comments: **N/A**

Emergency Contact for after hours during construction: \_\_\_\_\_  
Comments: **Please provide information** \_\_\_\_\_

Is this a gated or controlled access development?       Yes       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



**Yorkville Police Department Memorandum**  
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  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](#)

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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](mailto:knoble@yorkville.il.us)>

**Sent:** Friday, November 15, 2024 4:47 PM

**To:** Sara Mendez <[smendez@yorkville.il.us](mailto:smendez@yorkville.il.us)>; Bart Olson <[BOlson@yorkville.il.us](mailto:BOlson@yorkville.il.us)>; Erin Willrett <[ewillrett@yorkville.il.us](mailto:ewillrett@yorkville.il.us)>; Eric Dhuse <[edhuse@yorkville.il.us](mailto:edhuse@yorkville.il.us)>; Peter Ratos <[pratos@yorkville.il.us](mailto:pratos@yorkville.il.us)>; Contact\_Brad Sanderson <[bsanderson@eeiweb.com](mailto:bsanderson@eeiweb.com)>; James Jensen <[JJensen@yorkville.il.us](mailto:JJensen@yorkville.il.us)>; Ray Mikolasek <[rmikolasek@yorkville.il.us](mailto:rmikolasek@yorkville.il.us)>; Garrett Carlyle <[gcarlyle@yorkville.il.us](mailto:gcarlyle@yorkville.il.us)>; Michael J. Torrence <[MTorrence@bkfire.org](mailto:MTorrence@bkfire.org)>; 'Cyrus McMains' <[cyrus@ybsd.org](mailto:cyrus@ybsd.org)>

**Cc:** Tim Evans <[tevans@yorkville.il.us](mailto:tevans@yorkville.il.us)>; Jori Behland <[jBehland@yorkville.il.us](mailto:jBehland@yorkville.il.us)>; Monica Cisija <[mcisija@yorkville.il.us](mailto:mcisija@yorkville.il.us)>; Kathleen F. Orr <[kfo@ottosenlaw.com](mailto:kfo@ottosenlaw.com)>; lynn@dlkllc.com; Megan Lamb <[mlamb@ottosenlaw.com](mailto: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 6<sup>th</sup>.

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](http://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:

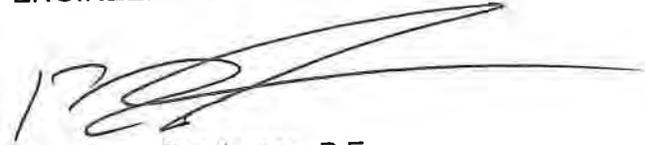
1. It is our understanding that the roadways are proposed to be private. Cross access easements will need to be incorporated into the final plat.
2. A secondary access point is recommended for emergency and public safety purposes.
3. An IDOT permit will be required for access to Rt 47.
4. The City will 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.

Ms. Krysti Barksdale-Noble  
December 9, 2024  
Page 2

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](mailto: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 \$650 + \$0.20(SF)  
 Cost \$650 plus \$0.20 per square foot (SF)

2. Water Connection Fees TH \$6,761  
 (see note "b" below)

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	<u>\$1,200</u>
Development Fees Total	\$4,609

8. Land Cash Fees	Apartment	<b>Townhome</b>	Duplex	Single Family
Park	N / A	\$2,218.15	N / A	N / A
School	N / A	<u>\$1,494.49</u>	N / A	N / A
<b>Land-Cash Fees Total</b>	\$0.00	<b>\$3,712.64</b>	\$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



<u>Name</u>	<u>Address</u>	<u>Parcel Number</u>
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, YORKVILLE, 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 EGSIG 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 NOVROGRODER 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 BRYNE	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, YORKVILLE, 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 ASSOCIATION 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, NAD 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 54.601 METERS (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 HERINAFTER 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 Perfection 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**

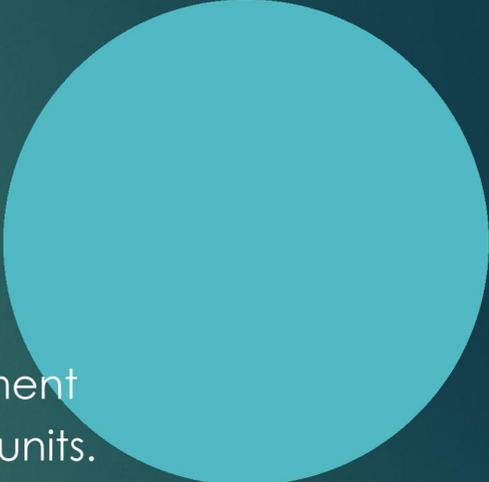
**Fox Haven**  
CEO



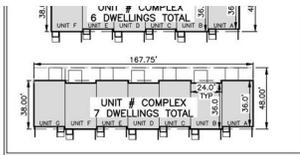
# FOX HAVEN TOWNHOMES



# SITE INFORMATION



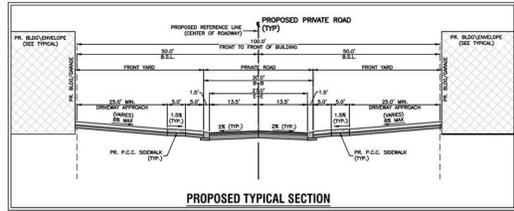
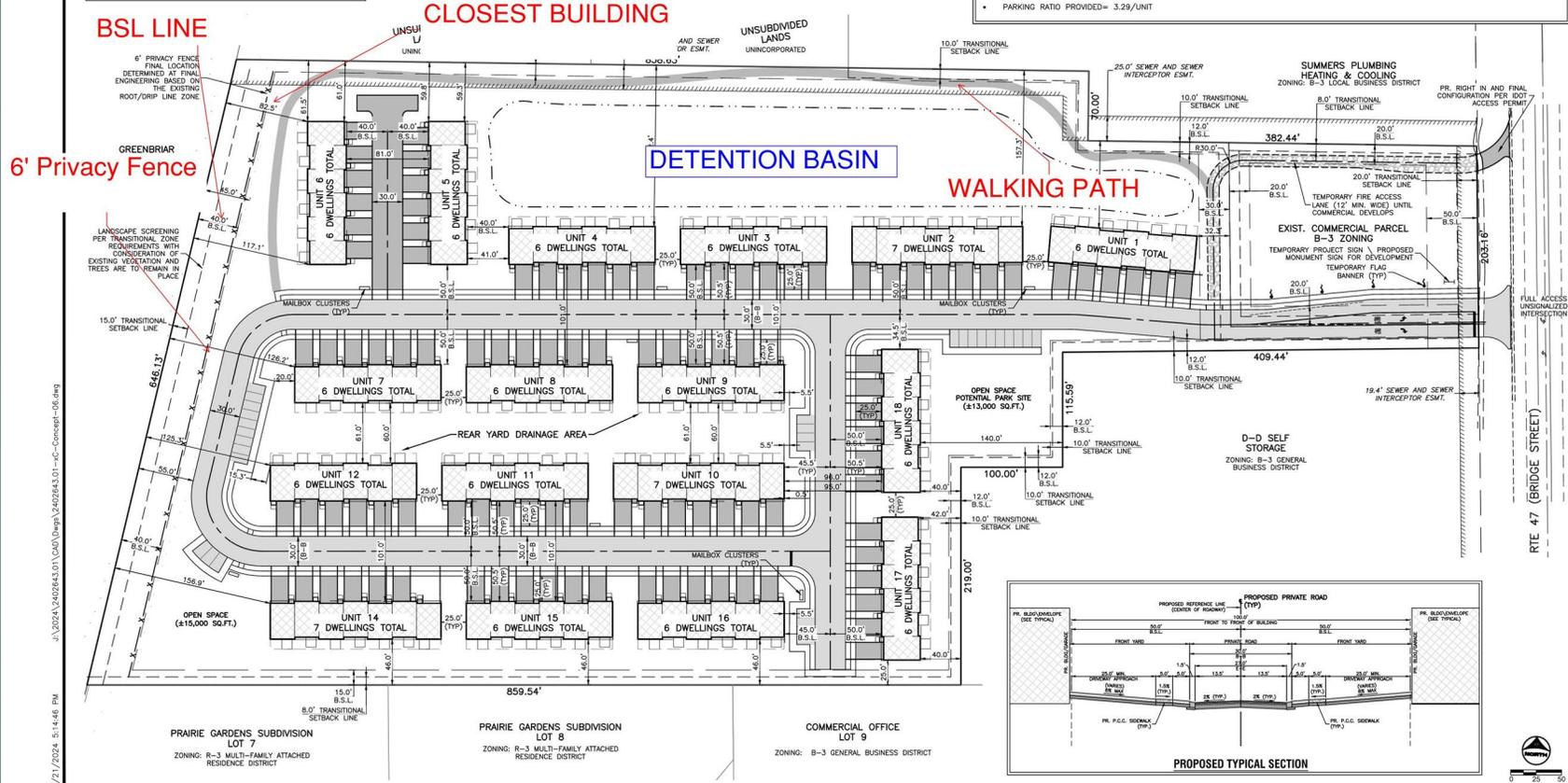
- ▶ 1115 S. Bridge Street formally used as the Perfection Driving Range
- ▶ 14 Acre Parcel
  - ▶ R-2 residential to the west (Greenbriar)
  - ▶ R-3 residential to the south (Prairie Garden)
  - ▶ B-3 to the east
  - ▶ Vacant unincorporated to the north
- ▶ 1 acre B-3 commercial outlot on Bridge Street for future development
- ▶ 17 modern townhome buildings. 6 and 7 unit buildings. 105 total units.
- ▶ On-site stormwater detention.
- ▶ Access off Route 47. In permitting for IDOT for a Site Feasibility Access Review.
- ▶ Amenities for the residents include walking paths, open space green areas & a future park site, on and off-street visitor parking
- ▶ All streets & green space within the subdivision will be private and maintained entirely by the newly formed Fox Haven HOA.



Ground Cover	Area (ac.)
Open Space	4.95
Impervious	5.78
City Detention	1.38
Roofed Deck	2.28
Total Crustle	14.18
Total Impervious	9.23
% Impervious	65%

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 PLAN)

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 10-4-1(10) 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



12/21/2024 5:14:46 PM J:\2024\2402843.01\CAD\Draw\2402843.01-C-Concept-06.dwg

NO. | DATE | BY | REVISION DES

FOX HAVEN - 14.2+ AC. MULTI-FAMILY PUD PLAN  
 ADDRESS: 1115 S. BRIDGE ST. (L. RTE. 47)  
 CLIENT: 1115 LLC.  
 UNITED CITY OF YORKVILLE, ILLINOIS

FOX HAVEN - PUD CONCEPT PLAN

HRGreen.com  
 HRGreen

DRAWING  
 CONCEPT

DRAWN BY: MCL  
 APPROVED: DWS  
 JOB DATE: 12/21/2024  
 JOB NO: 2402843.01





PHOTO TAKEN 12.19.2024  
LOOKING WEST AT GREENBRIAR



PHOTO TAKEN 12.19.2024  
LOOKING WEST AT GREENBRIAR



PHOTO TAKEN 12.19.2024  
LOOKING WEST AT GREENBRIAR



PHOTO TAKEN 12.19.2024  
LOOKING WEST AT GREENBRIAR

# Information Since Feb. 12, 2025 Plan Commission

- ▶ Developer has agreed to pay an additional \$2,000 per unit to School District, for a total of \$5,000 per unit
- ▶ In excess of current City requirements





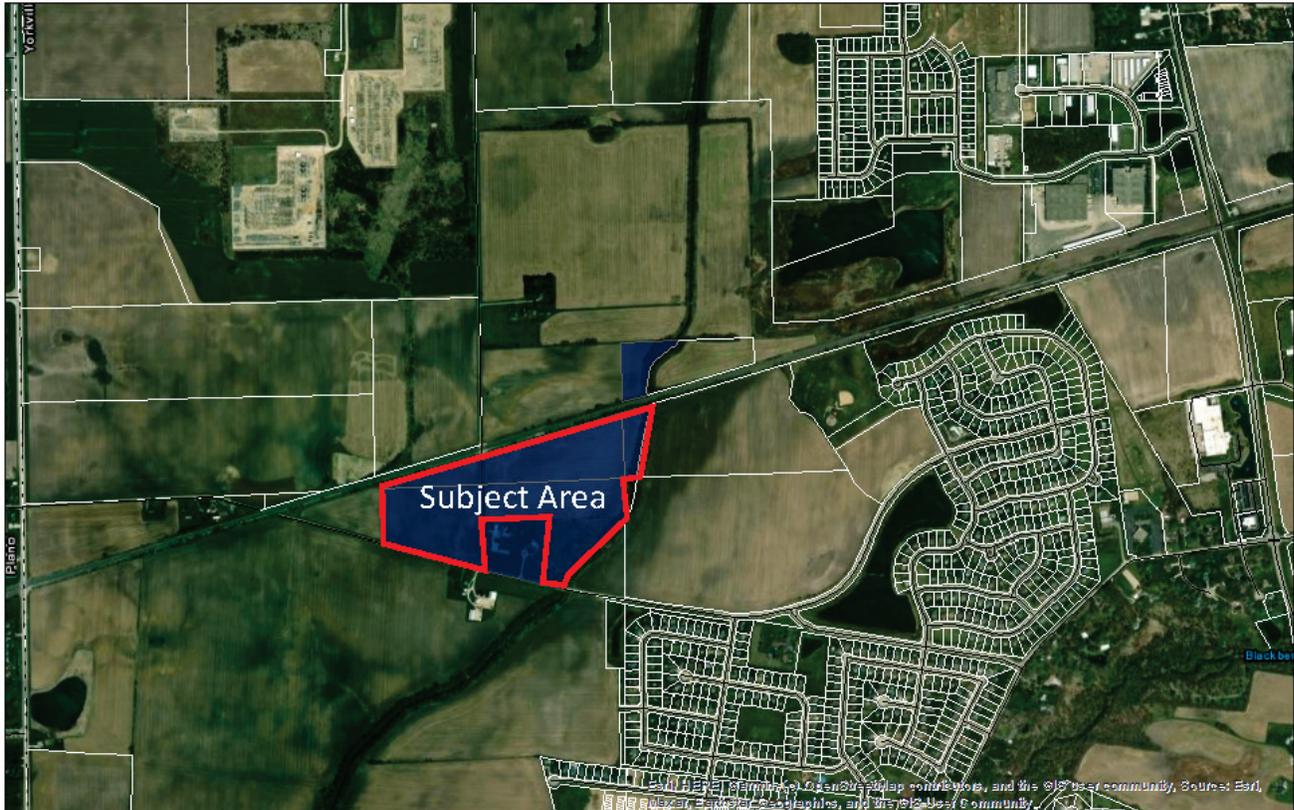
# Memorandum

To: City Council  
From: Krysti Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Sara Mendez, Planner I  
David Hansen, Senior Planner  
Date: March 20, 2025  
Subject: **PZC 2025-01 DMYF Loftus (Daniels, Malinski Yorkville Family, LLLP)**  
Request for Rezoning

## SUMMARY:

An application for rezoning has been submitted by Drew Daniels, on behalf of Daniels Malinski Yorkville Family, LLLP, to the United City of Yorkville, Kendall County, Illinois. The request seeks a rezoning classification for a property consisting of two (2) parcels totaling approximately 53.7 acres, including parcel #02-18-400-006 and portions of parcels #02-19-200-001 and #02-17-300-002. This request, however, excludes an approximately 8-acre existing homestead owned by the Robert M. and Ildelfonsa Loftus Living Trust.

The subject property is generally located north of Faxon Road, east of Beecher Road, and south of the Burlington Northern Santa Fe (BNSF) railroad, as shown below. The petitioner is seeking approval to rezone the property from A-1 Agricultural District to M-2 General Manufacturing District for the development of a future data center.



## **DMYF - LOFTUS**

United City of Yorkville, Illinois  
Date: December 18, 2024  
File Location: I:\ARCGIS TEMPLATES\DMYF - LOFTUS





illustrated on the attached buffer map. **The petitioner is agreeable with the minimum building separation.**

4. A maximum 60-foot height restriction for any buildings within 1,500 feet of adjacent residential structures. **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 Planning and Zoning Commission recommended a 70' building height maximum inclusive of rooftop mechanical equipment.**

#### **PLANNING & ZONING COMMISSION RECOMMENDATIONS:**

The Planning and Zoning Commission held a public hearing for the rezoning request for the subject parcels on March 12, 2025. The commission made the following actions on the motions below:

*In consideration of testimony presented during a Public Hearing on March 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 A-1 Agricultural District to M-2 General Manufacturing District for a proposed future data center, for two (2) parcels totaling approximately 53.7 acres, including parcel #02-18-400-006 and portions of parcels #02-19-200-001 and #02-17-300-002, excluding an approximately 8-acre existing homestead owned by the Robert M. and Ildefonsa Loftus Living Trust, generally located north of Faxon Road, east of Beecher Road, and south of the Burlington Northern Santa Fe (BNSF) railroad, subject to conditions in a staff memorandum dated March 6, 2025 and further subject to a maximum 70 foot height restriction for any buildings within 1,500 feet of an adjacent residential subdivision and the 100 foot landscape buffer and eight (8) foot tall berm be extended along the property line between the subject parcels and the Loftus parcel to the south.*

#### **Action Item:**

Green-aye; Linnane-aye; Forristall-aye; Vinyard-aye; Williams-aye; Hyett-aye; Crouch-aye  
7 ayes; 0 no

#### **ATTACHMENTS:**

1. Draft Rezoning Ordinance
2. Planning and Zoning Commission Memo
3. Buffer Map Exhibit
4. Rezoning Application
5. Data Center Project Map
6. Plan Council memo dated January 6, 2025
7. Public Hearing Notice

**Ordinance No. 2025-\_\_\_\_\_**

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE REZONING TO M-2 GENERAL MANUFACTURING ZONING DISTRICT OF CERTAIN TERRITORY KNOWN AS 11159 FAXON ROAD, YORKVILLE, ILLINOIS**

**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**, Daniels Malinski Yorkville Family, LLLP, an Illinois limited liability limited partnership (“Applicant”) owns approximately 53.7 acres of land located at 11159 Faxon Road and comprised of two parcels 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 (the “Subject Property”); and

**WHEREAS**, the Applicant desires to rezone the Subject Property, which is currently classified in the A-1 Agricultural District into the M-2 General Manufacturing Zoning District; and

**WHEREAS**, the Planning and Zoning Commission convened and held a public hearing on March 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 Planning and Zoning Commission recommended approval of this rezoning request after making the following Findings of Fact:

- i. The proposed Map Amendment is consistent with the Comprehensive Plan and the purposes of the 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 been re-zoned, or have requested to be re-zoned to the M-2 zoning district 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 consistent with the uses being proposed and approved for other properties in the general area.
- iv. The proposed rezoning will not 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 provide increased utility and property tax revenue for the City and other taxing bodies, decreasing the tax burden on residential homes.

- vii. The property has been zoned agricultural and farmed for decades. Changes in the character of the immediate area, and the increase in 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:

PARCEL 1

THAT PART OF THE NORTHEAST QUARTER OF SECTION 19 AND PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 19 WHICH IS 35.04 CHAINS WEST OF THE NORTHEAST CORNER THEREOF; THENCE NORTH 0 DEGREES 35 MINUTES 0 SECONDS EAST TO THE SOUTH LINE OF THE BURLINGTON NORTHERN AND SANTA-FE RAILROAD RIGHT OF WAY FOR THE POINT OF BEGINNING; THENCE NORTH 73 DEGREES 57 MINUTES 17 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 1018.01 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 0 DEGREES 36 MINUTES 36 SECONDS EAST ALONG SAID WEST LINE 287.76 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 0 DEGREES 22 MINUTES 19 SECONDS EAST ALONG THE CENTER LINE OF BEECHER ROAD, 827.13 FEET TO A POINT IN THE CENTERLINE OF FAXON ROAD; THENCE NORTH 74 DEGREES 54 MINUTES 33 SECONDS WEST ALONG SAID CENTERLINE, 1028.98 FEET TO A LINE BEARING SOUTH 0 DEGREES 35 MINUTES 0 SECONDS WEST FROM THE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 35 MINUTES 0 SECONDS EAST ALONG SAID LINE, 565.62 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF THE NORTHEAST QUARTER OF SECTION 19, PART OF THE SOUTHEAST QUARTER OF SECTION 18 AND PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF

SAID SECTION 17 FOR THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 16 MINUTES 46 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 17, 151.80 FEET; THENCE NORTH 07 DEGREES 55 MINUTES 12 SECONDS EAST, ALONG A LINE THAT INTERSECTS THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, 363.0 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID QUARTER, A DISTANCE OF 703.67 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN AND SANTA-FE RAILROAD; THENCE SOUTH 73 DEGREES 23 MINUTES 14 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, 1650.23 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 01 DEGREES 10 MINUTES 58 SECONDS EAST, ALONG SAID WEST LINE 288.11 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 58 MINUTES 40 SECONDS EAST, ALONG THE CENTERLINE OF BEECHER ROAD, 351.80 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 20 SECONDS EAST, 631.00; THENCE SOUTH 00 DEGREES 58 MINUTES 40 SECONDS EAST, 629.20 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 79 DEGREES 53 MINUTES 59 SECONDS EAST, ALONG SAID CENTERLINE, 139.38 TO A POINT IN THE CENTERLINE OF THE ROB ROY CREEK; THENCE NORTH 10 DEGREES 19 MINUTES 37 SECONDS EAST, ALONG SAID CENTERLINE, 97.93 FEET TO A POINT; THENCE NORTH 39 DEGREES 00 MINUTES 22 SECONDS EAST, ALONG SAID CENTERLINE, 85.0 FEET TO A POINT; THENCE NORTH 50 DEGREES 57 MINUTES 48 SECONDS EAST, ALONG SAID CENTERLINE, 288.73 FEET TO A POINT; THENCE NORTH 43 DEGREES 04 MINUTES 46 SECONDS EAST, ALONG SAID CENTERLINE, 375.32 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 19; THENCE NORTH 01 DEGREES 17 MINUTES 24 SECONDS WEST, ALONG SAID EAST LINE, 431.95 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

with Property Index Numbers 02-18-400-006, 02-19-200-001 and 02-17-300-002 into the M-2 General Manufacturing Zoning District.

**Section 4.** That the rezoning of the Subject Property shall be subject to the following conditions:

- A. Applicant 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 3(A).
- B. A landscaped buffer of at least one hundred (100) feet, with an eight (8) foot tall berm, shall be installed along the eastern boundary of the Subject Property and along the southern boundary adjacent to the Loftus residential parcel. 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.
- C. Any buildings located within 1,500 feet of a residential subdivision shall be no more than seventy (70) feet tall inclusive of rooftop mechanical equipment.
- D. No buildings shall be erected on the Subject Parcel within four hundred (400) feet of an existing residential structure located within the Whispering Meadows Unit 3, Kylins Ridge, Kendall Marketplace, and Caledonia subdivisions.

**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

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<b>Document:</b>	<b>Application for Rezoning (Updated 1/21/25)</b>
<b>Petitioner Name:</b>	<b>Drew Daniels</b>
<b>Company Name:</b>	<b>Daniels Malinski Yorkville Family, LLLP</b>
<b>Property Address:</b>	<b>11159 Faxon Road, Yorkville, Illinois 60560</b>
<b>Exhibit A:</b>	<b>Legal Descriptions</b>
<b>PINs:</b>	<b>02-18-400-006</b>
	<b>02-19-200-001</b>
	<b>02-17-300-002</b>

---

## **LEGAL DESCRIPTION (DMYF, LLLP)**

### **PARCEL 1**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 19 AND PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 19 WHICH IS 35.04 CHAINS WEST OF THE NORTHEAST CORNER THEREOF; THENCE NORTH 0 DEGREES 35 MINUTES 0 SECONDS EAST TO THE SOUTH LINE OF THE BURLINGTON NORTHERN AND SANTA-FE RAILROAD RIGHT OF WAY FOR THE POINT OF BEGINNING; THENCE NORTH 73 DEGREES 57 MINUTES 17 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 1018.01 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 0 DEGREES 36 MINUTES 36 SECONDS EAST ALONG SAID WEST LINE 287.76 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 0 DEGREES 22 MINUTES 19 SECONDS EAST ALONG THE CENTER LINE OF BEECHER ROAD, 827.13 FEET TO A POINT IN THE CENTERLINE OF FAXON ROAD; THENCE NORTH 74 DEGREES 54 MINUTES 33 SECONDS WEST ALONG SAID CENTERLINE, 1028.98 FEET TO A LINE BEARING SOUTH 0 DEGREES 35 MINUTES 0 SECONDS WEST FROM THE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 35 MINUTES 0 SECONDS EAST ALONG SAID LINE, 565.62 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF THE NORTHEAST QUARTER OF SECTION 19, PART OF THE SOUTHEAST QUARTER OF SECTION 18 AND PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17 FOR THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 16 MINUTES 46 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 17, 151.80 FEET; THENCE NORTH 07 DEGREES 55 MINUTES 12 SECONDS EAST, ALONG A LINE THAT INTERSECTS THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, 363.0 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID QUARTER, A DISTANCE OF 703.67 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN AND SANTA-FE RAILROAD; THENCE SOUTH 73 DEGREES 23 MINUTES 14 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, 1650.23 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 01 DEGREES 10 MINUTES 58 SECONDS EAST, ALONG SAID WEST LINE 288.11 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 58 MINUTES 40 SECONDS EAST, ALONG THE CENTERLINE OF BEECHER ROAD, 351.80 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 20 SECONDS EAST, 631.00; THENCE SOUTH 00 DEGREES 58 MINUTES 40 SECONDS EAST, 629.20 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 79 DEGREES 53 MINUTES 59 SECONDS EAST, ALONG SAID CENTERLINE, 139.38 TO A POINT IN THE CENTERLINE OF THE ROB ROY CREEK; THENCE NORTH 10 DEGREES 19 MINUTES 37 SECONDS EAST, ALONG SAID CENTERLINE, 97.93 FEET TO A POINT; THENCE NORTH 39 DEGREES 00 MINUTES 22 SECONDS EAST, ALONG SAID CENTERLINE, 85.0 FEET TO A POINT; THENCE NORTH 50 DEGREES 57 MINUTES 48 SECONDS EAST, ALONG SAID CENTERLINE, 288.73 FEET TO A POINT; THENCE NORTH 43 DEGREES 04 MINUTES 46 SECONDS EAST, ALONG SAID CENTERLINE, 375.32 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 19; THENCE NORTH 01 DEGREES 17 MINUTES 24 SECONDS WEST, ALONG SAID EAST LINE, 431.95 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.



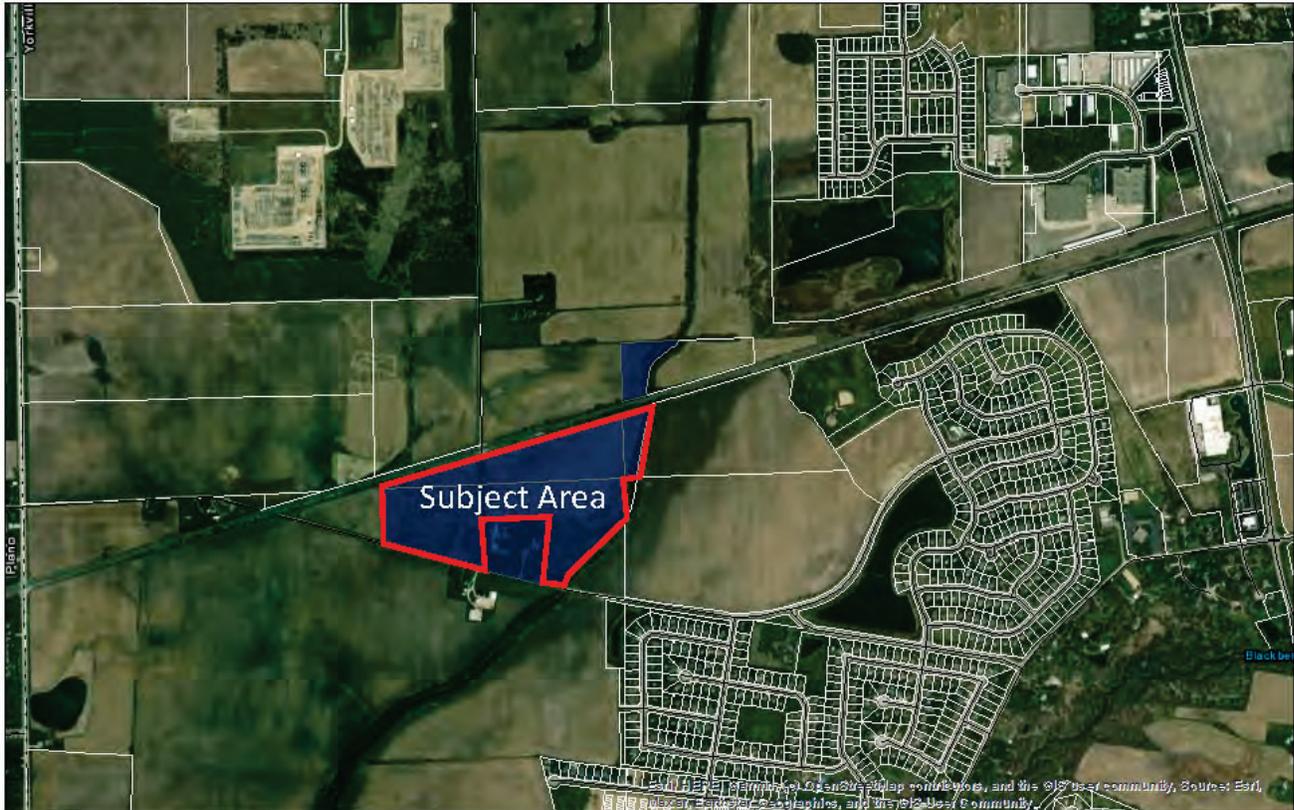
# Memorandum

To: Planning and Zoning Commission  
 From: Krysti Barksdale-Noble, Community Development Director  
 CC: Bart Olson, City Administrator  
 Sara Mendez, Planner I  
 David Hansen, Senior Planner  
 Date: March 6, 2025  
 Subject: **PZC 2025-01 DMYF Loftus (Daniels, Malinski Yorkville Family, LLLP)**  
 Request for Rezoning

## SUMMARY:

An application for rezoning has been submitted by Drew Daniels, on behalf of Daniels Malinski Yorkville Family, LLLP, to the United City of Yorkville, Kendall County, Illinois. The request seeks a rezoning classification for a property consisting of two (2) parcels totaling approximately 53.7 acres, including parcel #02-18-400-006 and portions of parcels #02-19-200-001 and #02-17-300-002. This request, however, excludes an approximately 8-acre existing homestead owned by the Robert M. and Ildelfonsa Loftus Living Trust.

The subject property is generally located north of Faxon Road, east of Beecher Road, and south of the Burlington Northern Santa Fe (BNSF) railroad, as shown below. The petitioner is seeking approval to rezone the property from A-1 Agricultural District to M-2 General Manufacturing District for the development of a future data center.



## **DMYF - LOFTUS**

United City of Yorkville, Illinois  
 Date: December 18, 2024  
 File Location: I:\ARCGIS TEMPLATES\DMYF - LOFTUS





**REZONING REQUEST:**

The petitioner is requesting a rezoning from A-1 Agricultural to M-2 General Manufacturing District to accommodate the future development of a proposed data center. Data centers are facilities that house networked computers, storage systems, and computing infrastructure, enabling organizations to collect, process, store, and distribute data. This rezoning aligns with the recent trend of annexation and/or rezoning within the northeast quadrant of Eldamain Road and US 34 in the City to the M-2 zoning district for potential data center developments.

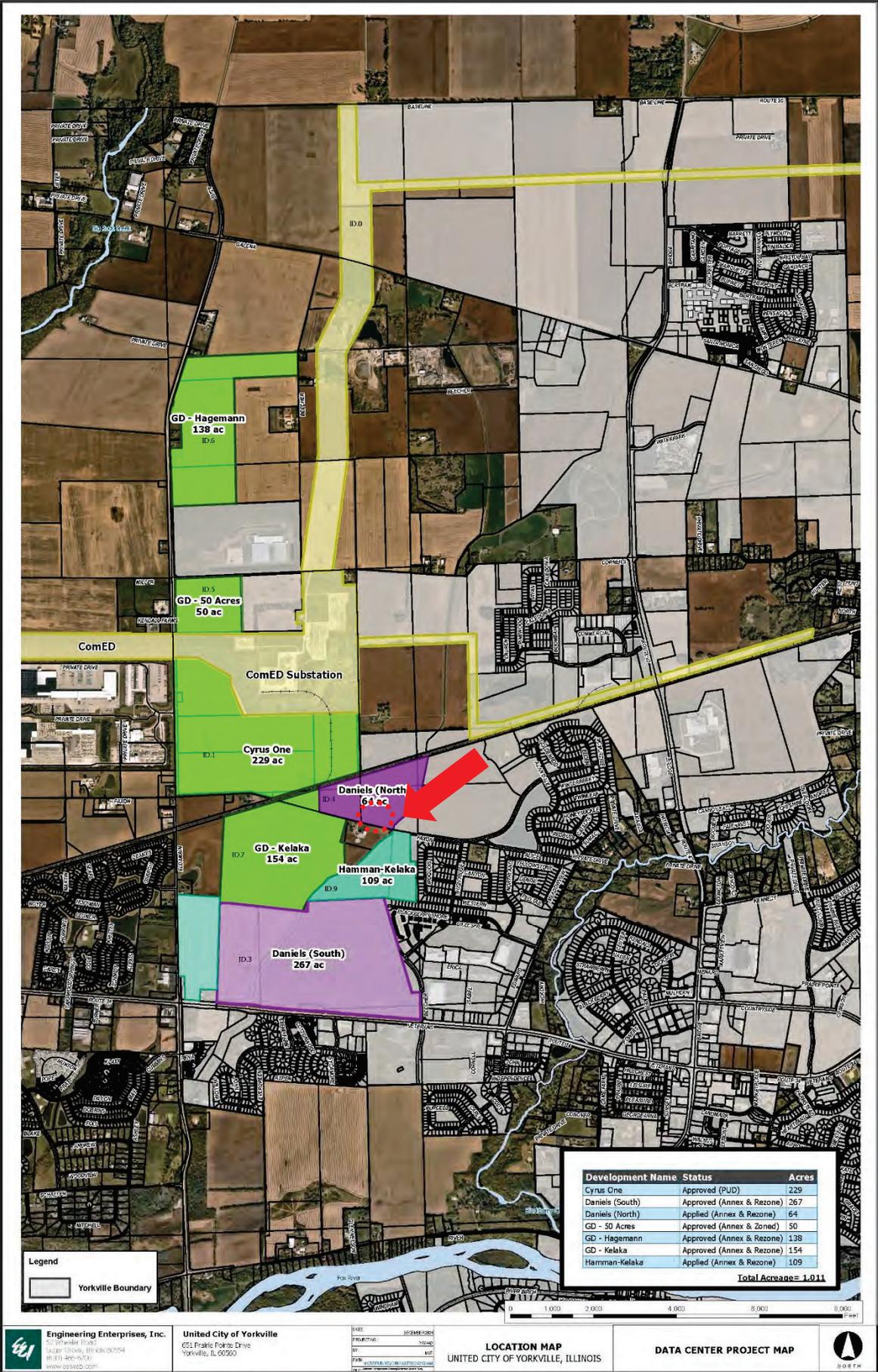
According to Section 10-3-6-F of the Yorkville Unified Development Ordinance (UDO), the M-2 General Manufacturing District is intended for manufacturing, industrial, and related uses that may produce more significant off-site impacts compared to the M-1 Limited Manufacturing District. This district is designed to ensure compatibility between industrial uses and nearby residential or commercial areas, while minimizing off-site impacts such as noise, traffic, and visual disturbances.

As outlined in Table 10-3-12(B) of the UDO, data centers are permitted land uses within the M-2 District. Additionally, the UDO includes specific rezoning standards that must be reviewed by all recommending bodies. The petitioner has provided responses addressing each of these standards in their application.

To evaluate the potential impact of the proposed rezoning and future use of the property, staff has prepared the following chart summarizing the current zoning and land uses of the surrounding area:

	Zoning	Land Use
North	M-2 General Manufacturing District	Cyrus One (Data Center)
	A-1 Agricultural District – Special Use	Farmland (New Leaf Energy Solar Farm)
	Burlington Northern Santa Fe (BNSF) Railroad	Transportation Land Use
East	R-2 Single-Family Traditional Residence District	Farmland (Unit 3 Whispering Meadows)
South	Faxon Road	Transportation Land Use
	A-1 Agricultural District	Residential Homestead (Loftus)
	M-2 General Manufacturing District	Farmland (Kelaka – approved for data center)
	A-1 Agricultural District (Kendall County)	Farmland & Single-Family Residence
		Farmland (Hamman-Kelaka - proposed annexation & rezone to M-2 for future data center)
West	A-1 Agricultural District (Kendall County)	Farmland
	M-2 General Manufacturing District	Farmland (Kelaka – approved for data center)

If approved, the Loftus homestead will be surrounded by M-2 General Manufacturing zoning to the north, west, east, and potentially to the south (refer to Data Center Project Map on following page). According to the petitioner, previous discussions with the property owner have indicated there is consideration to sell the 8-acre homestead should a future data center development come to fruition.



**Engineering Enterprises, Inc.**  
 1111 11th St  
 Sauget, Illinois, 61858  
 (618) 495-5100  
 www.ee3d.com

**United City of Yorkville**  
 601 Prairie Pointe Drive  
 Yorkville, IL 60550

DATE: 02/28/2020  
 PROJECT: 10000  
 BY: MFC  
 P&P: 10/28/19  
 1111 11th St  
 Sauget, IL 61858  
 (618) 495-5100  
 www.ee3d.com

**LOCATION MAP**  
 UNITED CITY OF YORKVILLE, ILLINOIS

**DATA CENTER PROJECT MAP**



**BULK REGULATIONS/PLAT OF SUBDIVISION:**

Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following are the current M-2 General Business District and A-1 Agricultural District standards:

	M-2 Zoning Regulations	A-1 Zoning Regulations
Min. Lot Area	N/A	N/A
Front Yard Setback	25 feet	100 feet
Rear Yard Setback	N/A	N/A
Side Yard Setback	Min. 10% of lot width/Max. 20 feet	50 feet
Corner Yard Setback	Min. 10% of lot width/Max. 20 feet	N/A
Max. Lot Coverage	85%	N/A
Max. Building Height	N/A	80' Building/30' Dwelling

Upon approval of the rezoning, the petitioner will submit a plat of subdivision for the subject parcels to establish new lot lines and parcel numbers for the rezoned area. This process is intended to prevent “split zoning” on the existing Loftus parcel, which will remain zoned as A-1 Agricultural District.

Per Section 10-8-3D of the Unified Development Ordinance (UDO), titled *Lot Splits*, the Zoning Administrator is authorized to approve or deny lot consolidations or splits if the subdivision meets any one of the following conditions:

1. The split of a single lot into three (3) or fewer lots.
2. Subdivisions created solely for public rights-of-way or other public tracts of land.
3. Lot line or boundary adjustments to an existing filed Final Plat.
4. Correction of errors or omissions on a filed Final Plat, including legal description errors, typographical or mapping errors, lot identification errors, and surveyor corrections.

Since the petitioner is splitting parcel #02-19-200-001 into two (2) parcels—excluding approximately 8 acres for the Loftus homestead—staff will be able to administratively approve the lot split following City Council approval of the rezoning.

**PROPOSED CONDITIONS FOR REZONING:**

Below are proposed conditions for rezoning staff recommends related to the proposed future data center development which is consistent with provisions required for recently approved similarly situated data center projects. These recommendations will be considered as conditions to the rezoning request:

1. **BUFFER SETBACK/TRANSITION ZONE** – Due to the adjacency of the subject parcels to a future planned phase of a residential development (Unit 3 of Whispering Meadows) to the east, staff recommends that any data center development incorporate a minimum 100-foot landscaped buffer with an eight (8) foot tall berm. 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 petitioner is agreeable with the required minimum 100-foot landscape buffer and berm along the eastern boundary of the parcels to be rezoned.**
2. **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 a future planned phase of a residential development. **The petitioner is agreeable with the requirement for a site plan review before City Council prior to initiating development.**

3. No buildings closer than 400 feet to the nearest home in the following existing residential subdivisions: Whispering Meadows Unit 3, Kylyns Ridge, Kendall Marketplace, and Caledonia, as illustrated on the attached buffer map. **The petitioner is agreeable with the minimum building separation.**
4. A maximum 60-foot height restriction for any buildings within 1,500 feet of adjacent residential structures. **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 Planning and Zoning Commission during the meeting to refine this condition.**

### **THE COMPREHENSIVE PLAN:**

The 2016 Comprehensive Plan Update designates these parcels as “Estate/Conservation Residential (ECR)” and “Metra Station Transit-Oriented Development (MTOD).” The ECR designation is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. It also serves as a holding category for parcels unlikely to develop within the plan's 10-year horizon.

The MTOD designation guides the development of a commuter rail station district, with two potential locations identified: this parcel and the northeast corner of IL 47 and the BNSF railroad. At the time of the plan's update, the final location for the Metra station had not been determined. However, following public input, engineering studies, and a recommendation from Metra, the City Council approved the IL 47 location as the preferred site for the future Metra station in 2020.

The Comprehensive Plan also notes that while the land use map serves as a guide for future development and zoning decisions, it is intended to be adjusted when changing circumstances warrant a new planning direction for a specific area.

Due to the recent trend in rezoning and development in the area, the Cyrus One future data center campus to the north, Kelaka properties approved and requested annexation and/or rezoning to M-2 to the south/west and the DMYF, LLLP project pending approval to far south of the subject parcels, staff supports the proposed M-2 General Manufacturing District zoning for a future data center campus development with conditions. If approved for rezoning, the City will initiate an amendment to the Comprehensive Plan 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)” and “Metra Station Transit-Oriented Development (MTOD)” to “General Industrial (GI)”.

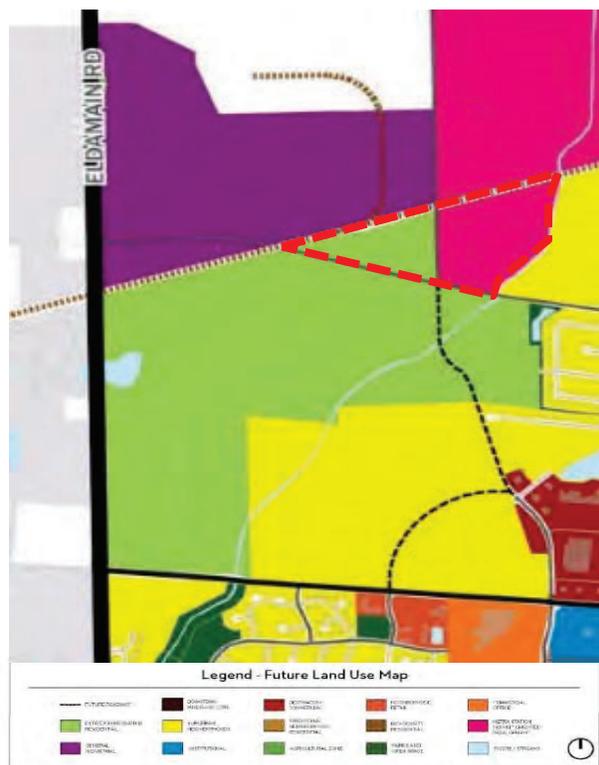


Figure 4.7 - Future Land Uses North of the Fox River

## **COMMUNITY MEETING:**

Section 10-8-13-B-1-a of the Unified Development Ordinance states that a community meeting with area or neighborhood property owners, explaining the proposed rezoning, may be required. This meeting, conducted by the petitioner at their own expense and at a location of their choice, may be recommended by the Plan Council before the Planning and Zoning Commission public hearing.

While not adjacent, the subject parcels are located within 400 feet of existing residential land uses to the south east, the Kylyn's Ridge subdivision. Staff recommended the petitioner reach out to the homeowners' association (HOA) regarding the proposed future land use of the subject property prior to the Planning and Zoning Commission public hearing.

## **STAFF COMMENTS:**

The petitioner is requesting a straightforward rezoning of the subject parcels without seeking any relief or variances from the M-2 General Manufacturing District zoning. With the additional restrictions recommended for buffer setbacks/transition zones, site plan review, minimum building separation, and height restrictions for a future data center development, staff supports the rezoning request. Further, this requested zoning is consistent with the trend in future development within the area.

## **REZONING STANDARDS:**

Section 10-8-12 Map Amendments establishes criteria for findings of fact related to rezoning (map amendment) requests. When the purpose and affect is to change the zoning of a property and amend the City's Zoning Map, the Planning and Zoning Commission shall consider each of the following facts before rendering a decision on the request. **The petitioner has provided answers to each of the criteria in the application these standards which are included in the packet for your review and will be entered into the public record as part of the public hearing process.** The standards are:

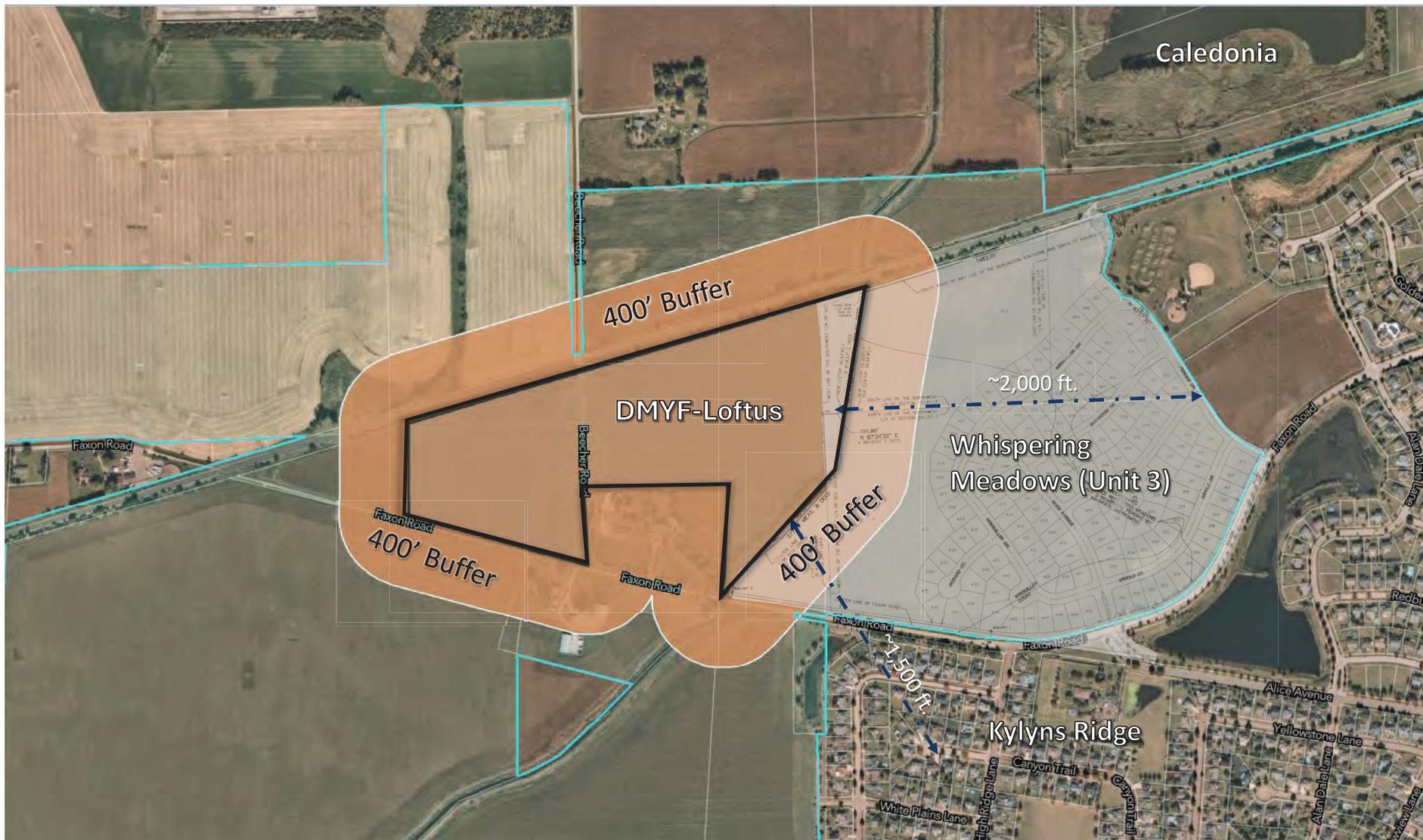
1. The proposed Map Amendment is consistent with the Comprehensive Plan and the purposes of the UDO.
2. The proposed Map Amendment is consistent with the existing and planned uses and zoning of the nearby properties.
3. The subject property is suitable for the purposes of the proposed district.
4. The proposed Map Amendment will not result in an individual parcel zoned in one zoning district that is not shared by the adjacent parcels.
5. The proposed parcel(s) to be rezoned shall meet the minimum frontage and area requirements of the requested rezoning district as specified in Section 10-3-9(A).
6. The community need for the proposed use.
7. 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.

## **PROPOSED MOTION:**

*In consideration of testimony presented during a Public Hearing on March 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 A-1 Agricultural District to M-2 General Manufacturing District for a proposed future data center, for two (2) parcels totaling approximately 53.7 acres, including parcel #02-18-400-006 and portions of parcels #02-19-200-001 and #02-17-300-002, excluding an approximately 8-acre existing homestead owned by the Robert M. and Ildefonsa Loftus Living Trust, generally located north of Faxon Road, east of Beecher Road, and south of the Burlington Northern Santa Fe (BNSF) railroad, subject to {insert any additional conditions of the Planning and Zoning Commission}...*

**ATTACHMENTS:**

1. Buffer Map Exhibit
2. Rezoning Application
3. Data Center Project Map
4. Plan Council memo dated January 6, 2025
5. Public Hearing Notice





United City of Yorkville 651  
Prairie Pointe Drive  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: [www.yorkville.il.us](http://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

MONTH 1							MONTH 2							MONTH 3							MONTH 4						
Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7			1	2	3	4	5						1	2	1	2	3	4	5	6	7
8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14
15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21
22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28
29	30						27	28	29	30	31			24	25	26	27	28	29	30	29	30	31				

Plan Council Meeting

Economic Development Committee

Planning & Zoning Commission Public Hearing

City Council

Meeting Date	Updated Materials Submitted for Meeting	Public Notice Mailing Window
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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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 Yorkville, Illinois, 60560  
 Telephone: 630-553-4350  
 Fax: 630-553-7575  
 Website: www.yorkville.il.us

# APPLICATION FOR REZONING

INVOICE & WORKSHEET PETITION APPLICATION			
<b>CONCEPT PLAN REVIEW</b>	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
<b>AMENDMENT</b>	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
<b>ANNEXATION</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount</p>			
<b>REZONING</b>	<input checked="" type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$ 764.26
<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>			
$\underline{61.426} - 5 = \underline{56.426} \times \$10 = \underline{564.26} + \$200 = \$ \underline{764.26}$ <p style="text-align: center;"># of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount</p>			
<b>SPECIAL USE</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount</p>			
<b>ZONING VARIANCE</b>	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
<b>PRELIMINARY PLAN FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>PUD FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>FINAL PLAT FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>ENGINEERING PLAN REVIEW DEPOSIT</b>	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$
<b>OUTSIDE CONSULTANTS DEPOSIT</b>	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use:		Total: \$
<input type="checkbox"/> Less than 2 acres                      \$1,000.00 <input type="checkbox"/> Over 2 acres, less than 10 acres                      \$2,500.00 <input type="checkbox"/> Over 10 acres                      \$5,000.00			
<b>TOTAL AMOUNT DUE:</b>			764.26



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

DATE: 12/13/24	PZC NUMBER:	DEVELOPMENT NAME:	
<b>PETITIONER INFORMATION</b>			
NAME: Drew Daniels		COMPANY: Daniels Malinski Yorkville Family, LLLP	
MAILING ADDRESS: 405 E. Sheridan Road			
CITY, STATE, ZIP: Lake Bluff, Illinois 60044		TELEPHONE: <input type="radio"/> BUSINESS <input checked="" type="radio"/> HOME (847) 942-5916	
EMAIL: ddaniels@sextoncompanies.net		FAX:	
<b>PROPERTY INFORMATION</b>			
NAME OF HOLDER OF LEGAL TITLE: Daniels Malinski Yorkville Family, LLLP & Robert M. & Ildefonsa Loftus Living Trust			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS: 11159 Faxon Road, Yorkville, Illinois 60560			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Farmland west of Beecher Road, Farmland East of Beecher Road, all the proposed rezoned land is south of the railroad tracks and west of the Rob Roy Creek. This includes the Robert M. & Ildefonsa Loftus 8-Acre home parcel			
CURRENT ZONING CLASSIFICATION: Agricultural		REQUESTED ZONING CLASSIFICATION: M-2	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: M-2		TOTAL ACREAGE: 61.426	
<b>ZONING AND LAND USE OF SURROUNDING PROPERTIES</b>			
NORTH: M-2 (Cyrus One Data Center) & Agricultural - Farming Occuring north of the tracks			
EAST: Agricultural - Farming Occuirng east and west of the Rob Roy Creek			
SOUTH: Agricultural - Farming Occuring to the south of Faxon Road			
WEST: M-2 (Green Door Captial) - Actively marketing for a data center user			
<b>KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)</b>			
PIN 02-18-400-006			
PIN 02-19-200-001			
PIN 02-17-300-002			



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# APPLICATION FOR REZONING

## ATTORNEY INFORMATION

NAME: Margaret Christie COMPANY: Golan Christe Taglia LLP

MAILING ADDRESS: 70 W. Madison Street, Suite 1500

CITY, STATE, ZIP: Chicago, Illinois 60602 TELEPHONE: (312) 696-2042

EMAIL: MACHristie@GCT.law FAX:

## ENGINEER INFORMATION

NAME: Michael Cook COMPANY: Cook Engineering Group

MAILING ADDRESS: 26316 Mapleview Drive

CITY, STATE, ZIP: Plainfield, Illinois 60585 TELEPHONE: (815) 577-1707

EMAIL: mcook@cookenggroup.com FAX:

## LAND PLANNER/SURVEYOR INFORMATION

NAME: Eric Cox COMPANY: DLZ Industrial Surveying Inc.

MAILING ADDRESS: 80 McDonald Avenue, Unit D

CITY, STATE, ZIP: Joliet, Illinois 60431 TELEPHONE: (815) 577-1707

EMAIL: ecox@dlz.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 THE EXISTING ZONING CLASSIFICATION(S) AND USES OF THE PROPERTY WITHIN THE GENERAL AREA OF THE PROPOSED REZONED PROPERTY:

The existing zoning is Agricultural in the United City of Yorkville and the current uses of the property within the general area is farming.

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:

Surrounding properties are being re-zoned (or being considered) to M-2 zoning.

PLEASE STATE THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS:

None to our knowledge

PLEASE STATE THE EXTENT TO WHICH THE DESTRUCTION OF PROPERTY VALUES OF PETITIONER PROMOTES THE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE PUBLIC:

None



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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 property has been farmed for decades

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The surrounding area is being developed as industrial / data center uses, and the potential utility and real estate taxes to the City and the community are important.

WITH RESPECT TO THE SUBJECT PROPERTY, PLEASE STATE THE CARE WITH WHICH THE COMMUNITY HAS UNDERTAKEN TO PLAN ITS LAND USE DEVELOPMENT:

The use is consistent with what is being proposed and approved in the general area.

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):

Other than the construction traffic when the final development is built, very little to no change in traffic impact. Data centers typically have very low traffic impacts.



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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:

With no known hardship, the development would envision substantial construction jobs as well as long-term jobs all while also providing the City and its' residents with potentially considerable utility / property taxes.

PLEASE STATE THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE ZONED PURPOSES:

The use is consistent with what is being proposed and approved in the general area.

## 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.

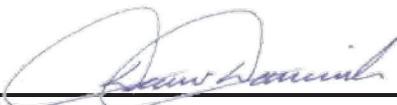
I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

  
\_\_\_\_\_  
PETITIONER SIGNATURE

12/13/2024

\_\_\_\_\_  
DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

  
\_\_\_\_\_  
OWNER SIGNATURE

12/13/2024

\_\_\_\_\_  
DATE

**THIS APPLICATION MUST BE  
NOTARIZED PLEASE NOTARIZE HERE:**



United City of Yorkville  
 651 Prairie Pointe Drive  
 Yorkville, Illinois, 60560  
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# APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 11159 Faxon Road, Yorkville, Illinois 60560
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**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: Drew Daniels	COMPANY: Daniels Malinski Yorkville Family LLLP
MAILING ADDRESS: 405 E. Sheridan Road	
CITY, STATE, ZIP: Lake Bluff, Illinois 60044	TELEPHONE: (847) 942-5916
EMAIL: ddaniels@sextoncompanies.net	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.

Drew Daniels	General Partner
PRINT NAME	TITLE
	12/13/24
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:	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  
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

<b>PERMIT NUMBER:</b>		<b>DATE/TIME RECEIVED:</b>	
SITE ADDRESS: 11159 Faxon Road, Yorkville, Illinois 60560		PARCEL NUMBER: 02-18-400-006, 02-19-200-001	
SUBDIVISION:		LOT/UNIT: 02-17-300-002	
<b>APPLICANT INFORMATION</b>			
NAME: Drew Daniels		TELEPHONE: <input type="radio"/> HOME <input type="radio"/> BUSINESS (847) 942-5916	
ADDRESS: 405 E. Sheridan Road		E-MAIL: <input type="radio"/> HOME <input type="radio"/> BUSINESS ddaniels@sextoncompanies.n	
CITY, STATE, ZIP: Lake Bluff, Illinois 60044		FAX:	
<b>SIGN INFORMATION</b>			
DATE OF PICK UP:		NUMBER OF SIGNS:	
DATE OF PUBLIC HEARING:		SIGN RETURN DATE:	
<p>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.</p> <p>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.</p> <p>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.</p>			
 SIGNATURE/AUTHORIZED AGENT		12/13/24 DATE	
DATE RETURNED: _____			
RECEIVED BY: _____		PZC# _____	

# Exhibit A

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<b>Document:</b>	<b>Application for Rezoning</b>
<b>Petitioner Name:</b>	<b>Drew Daniels</b>
<b>Company Name:</b>	<b>Daniels Malinski Yorkville Family, LLLP</b>
<b>Property Address:</b>	<b>11159 Faxon Road, Yorkville, Illinois 60560</b>
<b>Exhibit A:</b>	<b>Legal Descriptions</b>
<b>PINs:</b>	<b>02-18-400-006</b>
	<b>02-19-200-001</b>
	<b>02-17-300-002</b>

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## **LEGAL DESCRIPTION (DMYF, LLLP)**

### **PARCEL 1**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 19 AND PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 19 WHICH IS 35.04 CHAINS WEST OF THE NORTHEAST CORNER THEREOF; THENCE NORTH 0 DEGREES 35 MINUTES 0 SECONDS EAST TO THE SOUTH LINE OF THE BURLINGTON NORTHERN AND SANTA-FE RAILROAD RIGHT OF WAY FOR THE POINT OF BEGINNING; THENCE NORTH 73 DEGREES 57 MINUTES 17 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 1018.01 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 0 DEGREES 36 MINUTES 36 SECONDS EAST ALONG SAID WEST LINE 287.76 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER SECTION; THENCE SOUTH 0 DEGREES 22 MINUTES 19 SECONDS EAST ALONG THE CENTER LINE OF BEECHER ROAD, 827.13 FEET TO A POINT IN THE CENTERLINE OF FAXON ROAD; THENCE NORTH 74 DEGREES 54 MINUTES 33 SECONDS WEST ALONG SAID CENTERLINE, 1028.98 FEET TO A LINE BEARING SOUTH 0 DEGREES 35 MINUTES 0 SECONDS WEST FROM THE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 35 MINUTES 0 SECONDS EAST ALONG SAID LINE, 565.62 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

**LEGAL DESCRIPTION (DMYF, LLLP)**

**PARCEL 2**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 19, PART OF THE SOUTHEAST QUARTER OF SECTION 18 AND PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17 FOR THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 16 MINUTES 46 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 17, 151.80 FEET; THENCE NORTH 07 DEGREES 55 MINUTES 12 SECONDS EAST, ALONG A LINE THAT INTERSECTS THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, 363.0 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID QUARTER, A DISTANCE OF 703.67 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN AND SANTA-FE RAILROAD; THENCE SOUTH 73 DEGREES 23 MINUTES 14 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, 1650.23 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 01 DEGREES 01 MINUTES 58 SECONDS EAST, ALONG SAID WEST LINE 288.11 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER SECTION; THENCE SOUTH 00 DEGREES 58 MINUTES 40 SECONDS EAST, ALONG THE CENTERLINE OF BEECHER ROAD, 474.45 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 20 SECONDS EAST, 631.00; THENCE SOUTH 00 DEGREES 58 MINUTES 40 SECONDS EAST, 629.20 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 79 DEGREES 53 MINUTES 59 SECONDS EAST, ALONG SAID CENTERLINE, 139.38 TO A POINT IN THE CENTERLINE OF THE ROB ROY CREEK; THENCE NORTH 10 DEGREES 19 MINUTES 37 SECONDS EAST, ALONG SAID CENTERLINE, 97.93 FEET TO A POINT; THENCE NORTH 39 DEGREES 00 MINUTES 22 SECONDS EAST, ALONG SAID CENTERLINE, 85.0 FEET TO A POINT; THENCE NORTH 50 DEGREES 57 MINUTES 48 SECONDS EAST, ALONG SAID CENTERLINE, 288.73 FEET TO A POINT; THENCE NORTH 43 DEGREES 04 MINUTES 46 SECONDS EAST, ALONG SAID CENTERLINE, 375.32 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 19; THENCE NORTH 01 DEGREES 17 MINUTES 24 SECONDS EAST, ALONG SAID EAST LINE, 431.95 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

**LEGAL DESCRIPTION (LOFTUS)**

**PARCEL 3**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 19, PART OF THE SOUTHEAST QUARTER OF SECTION 18 AND PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 87 DEGREES 16 MINUTES 46 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 17, 151.80 FEET; THENCE NORTH 07 DEGREES 55 MINUTES 12 SECONDS EAST, ALONG A LINE THAT INTERSECTS THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, 363.0 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID QUARTER, A DISTANCE OF 703.67 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN AND SANTA-FE RAILROAD; THENCE SOUTH 73 DEGREES 23 MINUTES 14 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, 1650.23 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 01 DEGREES 01 MINUTES 58 SECONDS EAST, ALONG SAID WEST LINE 288.11 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER SECTION; THENCE SOUTH 00 DEGREES 58 MINUTES 40 SECONDS EAST, ALONG THE CENTERLINE OF BEECHER ROAD 351.80 FEET TO THE POINT OF BEGIINING; THENCE NORTH 89 DEGREES 01 MINUTES 20 SECONDS EAST, 631.00; THENCE SOUTH 00 DEGREES 58 MINUTES 40 SECONDS EAST, 629.20 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE NORTH 79 DEGREES 53 MINUTES 59 SECONDS WEST, ALONG SAID CENTERLINE, 18.88 FEET TO A BEND IN SAID CENTERLINE; THENCE NORTH 77 DEGREES 07 MINUTES 02 SECONDS WEST, ALONG SAID CENTERLINE, 630.84 FEET TO THE CENTERLINE OF SAID BEECHER ROAD; THENCE NORTH 00 DEGREES 58 MINUTES 40 SECONDS WEST, ALONG SAID CENTERLINE, 474.45 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

**From:** [Drew Daniels](#)  
**To:** [Krysti Barksdale-Noble](#)  
**Subject:** DMYF - Updated Submittal for Re-Zoning  
**Date:** Tuesday, January 21, 2025 4:34:39 PM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[DMYF - City of Yorkville - Former Loftus Property - Application for Rezoning - Exhibit A as of 1-21-25.pdf](#)  
[DMYF - DLZ Industrial Surveying - Parcels 1 and 2 ALTA-NSPS Land Title Survey as of 1-14-25.pdf](#)

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Hi Krysti,

Please see the attached ALTA dated 1/14/2025 as the Re-Zoning Exhibit and the attached Exhibit A legal showing Parcels 1 & 2. The legal I originally gave to the City included Parcel 3 (Loftus' 8.00-ac parcel) that is no longer being re-zoned to M-2. This should be everything the City needs to move forward with my re-zoning application.

FYI, regarding what you sent me regarding the legal, what I learned was that the highlighted yellow paragraphs in the Parcel 2 and 3 legals were taken from the original legal description in the original title commitment. Eric Cox (the surveyor) wants to keep that part in the legal and that was discussed with EEI. Note that there was a distance that was **changed** in the legal description along the centerline of Beecher Rd. to **351.80 FEET** (line 5 on page 2) that matches the ALTA survey and legal.

Hope this clears things up and let me know if you have any questions.

Thanks,

Drew (847) 942-5916

[www.sextondevelopment.com](http://www.sextondevelopment.com)



**Drew Daniels**

DIRECTOR OF DEVELOPMENT

Office (224) 212-1250 x126 • Mobile (847) 942-5916 • Fax (224) 212-1260

49 Sherwood Terrace, Suite A • Lake Bluff, Illinois 60044

[www.sextondevelopment.com](http://www.sextondevelopment.com)

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**From:** Krysti Barksdale-Noble <[knoble@yorkville.il.us](mailto:knoble@yorkville.il.us)>  
**Sent:** Tuesday, January 21, 2025 1:11 PM  
**To:** Drew Daniels <[Ddaniels@sextoncompanies.net](mailto:Ddaniels@sextoncompanies.net)>  
**Cc:** Mark Scheller <[msheller@eeiweb.com](mailto:msheller@eeiweb.com)>; Contact\_Brad Sanderson <[bsanderson@eeiweb.com](mailto:bsanderson@eeiweb.com)>; Sara Mendez <[smendez@yorkville.il.us](mailto:smendez@yorkville.il.us)>  
**Subject:** RE: DMYF-Loftus

Thanks for confirming, Drew. Can you have your surveyor resubmit the legal description as well as a map of the area to be rezoned? If a map is not able to be provided, I will have our engineer produce

one based upon the resubmitted legal description.

As part of the sale of land, has Parcel 3 (Loftus homestead) been subdivided or a new PIN created? I ask because rezoning is not permitted for portions of a parcel, so if that has not occurred, a plat of subdivision will also need to be requested. We can discuss this in greater detail on Thursday during the Plan Council meeting.

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](http://www.yorkville.il.us)

---

**From:** Drew Daniels <[Ddaniels@sextoncompanies.net](mailto:Ddaniels@sextoncompanies.net)>

**Sent:** Tuesday, January 21, 2025 12:42 PM

**To:** Krysti Barksdale-Noble <[knoble@yorkville.il.us](mailto:knoble@yorkville.il.us)>

**Subject:** Re: DMYF-Loftus

Yes

Sent from my iPhone

On Jan 21, 2025, at 12:09 PM, Krysti Barksdale-Noble <[knoble@yorkville.il.us](mailto:knoble@yorkville.il.us)> wrote:

So are you confirming you want to exclude parcel 3 from your attached legal description?

---

**From:** Drew Daniels <[Ddaniels@sextoncompanies.net](mailto:Ddaniels@sextoncompanies.net)>

**Sent:** Tuesday, January 21, 2025 11:45 AM

**To:** Krysti Barksdale-Noble <[knoble@yorkville.il.us](mailto:knoble@yorkville.il.us)>

**Subject:** RE: DMYF-Loftus

Krysti,

This attached ALTA survey for parcels 1 and 2 (with the legal in the upper corner) are for the 53.426 acres that the DMYF bought from Loftus.  
The attached survey for parcel 3 (with the legal in the upper corner) is for the 8 acres that Bob Loftus kept.

Thanks,

Drew (847) 942-5916

[www.sextondevelopment.com](http://www.sextondevelopment.com)

<image001.jpg>

---

**From:** Krysti Barksdale-Noble <[knoble@yorkville.il.us](mailto:knoble@yorkville.il.us)>

**Sent:** Tuesday, January 21, 2025 11:39 AM

**To:** Drew Daniels <[Ddaniels@sextoncompanies.net](mailto:Ddaniels@sextoncompanies.net)>

**Cc:** Mark Scheller <[mscheller@eeiweb.com](mailto:mscheller@eeiweb.com)>

**Subject:** FW: DMYF-Loftus

Drew,

Per our recent conversation, please see the email below from the surveyor at EEI which indicates the parcels included in the legal description provided in your application for rezoning. Note, it still includes the Loftus homestead site. Please let me know if this is the correct area to be rezoned.

Best Regards,

***Krysti J. Barksdale-Noble, AICP***

*(she/her)*

Community Development Director

United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

<image002.png>

(630) 553-8573

<image003.png>

(630) 742-7808

<image004.png>

[www.yorkville.il.us](http://www.yorkville.il.us)

---

**From:** Mark Scheller <[mscheller@eeiweb.com](mailto:mscheller@eeiweb.com)>

**Sent:** Monday, January 13, 2025 1:26 PM

**To:** Krysti Barksdale-Noble <[knoble@yorkville.il.us](mailto:knoble@yorkville.il.us)>

**Subject:** RE: DMYF-Loftus

Hi Kyrsti

Here are the parcels. Let me know if you need something different.

<image005.png>

u

**MARK G. SCHELLER, PLS**

*Senior Project Manager*

**[mscheller@eeiweb.com](mailto:mscheller@eeiweb.com)**

Direct: [630.466.6730](tel:630.466.6730) / Cell: [630.878.1662](tel:630.878.1662) / Main: 630.466.6700

52 Wheeler Rd, Sugar Grove, IL 60554

[eeiweb.com](http://eeiweb.com)

- - - - -

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<DMYF - City of Yorkville - Former Loftus Property - Application for Rezoning - Exhibit A as of 12-13-24.docx>

# Exhibit A

---

<b>Document:</b>	<b>Application for Rezoning (Updated 1/21/25)</b>
<b>Petitioner Name:</b>	<b>Drew Daniels</b>
<b>Company Name:</b>	<b>Daniels Malinski Yorkville Family, LLLP</b>
<b>Property Address:</b>	<b>11159 Faxon Road, Yorkville, Illinois 60560</b>
<b>Exhibit A:</b>	<b>Legal Descriptions</b>
<b>PINs:</b>	<b>02-18-400-006</b>
	<b>02-19-200-001</b>
	<b>02-17-300-002</b>

---

## **LEGAL DESCRIPTION (DMYF, LLLP)**

### **PARCEL 1**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 19 AND PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 19 WHICH IS 35.04 CHAINS WEST OF THE NORTHEAST CORNER THEREOF; THENCE NORTH 0 DEGREES 35 MINUTES 0 SECONDS EAST TO THE SOUTH LINE OF THE BURLINGTON NORTHERN AND SANTA-FE RAILROAD RIGHT OF WAY FOR THE POINT OF BEGINNING; THENCE NORTH 73 DEGREES 57 MINUTES 17 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 1018.01 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 0 DEGREES 36 MINUTES 36 SECONDS EAST ALONG SAID WEST LINE 287.76 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 0 DEGREES 22 MINUTES 19 SECONDS EAST ALONG THE CENTER LINE OF BEECHER ROAD, 827.13 FEET TO A POINT IN THE CENTERLINE OF FAXON ROAD; THENCE NORTH 74 DEGREES 54 MINUTES 33 SECONDS WEST ALONG SAID CENTERLINE, 1028.98 FEET TO A LINE BEARING SOUTH 0 DEGREES 35 MINUTES 0 SECONDS WEST FROM THE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 35 MINUTES 0 SECONDS EAST ALONG SAID LINE, 565.62 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF THE NORTHEAST QUARTER OF SECTION 19, PART OF THE SOUTHEAST QUARTER OF SECTION 18 AND PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17 FOR THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 16 MINUTES 46 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 17, 151.80 FEET; THENCE NORTH 07 DEGREES 55 MINUTES 12 SECONDS EAST, ALONG A LINE THAT INTERSECTS THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, 363.0 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID QUARTER, A DISTANCE OF 703.67 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN AND SANTA-FE RAILROAD; THENCE SOUTH 73 DEGREES 23 MINUTES 14 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, 1650.23 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 01 DEGREES 10 MINUTES 58 SECONDS EAST, ALONG SAID WEST LINE 288.11 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 58 MINUTES 40 SECONDS EAST, ALONG THE CENTERLINE OF BEECHER ROAD, 351.80 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 20 SECONDS EAST, 631.00; THENCE SOUTH 00 DEGREES 58 MINUTES 40 SECONDS EAST, 629.20 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 79 DEGREES 53 MINUTES 59 SECONDS EAST, ALONG SAID CENTERLINE, 139.38 TO A POINT IN THE CENTERLINE OF THE ROB ROY CREEK; THENCE NORTH 10 DEGREES 19 MINUTES 37 SECONDS EAST, ALONG SAID CENTERLINE, 97.93 FEET TO A POINT; THENCE NORTH 39 DEGREES 00 MINUTES 22 SECONDS EAST, ALONG SAID CENTERLINE, 85.0 FEET TO A POINT; THENCE NORTH 50 DEGREES 57 MINUTES 48 SECONDS EAST, ALONG SAID CENTERLINE, 288.73 FEET TO A POINT; THENCE NORTH 43 DEGREES 04 MINUTES 46 SECONDS EAST, ALONG SAID CENTERLINE, 375.32 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 19; THENCE NORTH 01 DEGREES 17 MINUTES 24 SECONDS WEST, ALONG SAID EAST LINE, 431.95 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

# Exhibit B

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<b>Document:</b>	<b>Application for Rezoning</b>
<b>Petitioner Name:</b>	<b>Drew Daniels</b>
<b>Company Name:</b>	<b>Daniels Malinski Yorkville Family, LLLP</b>
<b>Property Address:</b>	<b>11159 Faxon Road, Yorkville, Illinois 60560</b>
<b>Exhibit B:</b>	<b>500' Notifications</b>
<b>PINs:</b>	<b>02-18-400-006</b>
	<b>02-19-200-001</b>
	<b>02-17-300-002</b>

---

YORKVILLE MEADOWS LLC  
C/O SHERRIE CHIOU  
80 REMINGTON RD.  
SCHAUMBURG IL 60173

KYLYNS RIDGE HOMEOWNERS ASSN  
MAXIMUM PROPERTY MGMT  
PO BOX 1094  
YORKVILLE IL 60560

ROBERT M ILDEFONSA LIV TRUST LOFTUS  
11159 FAXON RD  
YORKVILLE IL 60560

YORKVILLE MEADOWS LLC  
C/O SHERRIE CHIOU  
80 REMINGTON RD.  
SCHAUMBURG IL 60173

KELAKA LLC  
181 S LINCOLNWAY  
NORTH AURORA IL 60542

BN&SF RAILWAY CO  
PROPERTY TAX DEPARTMENT  
PO BOX 961089  
FORT WORTH TX 761610089

YORKVILLE NEXUS IV LLC  
GREEN DOOR CAPITAL INVESTMENTS LLC  
145 S WELLS ST STE 1800  
CHICAGO IL 60606

KELAKA LLC  
181 S LINCOLNWAY  
NORTH AURORA IL 60542

YORKVILLE NEXUS IV LLC  
GREEN DOOR CAPITAL INVESTMENTS LLC  
145 S WELLS ST STE 1800  
CHICAGO IL 60606

YORKVILLE MEADOWS LLC  
C/O SHERRIE CHIOU  
80 REMINGTON RD.  
SCHAUMBURG IL 60173

ROBERT M ILDEFONSA LIV TRUST LOFTUS  
11159 FAXON RD  
YORKVILLE IL 60560

YORKVILLE MEADOWS LLC  
C/O SHERRIE CHIOU  
80 REMINGTON RD.  
SCHAUMBURG IL 60173

C1 YORKVILLE LLC  
2850 N HARWOOD ST STE 2200  
DALLAS TX 75201

ROBERT M ILDEFONSA LIV TRUST LOFTUS  
11159 FAXON RD  
YORKVILLE IL 60560

C1 YORKVILLE LLC  
2850 N HARWOOD ST STE 2200  
DALLAS TX 75201

LA FORTALEZA LLC  
1481 PLAINFIELD RD  
OSWEGO IL 60543

ROBERT M ILDEFONSA LIV TRUST LOFTUS  
11159 FAXON RD  
YORKVILLE IL 60560

DONALD J CAROL S HAMMAN  
13351 B FAXON RD  
PLANO IL 60545

BN&SF RAILWAY CO  
PROPERTY TAX DEPARTMENT  
PO BOX 961089  
FORT WORTH TX 761610089

YORKVILLE MEADOWS LLC  
C/O SHERRIE CHIOU  
80 REMINGTON RD.  
SCHAUMBURG IL 60173

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YORKVILLE IL 60560

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ROBERT M ILDEFONSA LIV TRUST LOFTUS  
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YORKVILLE IL 60560

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11159 FAXON RD  
YORKVILLE IL 60560

BN&SF RAILWAY CO  
PROPERTY TAX DEPARTMENT  
PO BOX 961089  
FORT WORTH TX 761610089

YORKVILLE MEADOWS LLC  
C/O SHERRIE CHIOU  
80 REMINGTON RD.  
SCHAUMBURG IL 60173

JYJ LLC  
2622 BEECHER RD  
YORKVILLE IL 60560

SCOTT D PAPENDICK  
23W567 PINE DR  
CAROL STREAM IL 60188

BN&SF RAILWAY CO  
PROPERTY TAX DEPARTMENT  
PO BOX 961089  
FORT WORTH TX 761610089

JYJ LLC  
2622 BEECHER RD  
YORKVILLE IL 60560

ROBERT M ILDEFONSA LIV TRUST LOFTUS  
11159 FAXON RD  
YORKVILLE IL 60560

BN&SF RAILWAY CO  
PROPERTY TAX DEPARTMENT  
PO BOX 961089  
FORT WORTH TX 761610089

YORKVILLE NEXUS IV LLC  
GREEN DOOR CAPITAL INVESTMENTS LLC  
145 S WELLS ST STE 1800  
CHICAGO IL 60606

YORKVILLE MEADOWS LLC  
C/O SHERRIE CHIOU  
80 REMINGTON RD.  
SCHAUMBURG IL 60173

ROBERT M ILDEFONSA LIV TRUST LOFTUS  
11159 FAXON RD  
YORKVILLE IL 60560

YORKVILLE MEADOWS LLC  
C/O SHERRIE CHIOU  
80 REMINGTON RD.  
SCHAUMBURG IL 60173

C1 YORKVILLE LLC  
2850 N HARWOOD ST STE 2200  
DALLAS TX 75201

ROBERT M ILDEFONSA LIV TRUST LOFTUS  
11159 FAXON RD  
YORKVILLE IL 60560

C1 YORKVILLE LLC  
2850 N HARWOOD ST STE 2200  
DALLAS TX 75201

ROBERT M ILDEFONSA LIV TRUST LOFTUS  
11159 FAXON RD  
YORKVILLE IL 60560

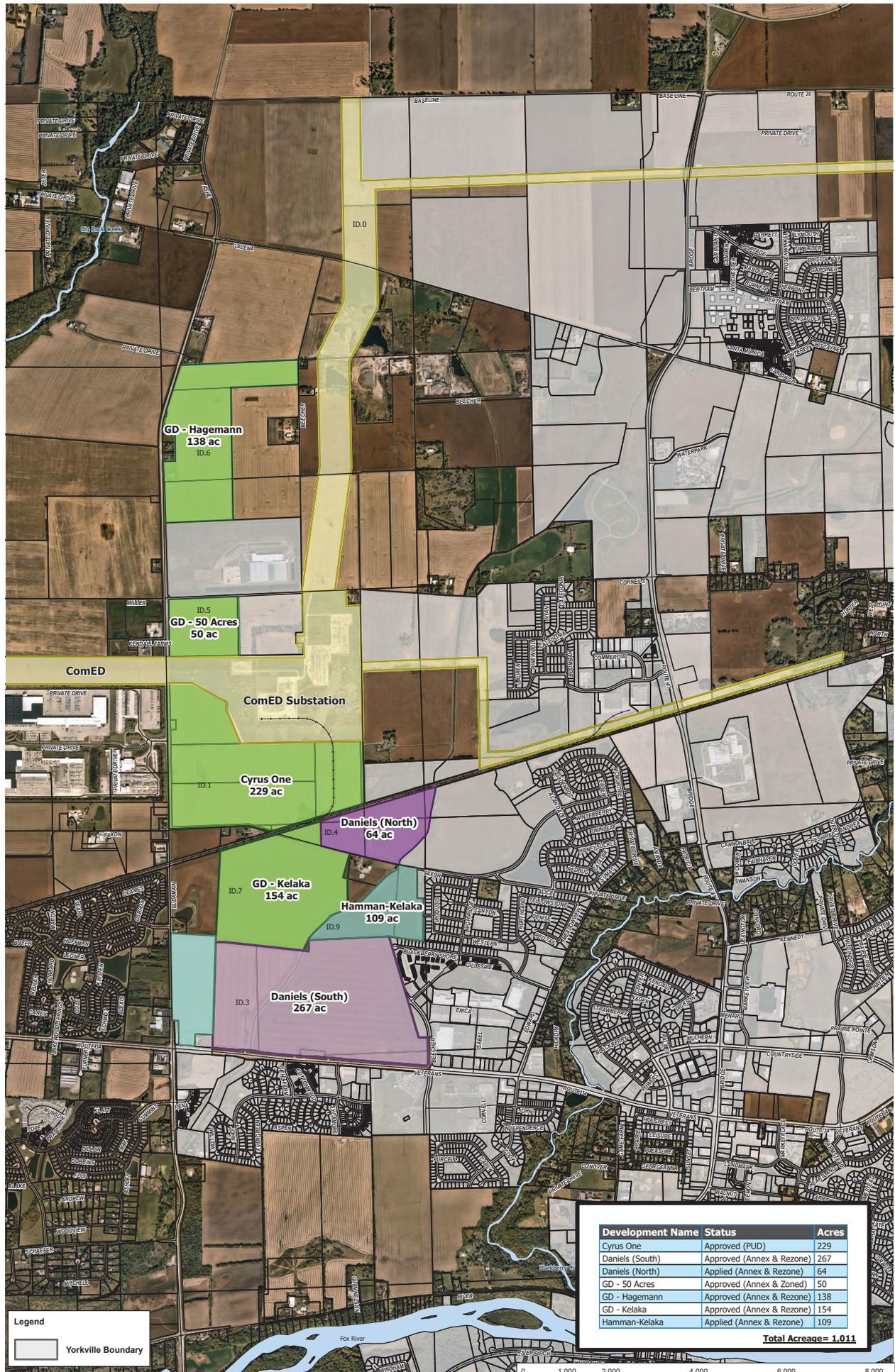
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PROPERTY TAX DEPARTMENT  
PO BOX 961089  
FORT WORTH TX 761610089

BN&SF RAILWAY CO  
PROPERTY TAX DEPARTMENT  
PO BOX 961089  
FORT WORTH TX 761610089

YORKVILLE MEADOWS LLC  
C/O SHERRIE CHIOU  
80 REMINGTON RD.  
SCHAUMBURG IL 60173

SCOTT D PAPENDICK  
23W567 PINE DR  
CAROL STREAM IL 60188





**Legend**  
 [Grey Box] Yorkville Boundary

Development Name	Status	Acres
Cyrus One	Approved (PUD)	229
Daniels (South)	Approved (Annex & Rezone)	267
Daniels (North)	Applied (Annex & Rezone)	64
GD - 50 Acres	Approved (Annex & Zoned)	50
GD - Hagemann	Approved (Annex & Rezone)	138
GD - Kelaka	Approved (Annex & Rezone)	154
Hamman-Kelaka	Applied (Annex & Rezone)	109
<b>Total Acreage=</b>		<b>1,011</b>





# Memorandum

To: Plan Council  
 From: Krysti Barksdale-Noble, Community Development Director  
 Date: January 6, 2025  
 Subject: **PZC 2025-01 DMYF - Loftus**  
 Proposed Rezoning Request for Future Data Center

I have reviewed the rezoning application for the subject parcels submitted by Drew Daniels, on behalf of Daniels Malinski Yorkville Family, LLLP, petitioner/owner, and Robert M. and Ildefonsa Loftus Living Trust, owner. The real property consists of three (3) parcels totaling approximately 61 acres generally located north of Faxon Road, east of Beecher Road, and south of the Burlington Northern Santa Fe (BNSF) railroad. The petitioner is requesting rezoning of parcels #02-18-400-006, #0219-200-001 and #02-17-300-002 from A-1 Agricultural District to M-2 General Manufacturing District 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 subject parcels, totaling approximately 61 acres, were annexed into Yorkville, and rezoned as A-1 Agricultural District in 2023 as part of the New Leaf Energy community solar project, through Ordinances 2023-08 and 2023-09. The land is currently farmed, with an existing homestead on the southernmost parcel, and is part of the Rob Roy Drainage District. The New Leaf Energy solar project is in the land preparation phase, with construction expected to begin in mid-2025.

1. **ZONING** – The following are the current immediate surrounding zoning and land uses of parcels #02-18-400-006, #0219-200-001 and #02-17-300-002 which are proposed to be rezoned:

	Zoning	Land Use
North	M-2 General Manufacturing District	Cyrus One (Data Center)
	A-1 Agricultural District – Special Use	Farmland (New Leaf Energy Solar Farm)
	Burlington Northern Santa Fe (BNSF) Railroad	Transportation Land Use
East	R-2 Single-Family Traditional Residence District	Farmland (Unit 3 Whispering Meadows)
South	M-2 General Manufacturing District	Farmland (Kelaka – approved for data center)
	A-1 Agricultural District (Kendall County)	Farmland & Single-Family Residence
		Farmland (Hamman-Kelaka - proposed annexation & rezone to M-2 for future data center)
West	A-1 Agricultural District (Kendall County)	Farmland
	M-2 General Manufacturing District	Farmland (Kelaka – approved for data center)

- a. **Petitioner has provided written responses to the Standards for Rezoning which will be entered into the record during the public hearing process.**
2. **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.

3. **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

4. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates these parcels as “Estate/Conservation Residential (ECR)” and “Metra Station Transit-Oriented Development (MTOD).” The ECR designation is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. It also serves as a holding category for parcels unlikely to develop within the plan's 10-year horizon.

The MTOD designation guides the development of a commuter rail station district, with two potential locations identified: this parcel and the northeast corner of IL 47 and the BNSF railroad. At the time of the plan’s update, the final location for the Metra station had not been determined. However, following public input, engineering studies, and a recommendation from Metra, the City Council approved the IL 47 location as the preferred site for the future Metra station in 2020.

The Comprehensive Plan also notes that while the land use map serves as a guide for future development and zoning decisions, it is intended to be adjusted when changing circumstances warrant a new planning direction for a specific area.

- a. **Due to the recent trend in rezoning and development in the area, the Cyrus One future data center campus to the north, Kelaka properties approved and requested annexation and/or rezoning to M-2 to the south/west and the DMYF, LLLP project pending approval to far south 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 City will initiate an amendment to the Comprehensive Plan 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)" and "Metra Station Transit-Oriented Development (MTOD)" to "General Industrial (GI)".

**LAND PLANNING COMMENTS:**

5. BUFFER SETBACK/TRANSITION ZONE – Due to the adjacency of the subject parcels to a future planned phase of a residential development (Unit 3 of Whispering Meadows) to the east, staff recommends that any data center 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.
6. 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 a future planned phase of a residential development.
7. 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. While not adjacent, the subject parcels are located within 400 feet of existing residential land uses to the south east, the Kylvn's Ridge subdivision. Staff recommends the petitioner reach out to the homeowners' association (HOA) regarding the proposed future land use of the subject property prior to the Planning and Zoning Commission public hearing.



# ENGINEERING ENTERPRISES, INC.

---

52 Wheeler Road, Sugar Grove, IL 60554  
Ph: 630.466.6700 • Fx: 630.466.6701  
www.eeiweb.com

January 6, 2025

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

**Re: *DMYF - Loftus  
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 December 13, 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. Beecher Road will be required to be reconstructed across the frontage of the property. In addition, 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. A portion of the existing road may also be abandoned.
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. Before construction, detailed final engineering plans will need to be submitted for review.

Ms. Krysti Barksdale-Noble  
January 6, 2025  
Page 2

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](mailto:Bzpermits@yorkville.il.us)  
Ms. Jori Behland, City Clerk (via email)  
Mr. Drew Daniels, Sexton Companies (via email)  
TNP, PGW2, EEI (Via e-mail)

Sold To:  
United City of Yorkville - CU00410749  
651 Prairie Pointe Drive  
Yorkville,IL 60560

Bill To:  
United City of Yorkville - CU00410749  
651 Prairie Pointe Drive  
Yorkville,IL 60560

## Certificate of Publication:

Order Number: 7771027  
Purchase Order:

State of Illinois - Kane

**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 2/21/2025, and the last publication of the notice was made in the newspaper dated and published on 2/21/2025.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **Feb 21, 2025.**

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The Beacon-News

In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

22nd Day of February, 2025, by

**Chicago Tribune Media Group**



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Jeremy Gates

**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING  
BEFORE  
UNITED CITY OF YORKVILLE  
PLANNING AND ZONING  
COMMISSION  
PZC 2025-01**

NOTICE IS HEREBY GIVEN THAT Drew Daniels, on behalf of Daniels Malinski Yorkville Family, LLLP, petitioner/owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property consists of two (2) parcels totaling approximately 53.7 acres and is generally located at the north of Faxon Road, east of Beecher Road, and south of the Burlington Northern Santa Fe (BNSF) railroad. The petitioner is requesting rezoning approval from A-1 Agricultural District to M-2 General Manufacturing District for a future data center.

The legal description of the tract of property is as follows:

**PARCEL 1**

THAT PART OF THE NORTH-EAST QUARTER OF SECTION 19 AND PART OF THE SOUTH-EAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 19 WHICH IS 35.04 CHAINS WEST OF THE NORTHEAST CORNER THEREOF; THENCE NORTH 0 DEGREES 35' MINUTES 0 SECONDS EAST TO THE SOUTH LINE OF THE BURLINGTON NORTHERN AND SANTA-FE RAILROAD RIGHT OF WAY FOR THE POINT OF BEGINNING; THENCE NORTH 73 DEGREES 57 MINUTES 17 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 1018.01 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 0 DEGREES 36 MINUTES 36 SECONDS EAST ALONG SAID WEST LINE 287.76 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 0 DEGREES 22 MINUTES 19 SECONDS EAST ALONG THE CENTER LINE OF BEECHER ROAD, 827.13 FEET TO A POINT IN THE CENTERLINE OF FAXON ROAD; THENCE NORTH 74 DEGREES 54 MINUTES 33 SECONDS WEST ALONG SAID CENTERLINE, 1028.98 FEET TO A LINE BEARING SOUTH 0 DEGREES 35 MINUTES 0 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 35 MINUTES 0 SECONDS EAST ALONG SAID LINE, 565.62 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

**PARCEL 2**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 19, PART OF THE SOUTHEAST QUARTER OF SECTION 18 AND PART OF

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THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17 FOR THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 16 MINUTES 46 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 17, 151.80 FEET; THENCE NORTH 07 DEGREES 55 MINUTES 12 SECONDS EAST, ALONG A LINE THAT INTERSECTS THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, 363.0 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID QUARTER, A DISTANCE OF 703.67 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN AND SANTA-FE RAILROAD; THENCE SOUTH 73 DEGREES 23 MINUTES 14 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, 1650.23 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 01 DEGREES 10 MINUTES 58 SECONDS EAST, ALONG SAID WEST LINE 288.11 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 58 MINUTES 40 SECONDS EAST, ALONG THE CENTERLINE OF BEECHER ROAD, 351.80 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 20 SECONDS EAST, 631.00; THENCE SOUTH 00 DEGREES 58 MINUTES 40 SECONDS EAST, 629.20 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 79 DEGREES 53 MINUTES 59 SECONDS EAST, ALONG SAID CENTERLINE, 139.38 TO A POINT IN THE CENTERLINE OF THE ROB ROY CREEK; THENCE NORTH 10 DEGREES 19 MINUTES 37 SECONDS EAST, ALONG SAID CENTERLINE, 97.93 FEET TO A POINT; THENCE NORTH 39 DEGREES 00 MINUTES 22 SECONDS EAST, ALONG SAID CENTERLINE, 85.0 FEET TO A POINT; THENCE NORTH 50 DEGREES 57 MINUTES 48 SECONDS EAST, ALONG SAID CENTERLINE, 288.73 FEET TO A POINT; THENCE NORTH 43 DEGREES 04 MINUTES 46 SECONDS EAST, ALONG SAID CENTERLINE, 375.32 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 19; THENCE NORTH 01 DEGREES 17 MINUTES 24 SECONDS WEST, ALONG SAID EAST LINE, 431.95 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PERMANENT TAX NUMBERS: 02-18-400-006; and portions of 02-19-200-001 and 02-17-300-002

A copy of the application is available for review during normal City business hours at the office of the Community Development Director.

**Chicago Tribune - [chicagotribune.com](http://chicagotribune.com)**  
160 N Stetson Avenue, Chicago, IL 60601  
(312) 222-2222 - Fax: (312) 222-4014

# CHICAGO TRIBUNE

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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, March 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

2/21/2025 7771027



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

Agenda Item Number

Mayor's Report #5

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Tracking Number

CC 2025-08

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### Agenda Item Summary Memo

**Title:** Public Works and Parks Department Facility Update

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**Meeting and Date:** City Council – April 8, 2025

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**Synopsis:** \_\_\_\_\_  
\_\_\_\_\_

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** None

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**Council Action Requested:** Informational

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**Submitted by:** Bart Olson Administration  
Name Department

#### Agenda Item Notes:

If new information is available at the time of the meeting, then a discussion will be held.

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

Agenda Item Number

Mayor's Report #6

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Tracking Number

CC 2025-09

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### Agenda Item Summary Memo

**Title:** Lake Michigan Water Project Update

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**Meeting and Date:** City Council – April 8, 2025

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**Synopsis:** \_\_\_\_\_

\_\_\_\_\_

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** None

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**Council Action Requested:** Informational

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\_\_\_\_\_

**Submitted by:** Bart Olson Administration

Name Department

#### Agenda Item Notes:

If new information is available at the time of the meeting, then a discussion will be held.

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