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

AGENDA
CITY COUNCIL MEETING
Tuesday, May 13, 2025
7:00 p.m.
City Hall Council Chambers
651 Prairie Pointe Drive, Yorkville, IL

Call to Order:

Pledge of Allegiance:

Roll Call by Clerk:

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

Establishment of Quorum:

Mayor's Report:

1. CC 2025-37 Alderman Seaver Tarulis Proclamation
2. CC 2025-38 Appointment to the Planning and Zoning Commission – Seaver Tarulis
3. CC 2025-39 Ordinance Appointing Municipal Officers to Administer Oaths

Comments by Mayor or Aldermen:

Adjournment of sine die (session):

Swearing-in of Newly Elected Officials:
Ward 1 Alderman, Ken Koch
Ward 2 Alderman, Arden Joe Plocher
Ward 3 Alderman, Matt Marek
Ward 4 Alderman, Rusty Hyett

Call to Order:

Roll Call by Clerk:

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

Amendments to Agenda:

Recess

Presentations:

1. Introduction and Swearing-In of New Yorkville Police Department Officer – Sam Tickle
2. Distinguished Service Award: Deputy Chief Mikolasek, Detective Sergeant Nelson, Detective Johnson, Detective Ketchmark, Officer Goldsmith, and Trooper Enk

Public Hearings:

Citizen Comments on Agenda Items:

Consent Agenda:

1. Minutes of the Regular City Council – April 22, 2025
2. Bill Payments for Approval

   $ 2,472,419.99 (vendors – FY 25)
   $ 83,407.45 (vendors – FY 26)
   $ 186,479.87 (wire payments)
   $ 447,599.23 (payroll period ending 04/25/25)
   $ 3,189,906.54 (total)

Mayor's Report:

4. CC 2025-40 Appointments to Boards and Commissions
5. CC 2025-41 Selection of Mayor Pro Tem for the Fiscal Year 2026
6. CC 2025-42 Appointments to City Council Committees – Administration, Economic Development, Public Safety, and Public Works
7. CC 2025-43 Resolution Authorizing the Purchase of a Ford F-150 Truck from River View Ford, in an Amount Not to Exceed $43,283
8. CC 2025-44 Resolution Approving a Water Connection Fee Grant to Yorkville Community Unit School District 115

Public Works Committee Report:

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

City Council Report:

City Clerk's Report:

Community and Liaison Report:

Staff Report:

Mayor's Report (cont'd):

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

Additional Business:

Citizen Comments:

Executive Session:

Adjournment:

COMMITTEES, MEMBERS AND RESPONSIBILITIES

ADMINISTRATION: May 21, 2025 – 6:00 p.m. – East Conference Room #337

Committee		Departments	Liaisons
Chairman:	Alderman	Finance	Library
Vice-Chairman:	Alderman	Administration	
Committee:	Alderman		
Committee:	Alderman		

ECONOMIC DEVELOPMENT: June 3, 2025 – 6:00 p.m. – East Conference Room #337

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

PUBLIC SAFETY: July 3, 2025 – 6:00 p.m. – East Conference Room #337

Committee		Departments	Liaisons
Chairman:	Alderman	Police	School District
Vice-Chairman:	Alderman		
Committee:	Alderman		
Committee:	Alderman		

PUBLIC WORKS: May 20, 2025 – 6:00 p.m. – East Conference Room #337

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

UNITED CITY OF YORKVILLE
WORKSHEET
CITY COUNCIL
Tuesday, May 13, 2025
7:00 PM
CITY COUNCIL CHAMBERS

MAYOR'S REPORT:

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1. CC 2025-37 Alderman Seaver Tarulis Proclamation
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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2. CC 2025-38 Appointment to the Planning and Zoning Commission – Seaver Tarulis
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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3. CC 2025-39 Ordinance Appointing Municipal Officers to Administer Oaths
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

COMMENTS BY MAYOR OR ALDERMAN:

SWEARING-IN OF NEWLY ELECTED OFFICIALS:

AMENDMENTS TO AGENDA:

PRESENTATIONS:

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1. Introduction and Swearing-In of New Yorkville Police Department Officer – Sam Tickle

2. Distinguished Service Award: Deputy Chief Mikolasek, Detective Sergeant Nelson, Detective Johnson, Detective Ketchmark, Officer Goldsmith, and Trooper Enk

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CITIZEN COMMENTS ON AGENDA ITEMS:

CONSENT AGENDA:

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1. Minutes of the Regular City Council – April 22, 2025
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

   _____

   _____

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

_____

_____

MAYOR'S REPORT:

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4. CC 2025-40 Appointments to Boards and Commissions
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

_____

_____

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5. CC 2025-41 Selection of Mayor Pro Tem for the Fiscal Year 2026
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

_____

_____

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6. CC 2025-42 Appointments to City Council Committees – Administration, Economic Development, Public Safety and Public Works

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

☐ Removed _____

☐ Notes _____

_____

_____

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7. CC 2025-43 Resolution Authorizing the Purchase of a Ford F-150 Truck from River View Ford, in an Amount Not To Exceed $43,283

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

☐ Removed _____

☐ Notes _____

_____

_____

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8. CC 2025-44 Resolution Approving a Water Connection Fee Grant to Yorkville Community Unit School District 115

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

☐ Removed _____

☐ Notes _____

_____

_____

PLANNING AND ZONING COMMISSION:

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

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

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

☐ Removed _____

☐ Notes _____

_____

_____

MAYOR'S REPORT (CONT'D):

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

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

☐ Removed _____

☐ Notes _____

_____

_____

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10. CC 2025-09 Lake Michigan Water Project Update

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

☐ Removed _____

☐ Notes _____

_____

_____

ADDITIONAL BUSINESS:

CITIZEN COMMENTS:

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

Agenda Item Number

Mayor's Report #1

Tracking Number

CC 2025-37

Agenda Item Summary Memo

Title: Alderman Tarulis Proclamation

Meeting and Date: City Council – May 13, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested:

Submitted by: Mayor John Purcell

Name Department

Agenda Item Notes:

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UNITED CITY OF YORKVILLE

Proclamation

Whereas, Seaver Tarulis has served the Yorkville community with distinction for 21 years through his role as a School Board Member, Park Board Member, and Alderman; and

Whereas, he served on the Yorkville Park Board from 2010 to 2015, contributing to the development and improvement of the City's parks and recreation system; and

Whereas, Seaver Tarulis was elected to the City Council as Alderman of Ward 4 in 2015 and has served for ten years, known for his focus on fiscal responsibility, thoughtful city planning, and dedication to residents; and

Whereas, his extensive professional background in facilities management planning and public service has informed his leadership and strengthened the City's operations and decision-making; and

Whereas, Seaver Tarulis's integrity, experience, and commitment to the public good have left a lasting impact on the Yorkville community.

NOW, THEREFORE, I, John Purcell, Mayor, and the City Council of the United City of Yorkville, express our sincere appreciation to Alderman Seaver Tarulis for his many years of outstanding service and leadership, and wish him all the best in his future endeavors.

Dated this 13th day of May, 2025, A.D.

_____

John Purcell, Mayor

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

Agenda Item Number

Mayor's Report #2

Tracking Number

CC 2025-38

Agenda Item Summary Memo

Title: Planning and Zoning Commission Appointment – Seaver Tarulis

Meeting and Date: City Council – May 13, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Mayor John Purcell

Name Department

Agenda Item Notes:

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2025 Board and Commission Appointment

BOARD/ COMMISSION	**NAME**	**Type of Appointment**	**Term Expiration**
Planning and Zoning Commission	Seaver Tarulis	New appointment *partial term*	May 2027

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

United City of Yorkville Board & Commission Application

To be considered for a board or commission, please complete this application and return to the attention of Jori Behland, City Clerk at the address listed above or by email to jbehland@yorkville.il.us .

Name SEAVER TARULIS

Address [redacted]

Phone: Home [redacted] Work _____ Cell _____

Email [redacted] Subdivision [redacted]

Please indicate the Board/Commission(s) that you would like to participate on:

- [ ] Fire and Police Commission
- [ ] Library Board
- [ ] Park Board
- [X] Planning and Zoning Commission
- [ ] Police Pension Fund Board

The following questions help in selection of board/commission members.

1. Indicate your experience (personal and/or work) that will help you in serving the residents of the United City of Yorkville.

Over 21 years of public service as a school board member, Park Board member and alderman

2. Why do you want to serve on a Board/Commission for the United City of Yorkville?

Continue public service at reduced level of participation.

Thank you for your interest in being a part of the development of the United City of Yorkville!

It is the policy of the United City of Yorkville to promote nondiscriminatory practices in its hiring, and its contractual undertakings. It is the policy of the City to conform with all aspects of Federal Civil Rights legislation including the Equal Employment Opportunity Act and all State Civil Rights Legislation.

****

I understand that as part of the process of being considered, it is the City's policy to perform a cursory background investigation on anyone being considered for appointment to one of the boards or commissions.

Seaver Tarulis
Signature of Applicant

4/4/25
Date

For office use only: Date Received_____ Initials_____

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

Agenda Item Number

Mayor's Report #3

Tracking Number

CC 2025-39

Agenda Item Summary Memo

Title: Ordinance Appointing Municipal Officers to Administer Oaths

Meeting and Date: City Council – May 13, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Mayor John Purcell

Name Department

Agenda Item Notes:

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Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPOINTING MUNICIPAL OFFICERS TO ADMINISTER OATHS

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

WHEREAS, on April 1, 2025, a Consolidated Election was held in the State of Illinois resulting in the re-election of Ken Koch, Ward 1 Alderman; Arden Joe Plocher, Ward 2 Alderman; and Matt Marek, Ward 3 Alderman; and, the election of Rusty Hyett, Ward 4 Alderman; and

WHEREAS, Section 3.1-15-20 of the Illinois Municipal Code (65 ILCS 5/3.1-15-20) provides:

> "Sec. 3.1-15-20. Administering oaths. The mayor of a city, the president of a village or incorporated town, the clerk, the chairman of a plan commission, and the chairman of a zoning board of appeals of a municipality have the power to administer oaths and affirmations on all lawful occasions. The corporate authorities by ordinance may authorize other municipal officers to administer oaths."

WHEREAS, a request has been made that the oath of office to be taken by the reelected and the newly elected officials of the City be administered by specific individuals who are not specifically authorized by law to administer oaths; and

WHEREAS, it has been deemed that it is within the authority of the Mayor and City Council to appoint such individuals as municipal officers for the sole purpose administering the oath of office this 13th day of May, 2025 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. That Kyle Koch, Maxson Marek, Makayla Marek, Holden Hyett, and Ellery Hyett, are hereby appointed officials of the City for the sole purpose and authority to administer the oath of office this 13th day of May, 2025 to re-elected officials and the newly elected officials of this City.

Section 2. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

This Ordinance shall be in 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

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

Agenda Item Number

Presentation #1

Tracking Number

Agenda Item Summary Memo

Title: Introduction and Swearing-In of New YPD Officer – Sam Tickle

Meeting and Date: City Council – May 13, 2025

Synopsis: A presentation will take place.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: James Jensen (Name) Chief of Police (Department)

Agenda Item Notes:

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

Agenda Item Number

Presentation #2

Tracking Number

Agenda Item Summary Memo

Title: Distinguished Service Award Presentation

Meeting and Date: City Council – May 13, 2025

Synopsis: A presentation will take place.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: James Jensen (Name) Chief of Police (Department)

Agenda Item Notes:

A Distinguished Service Award will be presented to Deputy Chief Mikolasek, Detective Sergeant Nelson, Detective Johnson, Detective Ketchmark, Officer Goldsmith, and Trooper Enk.

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

Agenda Item Number

Consent Agenda #1

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Regular City Council – April 22, 2025

Meeting and Date: City Council – May 13, 2025

Synopsis: Approval of Minutes

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

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MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, HELD IN THE CITY COUNCIL CHAMBERS, 651 PRAIRIE POINTE DRIVE ON TUESDAY, APRIL 22, 2025

Mayor Purcell called the meeting to order at 7:02 p.m. and led the Council in the Pledge of Allegiance.

ROLL CALL

City Clerk Behland called the roll.

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

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

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

A meeting notice was posted on the City's website on the agenda, minutes, and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely:
https://us02web.zoom.us/j/82644359356?pwd=EEcBfGtQyUbad509gCA3GDdC5cBOOj.1.
The Zoom meeting ID was 826 4435 9356.

QUORUM

A quorum was established**.**

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

None.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

Dr. Joan McArthur, a property owner south of the Beecher Solar project, expressed her concerns about the glare from the solar panels. She mentioned that she has horses in training and is worried about their reactions to the glare. She noted that there has been a litigated case regarding this matter. She would prefer the panels to be below the 10-foot mark, beneath the fence. Dr. McArthur stated that while she does not mind the solar farm's presence, she does not want it to impede her business.

Brett Stauffacher, representing Local 150, shared with the Council that the Climate Equity Jobs Act has been instrumental in advancing renewable energy initiatives in Illinois, notably through community solar programs. A key component of "CEJA" is its labor protections, which provide workers with fair compensation and promote local labor. He shared that IEOU Local 150 stands ready with a highly trained and experienced workforce capable of executing all facets of solar energy projects. They possess the skills and expertise to ensure that these projects, like Beecher and Corneils Road, are entirely safe, efficient, and of the highest standards. He stated that employing local labor will support the local economy and foster career opportunities for the next generation of workers. He shared that they are eager to work with Nexamp to ensure the Beecher and Corneils Road solar project and the adjacent approved projects.

Brett Tunnel, a Yorkville Local 150 apprentice, shared with the Council that ensuring the workers are local men and women on these projects is extremely important.

CONSENT AGENDA

1. Minutes of the Regular City Council – March 25, 2025
2. Minutes of the Regular City Council – April 8, 2025
3. Minutes of the Special City Council – April 9, 2025
4. Bill Payments for Approval
   $ 1,335,276.50 (vendors)
   $ 419,638.32 (payroll period ending 4/11/25)
   $ 1,754,914.82 (total)
5. **Resolution 2025-48** MFT Supplemental Resolution – Bulk Rock Salt – *authorize the Mayor City Clerk to execute* (PW 2025-36)
6. **Resolution 2025-49** Approving a Change Order Relating to the Well No. 10 Project – a*uthorize the Mayor and City Clerk to execute* (PW 2025-44)

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

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

REPORTS

MAYOR'S REPORT

Poppy Days Proclamation
(CC 2025-29)

Mayor Purcell proclaimed May 5 - 11, 2025, may serve as Poppy Awareness Days in the United City of Yorkville *(see attached)*.

Motorcycle Awareness Proclamation
(CC 2025-30)

Mayor Purcell proclaimed the month of May 2025 as Motorcycle Awareness Month in the United City of Yorkville *(see attached)*.

Ordinance 2025-36 **Authorizing the Acquisition of Certain Easements for the Construction of Improvements to the City's Water System (Killian)**
(CC 2025-31)

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Acquisition of Certain Easements for the Construction of Improvements to the City's Water System (Killian) and authorize the Mayor and City Clerk to Execute. So moved by Alderman Transier; seconded by Alderman Koch.

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

Ordinance 2025-37 **Amending Title 3, Chapter 2 of the Yorkville City Code (Grocery Tax)**
(CC 2025-32)

Mayor Purcell entertained a motion to approve an Ordinance Amending Title 3, Chapter 2 of the Yorkville City Code (Grocery Tax) and authorize the Mayor and City Clerk to Execute. So moved by Alderman Marek; seconded by Alderman Funkhouser.

Alderman Transier asked which fund this was allocated to in the budget, to which City Administrator Olson replied that it was in the general fund. Alderman Transier inquired whether this money could go towards water debt services as discussed by Oswego, to which City Administrator Olson affirmed. Alderman Soling questioned how long this had been in place. City Administrator Olson noted that since 1970, the state has withdrawn it, allowing the municipalities to approve it independently. This is not a new tax.

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

Ordinance 2025-38 **Authorizing the United City of Yorkville, Kendall County, Illinois to Borrow Funds from the Public Water Supply Loan Program**
(CC 2025-33)

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the United City of Yorkville, Kendall County, Illinois to Borrow Funds from the Public Water Supply Loan Program and authorize the Mayor and City Clerk to Execute. So moved by Alderman Transier; seconded by Alderman Soling.

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

Water, Sewer, and Road Infrastructure Fee Renewal
(CC 2025-34)

Ordinance 2025-39 **Amending the Infrastructure Maintenance Fee for Water and Sanitary Sewer Service**

Mayor Purcell entertained a motion to approve an Ordinance Amending the Infrastructure Maintenance Fee for Water and Sanitary Sewer Service and authorize the Mayor and City Clerk to Execute. So moved by Alderman Koch; seconded by Alderman Soling.

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

Ordinance 2025-40 **Amending the Termination Date of the Motor Vehicle Tax**

Mayor Purcell entertained a motion to approve an Ordinance Amending the Termination Date of the Motor Vehicle Tax in the United City of Yorkville and authorize the Mayor and City Clerk to Execute. So moved by Alderman Marek; seconded by Alderman Corneils.

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

Resolution 2025-50 **Approving an IntraFi Cash Service Deposit Placement Agreement**
(CC 2025-35)

Mayor Purcell entertained a motion to approve a Resolution Approving an IntraFi Cash Service Deposit Placement Agreement and authorize the Mayor and City Clerk to Execute. So moved by Alderman Funkhouser; seconded by Alderman Marek.

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

Resolution 2025-51 **Authorizing the Purchase of a Bucket Truck from Altec, in an Amount Not Not to Exceed $161,105**
(CC 2025-36)

Mayor Purcell entertained a motion to approve a Resolution Authorizing the Purchase of a Bucket Truck from Altec, in an Amount Not to Exceed $161,105 and authorize the Mayor and City Clerk to Execute. So moved by Alderman Koch; seconded by Alderman Soling.

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

PUBLIC WORKS COMMITTEE REPORT

Resolution 2025-52 **Approving a Vegetation Management Contract with ENCAP in an Amount Not to Exceed $42,150**
(PW 2025-37)

Alderman Koch made a motion to approve a Resolution Approving a Vegetation Management Contract with ENCAP in an Amount Not to Exceed $42,150 and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

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

Resolution 2025-53 **Approving an Engineering Agreement with Engineering Enterprises, Inc. (Yorkville Public Works Building – Construction Engineering)**
(PW 2025-38)

Alderman Koch made a motion to approve a Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (Yorkville Public Works Building – Construction Engineering) and authorize the Mayor and City Clerk to execute; seconded by Alderman Transier.

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

Resolution 2025-54 **Authorizing the Acceptance of Bids and Approval of Notice of Intent to Award Bids for the Northwest Elevated Tank Project and the North Receiving Station Project**
(PW 2025-40 & PW 2025-42)

Alderman Koch made a motion to approve a Resolution Authorizing the Acceptance of Bids and Approval of Notice of Intent to Award Bids for the Northwest Elevated Tank Project and the North Receiving Station Project and authorize the Mayor and City Clerk to execute; seconded by Alderman Soling.

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

Resolution 2025-55 **Approving an Engineering Agreement with Engineering Enterprises, Inc. (Northwest Elevated Water Storage Tank – Construction)**
(PW 2025-41)

Alderman Koch made a motion to approve a Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (Northwest Elevated Water Storage Tank – Construction) and authorize the Mayor and City Clerk to execute; seconded by Alderman Soling.

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

Resolution 2025-56 **Approving an Engineering Agreement with Engineering Enterprises, Inc. (North Receiving Station – Construction Engineering)**
(PW 2025-43)

Alderman Koch made a motion to approve a Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (North Receiving Station – Construction Engineering) and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

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

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

Ordinance 2025-41 **Amending the Code of Ordinances Regulating On-Street Parking (Grande Trail)**
(PS 2025-09)

Alderman Koch made a motion to approve an Ordinance Amending the Code of Ordinances Regulating On-Street Parking (Grande Trail) and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

Chief Jensen reported that this will limit parking on school days only, while school is in session.

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

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

Margaritas En Mayo

Parks and Recreation Director Evans announced that Margaritas En Mayo will be held on Thursday, May 22, from 5:00 pm to 9:00 pm at Downtown Yorkville & Riverfront Park. He also mentioned that all summer events are starting soon!

PLANNING AND ZONING COMMISSION

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

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)

Attorney Kramer, representing the petitioner Nexamp and the property owners, shared that Matt and Hannah were present with their planning team. He stated that Matt had previously talked to Dr. McArthur but mentioned they would be happy to speak with her again about her concerns. Attorney Kramer also welcomed the gentlemen from the Local 150 union who were present tonight and indicated that Matt would contact them. He also shared that Nexamp will contribute $25,000 to Kendall County Area Transit, which the state will triple, resulting in KAT receiving around $100,000. Matt Kwiatkowski, a developer with Nexamp, clarified that the solar panel height will be 10 feet. They also conducted a glare study, which showed no glare was produced on neighboring properties. To safeguard against any potential glare, they have committed to raising their fence to match the panel height of 10 feet adjacent to the properties in the southeast corner. This will include privacy slats and a double row of evergreen trees in the same area.

Mayor Purcell shared that there was a comment on the panels tilting up to 30 feet in height. Mr. Kwiatkowski stated that the full tilt height would be 10 feet, the maximum. Community Development Director Barksdale Nobel wanted to clarify that their submitted material indicated a 30-foot tilt and asked if this represents a change from their submitted material. Mr. Kwiatkowski explained that the 30-foot height was a standard detail, but their modules will utilize the maximum height of 10 feet.

Alderman Plocher motioned to table until the May 13, 2025, City Council meeting; seconded by Alderman Funkhouser.

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

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)

Alderman Plocher motioned to table until the May 13, 2025, City Council meeting; seconded by Alderman Funkhouser.

Motion unanimously approved by a viva voce vote.

Ordinance 2025-42 **Granting a Sign Variance for a Property Located at the Northeast Corner of State Route 47 and State Route 71 in Yorkville, Illinois (QuikTrip)**

(PZC 2025-03 & EDC 2025-27)

Mayor Purcell entertained a motion to approve an Ordinance Granting a Sign Variance for a Property Located at the Northeast Corner of State Route 47 and State Route 71 in Yorkville, Illinois (QuikTrip) and authorize the Mayor and City Clerk to execute. So moved by Alderman Koch; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-6 Nays-0 Present-1
Funkhouser-present, Transier-aye, Soling-aye, Marek-aye,
Corneils-aye, Koch-aye, Plocher-aye

904 S. Bridge Street – Variance - Informational

(PZC 2025-06 & EDC 20255-28)

Community Development Director Barksdale-Noble reported that there was a request for a variance at the property located at 904 S. Bridge Street. They are requesting only a variance for the front yard setback. The Planning and Zoning Commission approved this variance, allowing their setback to be adjusted to 42 feet, compared to the previous requirement of 50 feet.

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

Yorkville Bristol Sanitary Sewer District

Alderman Soling shared that he had just attended the YBSD board meeting, where it was announced that they are increasing rates for residential and non-residential properties.

Bristol Kendall Fire District

Alderman Soling also shared that he attended the BKFD board meeting, where it was announced they have been approved to levy local property taxes up to a maximum of 6.3%.

STAFF REPORT

No report.

MAYOR'S REPORT (cont'd)

Public Works and Parks Department Facility Update

(CC 2025-08)

City Administrator Olson reported that they broke ground on the Public Works and Parks Department Facility on April 7, 2025. Topsoil stripping has been completed, driveways have been stoned, site fencing has been added, and the building pad is taking shape. Water main work began last week. Concrete and foundation work will start in mid to late May. There have been two change orders under the contingency allowance.

Lake Michigan Water Project Update

(CC 2025-09)

No report.

250th Anniversary of the Midnight Ride

Mayor Purcell shared that April 18, 2025, marks the 250th anniversary of Paul Revere's Ride from Lexington to Concord. He then read a portion of the poem written by Henry Wadsworth Longfellow titled "Paul Revere's Ride."

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

None.

EXECUTIVE SESSION

None.

ADJOURNMENT

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 7:57 p.m.

Minutes submitted by:

Jori Behland,
City Clerk, City of Yorkville, Illinois

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

Agenda Item Number

Consent Agenda #2

Tracking Number

Agenda Item Summary Memo

Title: Bills for Payment

Meeting and Date: City Council – May 13, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

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

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

FY 25

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
131265	KCR KENDALL COUNTY RECORDER'S				04/07/25		
	4021720	04/07/25	01	ORDINANCE APPROVING GRANT OF		90-227-00-00-0011	59.00
			02	WATERMAIN EASEMENT		** COMMENT **	
			03	ORDINANCE ANNEXTING		90-238-00-00-0011	57.00
			04	HAMMAN-KELAKA PROPERTY		** COMMENT **	
			05	ORDIANCNE AUTHORIZING		90-238-00-00-0011	57.00
			06	EXECUTION OF ANNEXATION		** COMMENT **	
			07	ORDINANCE APPROVING THE		90-238-00-00-0011	57.00
			08	REZONING TO M-2		** COMMENT **	
			09	ORDINANCE APPROVING THE		90-238-00-00-0011	57.00
			10	REZONING TO M-2		** COMMENT **	
						INVOICE TOTAL:	287.00 *
						CHECK TOTAL:	287.00
						TOTAL AMOUNT PAID:	287.00

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

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

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 04/24/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542488	ARIZAGAE	EMILIO ARIZAGA						
	041225		04/17/25	01	REFEREE	79-795-54-00-5462	300.00	
						INVOICE TOTAL:	300.00 *	
						CHECK TOTAL:		300.00
542489	BCBS	BLUE CROSS BLUE SHIELD						
	F015083-MAY 2025		04/21/25	01	DEARBORN/BCBS EAP-MAY 2025	01-000-14-00-1400	7.76	
				02	DEARBORN/BCBS EAP-MAY 2025-F	01-000-14-00-1400	4.23	
				03	DEARBORN/BCBS EAP-MAY 2025-PD	01-000-14-00-1400	52.17	
				04	DEARBORN/BCBS EAP-MAY 2025-CD	01-000-14-00-1400	11.63	
				05	DEARBORN/BCBS EAP-MAY 2025-ST	01-000-14-00-1400	13.98	
				06	DEARBORN/BCBS EAP-MAY 2025	24-000-14-00-1400	2.82	
				07	DEARBORN/BCBS EAP-MAY 2025	51-000-14-00-1400	11.16	
				08	DEARBORN/BCBS EAP-MAY 2025	52-000-14-00-1400	6.93	
				09	DEARBORN/BCBS EAP-MAY 2025-PK	79-000-14-00-1400	16.22	
				10	DEARBORN/BCBS EAP-MAY 2025-REC	79-000-14-00-1400	9.87	
				11	DEARBORN/BCBS EAP-MAY 2025	82-000-14-00-1400	7.05	
						INVOICE TOTAL:	143.82 *	
						CHECK TOTAL:		143.82
542490	BENJAMIM	MATT BENJAMIN						
	041725		04/19/25	01	UMPIRE	79-795-54-00-5462	168.00	
						INVOICE TOTAL:	168.00 *	
						CHECK TOTAL:		168.00
542491	BFCONSTR	B&F CONSTRUCTION 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
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 04/24/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542492	BRISBOND	DANA XAVIER BRISBON						
	041225		04/17/25	01	REFEREE	79-795-54-00-5462	300.00	
						INVOICE TOTAL:	300.00 *	
						CHECK TOTAL:		300.00
542493	JSCONST	J & S CONSTRUCTION						
	2500102		04/14/25	01	ENGINEERS PAYMENT ESTIMATE 2	51-510-60-00-6024	912,044.18	
				02	FOR ELDAMAIN WATER MAIN LOOP	** COMMENT **		
				03	NORTH CONTRACT	** COMMENT **		
						INVOICE TOTAL:	912,044.18 *	
						CHECK TOTAL:		912,044.18
542494	METRONET	METRO FIBERNET LLC						
	1872272-041825		04/18/25	01	APR 2025 INTERNET @ 651 PP	01-110-54-00-5440	66.87	
				02	APR 2025 INTERNET @ 651 PP	01-220-54-00-5440	76.42	
				03	APR 2025 INTERNET @ 651 PP	01-120-54-00-5440	38.21	
				04	APR 2025 INTERNET @ 651 PP	79-795-54-00-5440	76.42	
				05	APR 2025 INTERNET @ 651 PP	01-210-54-00-5440	382.08	
						INVOICE TOTAL:	640.00 *	
						CHECK TOTAL:		640.00
542495	RIETZR	ROBERT L. RIETZ JR.						
	041725		04/19/25	01	UMPIRE	79-795-54-00-5462	168.00	
						INVOICE TOTAL:	168.00 *	
						CHECK TOTAL:		168.00
542496	WASONG	GERALD WASON						
	041725		04/19/25	01	UMPIRE	79-795-54-00-5462	168.00	
						INVOICE TOTAL:	168.00 *	
						CHECK TOTAL:		168.00
						TOTAL AMOUNT PAID:		914,852.00

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

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

FY 25

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT	
131266	KCR	KENDALL COUNTY RECORDER'S			04/23/25			
	4022493	04/23/25	01	ORDINANCE WORSLEY ST ROW		01-220-54-00-5462	69.00	
			02	ORDINANCE APPROVING REZONING		90-241-00-00-0011	57.00	
			03	TO M-2		** COMMENT **		
						INVOICE TOTAL:	126.00 *	
						CHECK TOTAL:		126.00
						TOTAL AMOUNT PAID:		126.00

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

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT	
131267	KCR	KENDALL COUNTY RECORDER'S			04/24/25			
	4022560	04/24/25	01	ORDINANCE GRANTING SIGN		90-208-00-00-0011	57.00	
			02	VARIANCE		** COMMENT **		
			03	904 S BRIDGE ST VARIANCE		90-245-00-00-0011	57.00	
						INVOICE TOTAL:	114.00 *	
						CHECK TOTAL:		114.00
						TOTAL AMOUNT PAID:		114.00

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

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

FY 25

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900160	FNBO FIRST NATIONAL BANK OMAHA				04/25/25		
	042525-A.ROZBORSKI	03/31/25	01	MENARDS#031025-RAKE		01-410-56-00-5630	19.99
			02	MENARDS#030725-BYPASS PRUNER,		01-410-56-00-5630	109.95
			03	MENARDS#022625-DRYWALL BAGS		01-410-56-00-5620	22.40
			04	ILAA-MEMBERSHIP DUES		01-410-54-00-5412	55.00
			05	ISA-MEMBERSHIP DUES		01-410-54-00-5412	135.00
			06	ISA-MEMBERSHIP DUES		01-410-54-00-5412	360.10
			07	ILAA-CERTIFIED ARBORIST EXAM		01-410-54-00-5412	135.00
			08	PREP COURSE		** COMMENT **	
			09	JX TRUCK-AIR BRAKE REPAIR		01-410-54-00-5490	332.90
						INVOICE TOTAL:	1,170.34 *
	042525-A.SIMMONS	03/31/25	01	GOTO-MAR 2025 PHONE SYSTEM		01-110-54-00-5440	167.01
			02	GOTO-MAR 2025 PHONE SYSTEM		01-220-54-00-5440	178.14
			03	GOTO-MAR 2025 PHONE SYSTEM		01-120-54-00-5440	122.47
			04	GOTO-MAR 2025 PHONE SYSTEM		79-795-54-00-5440	178.14
			05	GOTO-MAR 2025 PHONE SYSTEM		01-210-54-00-5440	890.70
			06	NICOR-2/3-3/5 651 PRAIRIE PT		01-110-54-00-5480	161.13
			07	VERIZON-FEB 2025 IN CAR UNITS		01-210-54-00-5440	756.21
			08	COMCAST-2/20-3/19 651 PRAIRIE		01-110-54-00-5440	82.36
			09	PT INTERNET		** COMMENT **	
			10	COMCAST-2/20-3/19 651 PRAIRIE		01-220-54-00-5440	87.85
			11	PT INTERNET		** COMMENT **	
			12	COMCAST-2/20-3/19 651 PRAIRIE		01-120-54-00-5440	60.40
			13	PT INTERNET		** COMMENT **	
			14	COMCAST-2/20-3/19 651 PRAIRIE		79-790-54-00-5440	87.85
			15	PT INTERNET		** COMMENT **	
			16	COMCAST-2/20-3/19 651 PRAIRIE		01-210-54-00-5440	439.26
			17	PT INTERNET		** COMMENT **	
			18	COMCAST-2/20-3/19 651 PRAIRIE		79-795-54-00-5440	87.86
			19	PT INTERNET		** COMMENT **	
						INVOICE TOTAL:	3,299.38 *
	042525-A.ZITT	03/31/25	01	MENARDS#031025-SOIL		51-510-56-00-5620	15.48
						INVOICE TOTAL:	15.48 *
	042525-B.BEHRENS	03/31/25	01	AHW-DRAFT LINK		01-410-56-00-5640	394.97
			02	MENARDS#031325-ELBOWS		01-410-56-00-5620	2.19
			03	HOME DEPO-RUG REACHER		01-410-56-00-5620	32.60
			04	MENARDS#032125-CHAINS		01-410-56-00-5620	165.94
			05	MENARDS#032025-ELBOWS,TEES		01-410-56-00-5640	13.90
			06	MENARDS#030725-ELBOWS, HOSE		01-410-56-00-5640	49.34
			07	BARB, NIPPLES, VINYL TUBING,		** COMMENT **	
			08	BUSHING, TIEDOWNS, VALVES		** COMMENT **	
			09	MENARDS#030725-UNION, PIPE		01-410-56-00-5620	19.97
						INVOICE TOTAL:	678.91 *

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900160	FNBO FIRST NATIONAL BANK OMAHA				04/25/25		
	042525-B.BLYSTONE	03/31/25	01	MSI-TEST TRANSACTIONS		01-000-48-00-4850	2.00
						INVOICE TOTAL:	2.00 *
	042525-B.CREADEUR	03/31/25	01	RIVERFRONT-REPLACE COOLANT		01-220-54-00-5490	1,013.86
			02	VALVE		** COMMENT **	
						INVOICE TOTAL:	1,013.86 *
	042525-B.OLSON	03/31/25	01	HILTON-METRO WEST LODGING		01-110-54-00-5415	165.30
			02	METRO WEST DRIVE DOWN PARKING		01-110-54-00-5415	8.00
			03	CRAINS-ANNUAL SUBSCRIPTION		01-110-54-00-5460	325.00
			04	ZOOM-2/23-3/22 USER FEES		01-110-54-00-5462	189.95
						INVOICE TOTAL:	688.25 *
	042525-C.HAYES	03/31/25	01	NORTH AMERICAN RESCUE-FIRST		01-210-56-00-5620	248.54
			02	AID SUPPLIES		** COMMENT **	
						INVOICE TOTAL:	248.54 *
	042525-D.BROWN	03/31/25	01	COVERKING-SEAT COVERS		51-510-56-00-5628	200.00
			02	AWWA-CONFINED SPACE TRAINING		51-510-54-00-5460	56.00
			03	MENARDS#032425-COUPLING,		51-510-56-00-5620	39.34
			04	FITTINGS, NIPPLES, HOSE BIBB		** COMMENT **	
			05	AMAZON-SURGE PROTECTOR BATTERY		51-510-56-00-5620	243.98
			06	BACKUP		** COMMENT **	
			07	MENARDS#032525-ANCHORS		51-510-56-00-5620	14.80
			08	MENARDS#031725-LEATHER CHAMOIS		51-510-56-00-5620	7.99
						INVOICE TOTAL:	562.11 *
	042525-D.HENNE	03/31/25	01	HOME DEPO-FILTERS		01-410-54-00-5435	837.30
			02	MENARDS#030525-WIRE		01-410-56-00-5620	95.49
			03	MENARDS#031525-WIRE		01-410-56-00-5620	93.99
			04	MENARDS#031825-ORANGE CORD		01-410-56-00-5620	6.24
			05	MENARDS#031825-SPLICE		01-410-56-00-5620	19.56
						INVOICE TOTAL:	1,052.58 *
	042525-D.SMITH	03/31/25	01	MENARDS#022725-BINDERS		79-790-56-00-5620	7.78
			02	SOS-CDL LICENSE		79-790-56-00-5620	61.35
			03	MENARDS#030625-SCREWS, STUDS		79-790-56-00-5620	150.68
			04	MENARDS#030325-REBAR		79-790-56-00-5620	21.95
			05	AMAZON-SOCCER NET CLIPS		79-790-56-00-5646	85.17
			06	DOUGLAS SPORTS-NETS		79-790-56-00-5646	1,076.00
						INVOICE TOTAL:	1,402.93 *
	042525-D.YODER	03/31/25	01	MENARDS#030425-DRILL BIT SETS		01-410-56-00-5620	81.98
			02	NAPA#384620-FLUIDS		01-410-56-00-5628	14.18
			03	NAPA#384709-CONNECTOR, TAPE		01-410-56-00-5640	9.41

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900160	FNBO FIRST NATIONAL BANK OMAHA				04/25/25		
	042525-D.YODER	03/31/25	04	NAPA#384709-BULB,LICENSE PLATE		01-410-56-00-5628	24.12
			05	KIT		** COMMENT **	
			06	NAPA#384042-FILTER, OIL		01-410-56-00-5628	50.24
			07	NAPA#384582-LAMP, ID BAR,		01-410-56-00-5640	55.96
			08	CHAIN LUBE		** COMMENT **	
						INVOICE TOTAL:	235.89 *
	042525-E.DHUSE	03/31/25	01	AMAZON-SCALE RULERS		52-520-56-00-5610	46.03
			02	AMAZON-CANON COMPATIBLE		52-520-56-00-5610	48.98
			03	CARTRIDGE		** COMMENT **	
						INVOICE TOTAL:	95.01 *
	042525-E.HERNANDEZ	03/31/25	01	IAA-MEMBERSHIP DUES		01-410-54-00-5412	55.00
			02	ISA-ARBORISTS CERTIFICATION		01-410-54-00-5412	132.85
			03	STUDY GUIDE		** COMMENT **	
			04	ISA-MEMBERSHIP DUES		01-410-54-00-5412	135.00
			05	IAA-ISA CERTIFIED ARBORIST		01-410-54-00-5412	135.00
			06	EXAM PREP COURSE		** COMMENT **	
			07	DUTEK#1025918-HOSES		01-410-56-00-5628	341.00
			08	DUTEK#1025990-COUPLER, BRASS		01-410-56-00-5628	109.00
			09	MENARDS#031825-PLIERS		01-410-56-00-5620	5.96
			10	MENARDS#031725-RATCHET BINDERS		01-410-56-00-5620	89.98
						INVOICE TOTAL:	1,003.79 *
	042525-E.WILLRETT	03/31/25	01	PARAGON-5 MONITORS		01-640-54-00-5450	728.95
			02	PARAGON-11 LAPTOPS		01-640-54-00-5450	14,079.89
			03	PARAGON-10 DOCKING STATIONS		01-640-54-00-5450	2,599.90
			04	AMAZON-KEYBORD,CABLES,MOUSE		01-640-54-00-5450	233.35
			05	AMAZON-COMPUTER ACCESSORIES		01-640-54-00-5450	614.84
			06	STERCHI-DRUG TESTING		79-795-54-00-5462	50.00
			07	STERCHI-DRUG TESTING		01-220-54-00-5462	50.00
			08	STERCHI-DRUG TESTING		82-820-54-00-5462	50.00
						INVOICE TOTAL:	18,406.93 *
	042525-G.JOHNSON	03/31/25	01	MENARDS#030325-KETCHUP		51-510-56-00-5620	3.24
			02	MENARDS#032025-CLEANERS		51-510-56-00-5620	10.99
						INVOICE TOTAL:	14.23 *
	042525-G.KLEEFISCH	03/31/25	01	MENARDS#022825-NIPPLES, RINGS		79-790-56-00-5640	67.71
			02	BUSHING,		** COMMENT **	
			03	MENARDS#022625-GFCI		79-790-56-00-5640	14.55
						INVOICE TOTAL:	82.26 *
	042525-G.NELSON	03/31/25	01	AMAZON-HANGING FOLDERS		01-220-56-00-5610	152.80
			02	AMAZON-BINDER CLIPS		01-220-56-00-5610	15.53

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

FY 25

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900160	FNBO FIRST NATIONAL BANK OMAHA				04/25/25		
	042525-G.NELSON	03/31/25	03	AMAZON-PLASTIC SILVERWARE		01-220-56-00-5620	44.07
			04	AMAZON-FORMAT PAPER		01-220-56-00-5610	94.99
			05	QUICK LANE-OIL CHANGE		01-220-54-00-5490	69.99
			06	AMAZON-EXPANDING FILES		01-220-56-00-5610	30.43
						INVOICE TOTAL:	407.81 *
	042525-G.STEFFENS	03/31/25	01	UPFIX-IGNITION COIL CIRCUIT		52-520-56-00-5613	327.63
			02	REPAIR		** COMMENT **	
			03	MENARDS#031025-PICKUP TOOL		52-520-56-00-5620	39.96
			04	MENARDS#032625-BUG BULBS		52-520-56-00-5620	2.89
						INVOICE TOTAL:	370.48 *
	042525-J.ANDERSON	03/31/25	01	FLATSOS#34832-NEW TIRE		79-790-54-00-5495	101.81
			02	MENARDS#030525-2 TIRES		79-790-56-00-5640	388.94
			03	RURAL KING-U-BOLTS, PUMP		79-790-56-00-5620	64.20
			04	MENARDS#022825-RATCHET		79-790-56-00-5620	12.99
			05	MENARDS#PRUNERS, LOPPER		79-790-56-00-5630	36.98
			06	MENARDS#030525-TIRE CARRIER		79-790-56-00-5620	14.99
						INVOICE TOTAL:	619.91 *
	042525-J.BEHLAND	03/31/25	01	IN TOWNE STORAGE-STORAGE		01-220-54-00-5485	308.00
			02	RENTAL		** COMMENT **	
			03	TRIBUNE-BEECHER SOLAR FARM PH		90-233-00-00-0011	1,136.17
			04	NOTICE		** COMMENT **	
			05	TRIBUNE-515 W WASHINGTON PH		01-220-54-00-5462	199.15
			06	NOTICE		** COMMENT **	
			07	TRIBUNE-1115 LLC PH NOTICE		90-236-00-00-0011	1,428.00
			08	TRIBUNE-HAMMAN/KELAKA PH		90-238-00-00-0011	1,428.00
			09	NOTICE		** COMMENT **	
			10	TRIBUNE-HAMMAN/KELAKA PH		90-238-00-00-0011	1,428.00
			11	NOTICE		** COMMENT **	
						INVOICE TOTAL:	5,927.32 *
	042525-J.GALAUNER	03/31/25	01	BSN#929003081-BASEBALL		79-795-56-00-5606	9,807.01
			02	SUPPLIES		** COMMENT **	
			03	AMAZON-WHISTLES, JERSEYS		79-795-56-00-5606	41.97
			04	AMAZON-REFEREE SHIRTS		79-795-56-00-5606	26.98
			05	AURORA LEGION BASEBALL-2025		79-000-14-00-1400	525.00
			06	SUMMER LEAGUE REGISTRATION FEE		** COMMENT **	
			07	PESOLA-BASEBALL BANNERS		79-795-56-00-5606	4,085.00
			08	AMAZON-SOCCER CONES, SOCCER		79-795-56-00-5606	43.78
			09	BALLS, SQUEEZE BOTTLES		** COMMENT **	
			10	RUNNING AWARDS-PLAYOFF MEDALS		79-795-56-00-5606	1,180.00
						INVOICE TOTAL:	15,709.74 *
	042525-J.JACKSON	03/31/25	01	MENARDS#031125-PVC PIPE		51-510-56-00-5620	7.15

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

FY 25

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900160	FNBO FIRST NATIONAL BANK OMAHA				04/25/25		
	042525-J.JACKSON	03/31/25	02	NAPA#385143-BULBS		51-510-56-00-5628	14.26
			03	MENARDS#032025-SHOP TOWELS		51-510-56-00-5620	17.97
			04	MENARDS#030425-SHOVELS		51-510-56-00-5620	94.94
			05	GJOVIKS-VEHICLE REPAIR		51-510-54-00-5495	159.95
			06	FLATSOS-4 NEW TIRES		51-510-54-00-5495	980.00
						INVOICE TOTAL:	1,274.27 *
	042525-J.JENSEN	03/31/25	01	KEND PRINT-25 ANNUAL REPORTS		01-210-54-00-5430	744.00
			02	AMAZON-TACTICAL BACKPACK		01-210-56-00-5620	39.99
						INVOICE TOTAL:	783.99 *
	042525-J.NAVARRO	03/31/25	01	AMAZON-TRASH BAGS		24-216-56-00-5656	126.82
			02	AMAZON-RECHARGABLE BATTERIES		24-216-56-00-5656	123.94
			03	GLASSHOPPER-CAULK WINDOWS		24-216-54-00-5446	525.00
			04	SUPPLYHOUSE-AIR PRESSURE		24-216-56-00-5656	84.61
			05	SENSING SWITCH		** COMMENT **	
			06	AMAZON-PRIVACY WINDOW FILM		24-216-56-00-5656	48.99
			07	AMAZON-FLOOR SAFE		24-216-56-00-5656	749.98
			08	EIS-ELEVATOR INSPECTION AT		24-216-54-00-5446	75.00
			09	AT 651 PRAIRIE POINTE		** COMMENT **	
			10	EIS-ELECATOR INSPECTION AT		24-216-54-00-5446	75.00
			11	102 E VAN EMMON		** COMMENT **	
			12	ELITE-DOORKING GOOSENECK POST		24-216-56-00-5656	290.29
			13	FERGUSON-PAPER TOWEL,TISSUE		24-216-56-00-5656	487.59
			14	ACE-BATTERIES		24-216-56-00-5656	111.96
			15	MENARDS#030925-BALLAST		24-216-56-00-5656	111.96
						INVOICE TOTAL:	2,811.14 *
	042525-J.SLEEZER	03/31/25	01	AMAZON-TREE TRIMMING KIT		01-410-56-00-5630	239.28
			02	AMAZON-POLE PRUNER		01-410-56-00-5630	149.85
			03	IBUY STORES-WATER TANK		01-410-56-00-5640	247.49
						INVOICE TOTAL:	636.62 *
	042525-J.WEISS	03/31/25	01	AMAZON-FOAM PUZZLE FLOOR MAT		82-820-56-00-5671	34.99
			02	AMAZON-SD CARD READER		82-820-56-00-5610	4.99
			03	AMAZON-BOOKS		82-820-56-00-5671	33.99
			04	AMAZON-INFLATABLE RACEWAY,		82-000-24-00-2480	60.84
			05	BIRTHDAY CAKE CRAFT MODELING		** COMMENT **	
			06	ART		** COMMENT **	
			07	AMAZON-CALENDAR SCRAPBOOKING		82-000-24-00-2480	21.96
			08	STICKERS		** COMMENT **	
			09	TARGET-GIFT CARDS		82-000-24-00-2480	25.00
			10	AMAZON-SUNCATCHERS, CLAY,		82-000-24-00-2480	33.97
			11	ADHESIVE FAKE MUSTACHES		** COMMENT **	
			12	AMAZON-SHARK TRACKING BANDS		82-000-24-00-2480	19.99

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900160	FNBO FIRST NATIONAL BANK OMAHA				04/25/25		
	042525-J.WEISS	03/31/25	13	AMAZON-LAMINATING POUCHES,		82-820-56-00-5610	132.62
			14	PAINTERS TAPE		** COMMENT **	
			15	AMAZON-CHORE CHART		82-000-24-00-2480	16.14
			16	AMAZON-BOOKS		82-820-56-00-5671	11.14
			17	AMAZON-TV WALL MOUNT		82-820-56-00-5620	24.99
						INVOICE TOTAL:	420.62 *
	042525-K.BALOG	03/31/25	01	MSI-TEST TRANSACTION		01-000-48-00-4850	1.00
			02	ACCURINT-FEB 205 SEARCHES		01-210-54-00-5462	200.00
			03	COMCAST-2/15-3/14 ETHERNET		24-216-54-00-5446	916.49
			04	AMAZON-FLASH DRIVES,BATTERIES		01-210-56-00-5620	76.10
						INVOICE TOTAL:	1,193.59 *
	042525-K.BARKSDALE	03/31/25	01	ADOBE-MONTHLY CREATIVE CLOUD		01-220-54-00-5462	63.74
			02	AIRPORT PARKING FOR NATIONAL		01-220-54-00-5415	86.89
			03	APA CONFERENCE		** COMMENT **	
						INVOICE TOTAL:	150.63 *
	042525-K.GREGORY	03/31/25	01	IEDA-ANNUAL MEMBERSHIP		01-110-54-00-5460	250.00
			02	AMAZON-WHITEBOARD, DRY ERASE		01-110-56-00-5610	95.53
			03	MARKERS, PUSH PINS, DIVIDERS		** COMMENT **	
			04	AMAZON-ACRYLIC FRAMES		01-110-56-00-5610	269.88
						INVOICE TOTAL:	615.41 *
	042525-K.IHRIG	03/31/25	01	DOLLAR TREE-SENSORY TABLE		79-795-56-00-5606	6.25
			02	ITEMS		** COMMENT **	
			03	TARGET-SENSORY TABLE ITEMS		79-795-56-00-5606	29.85
			04	DOLLAR TREE-ST.PATRICKS DAY		79-795-56-00-5606	13.75
			05	SUPPLIES		** COMMENT **	
			06	TARGET-SCIENCE EXPERIMENT		79-795-56-00-5606	21.65
			07	ITEMS		** COMMENT **	
			08	AMAZON-ST.PATRICKS DAY ITEMS		79-795-56-00-5606	57.31
			09	IPRA-SUPERVISOR SYMPOSIUM		79-795-54-00-5412	120.00
			10	REGISTRATION		** COMMENT **	
			11	TARGET-ST.PATRICKS DAY ITEMS		79-795-56-00-5606	17.98
			12	AMAZON-CLASSROM CRAFT ITEMS		79-795-56-00-5606	56.76
			13	WALMART-ST.PATRICKS DAY AND		79-795-56-00-5606	71.56
			14	CRAFT ITEMS		** COMMENT **	
			15	TARGET-PRESCHOOL SNACKS		79-795-56-00-5606	11.98
			17	AMAZON-CONSTUCTION PAPER		79-795-56-00-5606	64.46
			18	AMAZON-GRADUATION SUPPLIES		79-795-56-00-5606	163.04
			19	AMAZON-RETURNED SNOWFLAKES		79-795-56-00-5606	-9.01
						INVOICE TOTAL:	625.58 *
	042525-K.JONES	03/31/25	01	FLEET PRIDE-REDUCERS		01-410-56-00-5628	88.87

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

FY 25

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900160	FNBO FIRST NATIONAL BANK OMAHA				04/25/25		
	042525-K.JONES	03/31/25	02	FLEET PRIDE-WORK LAMP		01-410-56-00-5628	46.39
			03	KEND PRINT-3 SETS OF BUSINESS		01-110-56-00-5610	188.55
			04	CARDS		** COMMENT **	
			05	AMPERAGE#2180686-BALLAST KIT		23-230-56-00-5642	290.04
			06	AMPERAGE#2180922-light		51-510-56-00-5638	120.00
			07	AMPERAGE#2180845-BARN LIGHT		24-216-56-00-5656	192.00
			08	ARNESON#263815-JAN 2025 DIESEL		01-410-56-00-5695	247.02
			09	ARNESON#263815-JAN 2025 DIESEL		51-510-56-00-5695	247.02
			10	ARNESON#263815-JAN 2025 DIESEL		52-520-56-00-5695	247.02
			11	ARNESON#263940-FEB 2025 GAS		01-410-56-00-5695	1,038.61
			12	ARNESON#263941-FEB 2025 DIESEL		01-410-56-00-5695	1,053.39
			13	AURORA#238254-JAN 2025 WATER		51-510-54-00-5429	42.00
			14	TESTING		** COMMENT **	
			15	DOUBLE TREE-IML		01-110-54-00-5415	165.30
			16	LODGING-FUNKHOUSER		** COMMENT **	
			17	POLLARD WATER#280991-CHEMICALS		51-510-56-00-5640	239.22
			18	ARNESON#267568-FEB 2025 GAS		01-410-56-00-5695	728.22
			19	ARNESON#267373-FEB 2025 GAS		01-410-56-00-5695	862.52
			20	ARNESON#267567-FEB 2025 DIESEL		01-410-56-00-5695	1,277.83
			21	ARNESON#267374-FEB 2025 DIESEL		01-410-56-00-5695	2,063.34
			22	AQUAFIX#016716-VITASTIM GREASE		52-520-56-00-5613	594.92
			23	LINDCO#250100-MOTOR, LIQUID		01-410-56-00-5628	2,021.47
			24	PUMP, COUPLING, OBERDORTFER		** COMMENT **	
			25	ADAPTER KIT, COUPLER INSET		** COMMENT **	
			26	LINDCO#2403341-ELECTRONIC		01-410-56-00-5628	1,682.38
			27	BRAKE CONTROLLER, SHOVEL		** COMMENT **	
			28	HOLDER, WASHERS, BOLTS,		** COMMENT **	
			29	CONNECTORS, CLAMPS, NUTS, OIL		** COMMENT **	
			30	LINDCO#250195-POWER MIC,		01-410-56-00-5628	164.48
			31	POWER CABLE		** COMMENT **	
			32	LINDCO#250179-FLOW CONTROL,		01-410-56-00-5628	404.31
			33	COIL, HYDRAULIC CABLE		** COMMENT **	
			34	LINDCO#250222-PLATE, ADAPTERS		01-410-56-00-5628	413.78
			35	LINDCO#2250217-PROPORTIONAL		01-410-56-00-5628	881.41
			36	FLOW CONTROLS, COILS		** COMMENT **	
			37	LINDCO#250243-PROPORTIONAL		01-410-56-00-5628	738.28
			38	FLOW CONTROLS, COILS		** COMMENT **	
			39	LINDCO#250248-POWER CABLE		01-410-56-00-5628	126.22
			40	LINDCO#250253-AUGER SENSOR		01-410-56-00-5628	582.75
			41	LINDCO#250288-SUCTION		01-410-56-00-5628	190.00
			42	STRAINER, FILTER ELEMENT		** COMMENT **	
			43	METRO INDUSTRY#070716-LIFT		52-520-54-00-5444	360.00
			44	STATION METRO CLOUD DATA		** COMMENT **	
			45	SERVICE		** COMMENT **	
			46	WATER PRODUCTS#0327514-BAND		51-510-56-00-5640	376.50

CHECK # / INVOICE #	VENDOR # / DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900160	FNBO FIRST NATIONAL BANK OMAHA			04/25/25		
042525-K.JONES	03/31/25	47	REPAIR CLAMPS		** COMMENT **	
		48	ARNESON#267614-FEB 2025 GAS		01-410-56-00-5695	609.80
		49	ARNESON#267615-FEB 2025 DIESEL		01-410-56-00-5695	1,078.73
		50	POLLARD#0280934-BOLLARD		51-510-56-00-5640	1,536.13
		51	WELDSATR-CYLINDER RENTAL		01-410-54-00-5485	89.28
		52	AMPERAGE#2187990-LAMPS, TORKS		23-230-56-00-5642	378.60
		53	AMPERAGE#2189870-BALLAST,LAMPS		24-216-56-00-5656	105.42
		54	AMPERAGE#2189937-TORK,LAMPS,		24-216-56-00-5656	412.30
		55	TAPE		** COMMENT **	
		56	WATER		51-510-56-00-5640	945.00
		57	PRODUCTS#0327585-MEDALLION		** COMMENT **	
		58	SEAT ASSEMBLY, STEMS		** COMMENT **	
		59	ARNESON#267666-FEB 2025 DIESEL		01-410-56-00-5695	469.85
		60	ARNESON#267665-FEB 2025 GAS		01-410-56-00-5695	743.14
		61	METRO INDUSTRY#071015-CHANGED		52-520-54-00-5444	1,390.50
		62	MODEM AT PRESTWICK LIFT		** COMMENT **	
		63	GJOVIK#452621-REPLACED		01-410-54-00-5490	652.55
		64	RADIATOR HOSE		** COMMENT **	
		65	GJOVIKS#452662-REPLACE DRAG		01-410-54-00-5490	1,740.78
		66	LINK, SWAY BAR & POWER		** COMMENT **	
		67	STEERING PUMP		** COMMENT **	
					INVOICE TOTAL:	27,825.92 *
042525-M.CARYLE	03/31/25	01	THOMPSON NREUTERS-SOFTWARE		25-205-60-00-6060	454.00
		02	SUBSCRIPTION RENEWAL		** COMMENT **	
		03	THOMPSON REUTERS-SOFTWARE		25-205-60-00-6060	454.00
		04	SUBSCRIPTION RENEWAL		** COMMENT **	
		05	GJOVIKS#452185-TIRE REPAIR		01-210-54-00-5495	31.51
		06	GJOVIKS#452133-REPAIR OIL		01-210-54-00-5495	865.56
		07	LEAK		** COMMENT **	
		08	GJOVIKS#452338-REPLACE 4		01-210-54-00-5495	1,157.60
		09	TIRES		** COMMENT **	
		10	GJOVIKS#452451-OIL CHANGE		01-210-54-00-5495	70.00
		11	GJOVIKS#452643-CRANK SHAFT		01-210-54-00-5495	559.05
		12	REPAIR		** COMMENT **	
		13	GJOVIKS#452756-OIL CHANGE		01-210-54-00-5495	60.77
		14	JEWEL-PLATES, NAPKINS, CUPS		01-210-56-00-5650	29.89
		15	MENARDS#031725- SCALE, SPRAY		01-210-56-00-5620	96.85
		16	PAINT, SCREWS		** COMMENT **	
		17	OSINT INDUSTRIES-SUBSCRIPTION		25-205-60-00-6060	128.68
		18	RENEWAL		** COMMENT **	
		19	MENARDS#031925-FIRST AID KITS		01-210-56-00-5620	107.90
		20	MIKE & DENISES-PIZZA		01-210-54-00-5415	45.24
		21	OSINT FOREIGN TRANSACTION FEE		25-205-60-00-6060	3.86
					INVOICE TOTAL:	4,064.91 *

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900160	FNBO FIRST NATIONAL BANK OMAHA				04/25/25		
	042525-M.CISIJA	03/31/25	01	KEND PRINT#25-02203-MAILING		01-110-56-00-5610	106.70
			02	LABELS		** COMMENT **	
			03	AMAZON-TABS, FLAGS,		01-110-56-00-5610	66.35
			04	ENVELOPES, PENS		** COMMENT **	
			05	AMAZON-HANGING FOLDERS		01-110-56-00-5610	52.40
			06	UPS-1 PKG TO CYRUS ONE		01-110-54-00-5452	35.03
						INVOICE TOTAL:	260.48 *
	042525-M.CURTIS	03/31/25	01	AMAZON-COLORING POSTER, PADS		82-000-24-00-2480	15.14
			02	AMAZON-US CITIZENSHIP TEST		82-000-24-00-2480	76.86
			03	GUIDES		** COMMENT **	
						INVOICE TOTAL:	92.00 *
	042525-M.MCGREGORY	03/31/25	01	MENARDS#032525-SLEDGE HAMMER		51-510-56-00-5620	32.98
			02	MENARDS#022825-DMV HANGER		51-510-56-00-5620	7.96
						INVOICE TOTAL:	40.94 *
	042525-M.NELSON	03/31/25	01	WALGREENS-GIFT CARD		01-210-56-00-5620	50.00
						INVOICE TOTAL:	50.00 *
	042525-M.SENG	03/31/25	01	PARADISE-CHEMICALS		01-410-56-00-5628	150.00
			02	PRINT SRC-VEHICLE GRAPHICS		01-410-54-00-5490	165.00
			03	NAPA#385068-WIRE TERMINALS,OIL		01-410-56-00-5628	24.05
			04	MENARDS#030525-NIPPLE		01-410-56-00-5620	1.19
			05	MENARDS#030325-SCREWS		01-410-56-00-5620	3.69
						INVOICE TOTAL:	343.93 *
	042525-M.WARD	03/31/25	01	AMAZON-WIRELESS MOUSE		82-820-56-00-5635	10.47
			02	AMAZON-GHOST HUNTING DETECTOR		82-000-24-00-2480	13.99
			03	YORK POST-POSTAGE		82-820-54-00-5452	5.38
			04	AMAZON-UTILITY CATR, PICTURE		82-820-56-00-5620	51.49
			05	FRAMES		** COMMENT **	
			06	AMAZON-KEYBOARD, MOUSE, PENS,		82-820-56-00-5610	41.99
			07	SYLUS		** COMMENT **	
			08	AMAZON-SCREEN ADAPTER		82-820-56-00-5635	7.89
			09	AMAZON-BOOK		82-000-24-00-2480	21.00
						INVOICE TOTAL:	152.21 *
	042525-P.LANDA	03/31/25	01	MENARDS#030625-SPRAY PAINT		79-790-56-00-5620	11.96
						INVOICE TOTAL:	11.96 *
	042525-P.LEGENDRE	03/31/25	01	MENARDS#030625-CORD, CABLES,		51-510-56-00-5620	159.71
			02	OUTLET		** COMMENT **	
			03	MENARDS#031425-ANTIFOG GLASSES		51-510-56-00-5620	107.44
			04	SAFETY FACE SHIELD,SAFETY CONE		** COMMENT **	

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900160	FNBO FIRST NATIONAL BANK OMAHA				04/25/25		
	042525-P.LEGENDRE	03/31/25	05	MENARDS#031925-PISTOL GREASE		51-510-56-00-5630	39.98
			06	MENARDS#032625-CUP HOLDER		51-510-56-00-5620	435.28
			07	PHONE MOUNT, WINDSHIELD		** COMMENT **	
			08	TREATMENT, SLEDGE HAMMER,		** COMMENT **	
			09	JUMPER CABLES, BOW RAKE,		** COMMENT **	
			10	SPOTLIGHT, VENT CLIPS,		** COMMENT **	
			11	CLEANING WIPES		** COMMENT **	
						INVOICE TOTAL:	742.41 *
	042525-P.MCMAHON	03/31/25	01	BROWNELLS-GUN MAGAZINES		01-210-56-00-5620	210.38
			02	AMAZON-SLING & MOUNT		01-210-56-00-5620	53.73
			03	O'HERRON#2395092-BOOTS, TIE		01-210-56-00-5600	224.93
			04	BAR, PATCHES		** COMMENT **	
			05	AIRGAS-CARBON DIOXIDE		01-210-56-00-5620	68.31
			06	GALLS-TACTICAL BANDAGES		01-210-56-00-5620	36.81
			07	MENARDS#031625-SCREWS, ROPE,		01-210-56-00-5620	443.49
			08	SELF DRILL, HINGES, FURRING		** COMMENT **	
			09	STRIPS, BOLTS, CARABINERS		** COMMENT **	
			10	STEVENS-EMBROIDERY		01-210-56-00-5600	40.00
			11	WASH HOUSE-DRY CLEAN UNIFORM		01-210-56-00-5600	66.56
			12	MENARDS#031725-PADLOCKS		01-210-56-00-5620	37.98
			13	NIGHTHAWK-GUN MAGAZINES		01-210-56-00-5620	100.97
			14	AMAZON-WEBCAM, WIRELESS		01-210-56-00-5620	346.90
			15	MICROPHONE, DRONE PROPELLERS,		** COMMENT **	
			16	APPLE DOCKKIT		** COMMENT **	
			17	SONIC SYSTEMS-TONIC, LUBE		01-210-56-00-5620	175.00
			18	GAS N WASH-MARCH CAR WASHES		01-210-54-00-5495	115.00
			19	KEND PRINT#25-0324-250		01-210-54-00-5430	50.75
			20	BUSINESS CARDS		** COMMENT **	
						INVOICE TOTAL:	1,970.81 *
	042525-P.RATOS	03/31/25	01	IDPH-PLUMBER LICENSE RENEWAL		01-220-54-00-5460	153.38
						INVOICE TOTAL:	153.38 *
	042525-P.SCODRO	03/31/25	01	AMAZON-DISPOSABLE SHOE COVERS		51-510-56-00-5620	18.18
			02	MENARDS#030325-WATER, SCREW		51-510-56-00-5620	19.41
			03	DRIVER		** COMMENT **	
						INVOICE TOTAL:	37.59 *
	042525-R,HODOUS	03/31/25	01	MENARDS#031825-BOLTS		79-790-56-00-5620	42.45
			02	MENARDS#031725-BOLTS		79-790-56-00-5620	76.41
						INVOICE TOTAL:	118.86 *
	042525-R.BEDFORD	03/31/25	01	NAPA#385534-CONNECTOR		01-410-56-00-5620	13.13
			02	MENARDS#031125-PRUNING SAW		01-410-56-00-5630	49.98

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900160	FNBO FIRST NATIONAL BANK OMAHA				04/25/25		
	042525-R.BEDFORD	03/31/25	03	HOME DEPO-BYPASS PRUNER		01-410-56-00-5630	35.84
			04	HOME DEPO-LED AREA LIGHT		01-410-56-00-5640	154.00
						INVOICE TOTAL:	252.95 *
	042525-R.CONARD	03/31/25	01	MENARDS#030425-DRILL BITS,		51-510-56-00-5620	86.34
			02	RATCHET EXTENSIONS		** COMMENT **	
			03	MENARDS#030525-WRENCHES,		51-510-56-00-5620	97.70
			04	NIPPLES, BALL VALVE		** COMMENT **	
			05	UPS-1 PKG TO HACH		51-510-54-00-5452	18.22
			06	MENARDS#022725-RECIP BLADE KIT		51-510-56-00-5620	29.98
			07	UPS-1 PKG TO HACH		51-510-54-00-5452	20.18
			08	HOME DEPO-WIRE STRIPPER		51-510-56-00-5620	15.97
			09	FOX LANDSCAPE-SOIL, STRAW,		51-510-56-00-5620	745.00
			10	SOD STAPLES, FERTILIZER, SEED		** COMMENT **	
			11	FOX LANDSCAGE-SOIL		51-510-56-00-5620	384.00
			12	ILSOS-CDL LICENSE RENEWAL		51-510-54-00-5462	66.46
			13	MENARDS#030525-PVC		51-510-56-00-5620	2.79
			14	MENARDS#032525-FLASHLIGHTS		51-510-56-00-5620	21.98
			15	MENARDS#032125-CARB BOLTS		51-510-56-00-5620	2.48
			16	MENARDS#031125-SPIDER DRIVER,		51-510-56-00-5620	78.31
			17	MENARDS#030625-NUTS, BOLTS,		51-510-56-00-5640	336.79
			18	CIRCULAR SAW, NAILS, LUMBER		** COMMENT **	
						INVOICE TOTAL:	1,906.20 *
	042525-R.FREDRICKSON	03/31/25	01	EMPLOYEE NAVIGATOR-FEDERAL		01-120-54-00-5462	606.96
			02	E-FILING		** COMMENT **	
			03	COMCAST-2/13-3/25 INTERNET AT		51-510-54-00-5440	128.91
			04	610 TOWER PLANT		** COMMENT **	
			05	COMCAST-2/15-3/14 INTERNET,		79-795-54-00-5440	251.83
			06	CABLE AT 102 E VAN EMMON		** COMMENT **	
			07	NEWTEK-03/11-04/11 WEB HOSTING		01-640-54-00-5450	17.90
			08	COMCAST-3/1-3/28 INTERNET AT		79-790-54-00-5440	305.47
			09	185 WOLF ST		** COMMENT **	
			10	COMCAST-3/1-3/29 INTERNET AT		52-520-54-00-5440	31.58
			11	610 TOWER		** COMMENT **	
			12	COMCAST-3/1-3/29 INTERNET AT		01-410-54-00-5440	126.32
			13	610 TOWER		** COMMENT **	
			14	COMCAST-3/1-3/29 INTERNET AT		51-510-54-00-5440	78.95
			15	610 TOWER		** COMMENT **	
						INVOICE TOTAL:	1,547.92 *
	042525-R.HORNER	03/31/25	01	U OF I-PESTICIDE TRAINING		79-790-54-00-5412	38.00
			02	MANUALS		** COMMENT **	
			03	AUTODESK-AUTOCAD SUBSCRIPTION		79-790-56-00-5620	515.00
			05	MENARDS#032525-DECK SCREWS		79-790-56-00-5640	4.60
						INVOICE TOTAL:	557.60 *

FY 25

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900160	FNBO FIRST NATIONAL BANK OMAHA				04/25/25		
	042525-R.MIKOLASEK	03/31/25	01	ORANGE PEEL GAZETTE-POLICE		01-210-54-00-5411	45.00
			02	OFFICER APPLICANT AD		** COMMENT **	
			03	BLUE LINE-POLICE OFFICER		01-210-54-00-5411	298.00
			04	APPLICANT AD		** COMMENT **	
						INVOICE TOTAL:	343.00 *
	042525-S.AUGUSTINE	03/31/25	01	AMAZON-TABLE COVER ROLL		82-820-56-00-5671	34.99
			02	QUILL-COPY PAPER		82-820-56-00-5610	229.92
			03	ZOOM-ANNUAL WORKPLACE PRO		82-820-54-00-5460	159.90
			04	YORK CHAMBER-DUES RENEWAL		82-820-54-00-5460	125.00
			05	THERMO SYSTEMS-CHILLER REPAIR		82-820-54-00-5495	1,710.00
			06	AMAZON-WHISTLES		82-820-56-00-5620	71.04
			07	AMAZON-PLASTIC DOOR SIGN		82-820-56-00-5620	21.51
			08	TARGET-REFRESHMENTS, CUPS,		82-820-56-00-5675	71.99
			09	ICE CUBE TRAYS, STORAGE BAGS,		** COMMENT **	
			10	SOAP DISPENSER		** COMMENT **	
						INVOICE TOTAL:	2,424.35 *
	042525-S.DIAZ	03/31/25	01	AMAZON-COPY PAPER		01-110-56-00-5610	131.97
			02	ILSOS-NOTARY APPLICATION		01-110-54-00-5462	16.00
			03	AMERICAN ASSOCTIATION OF		01-110-54-00-5462	30.00
			04	NOTARIES-NOTARY BOND		** COMMENT **	
			05	AMERICAN ASSOCTIATION OF		01-110-54-00-5462	36.70
			06	NOTARIES-NOTARY STAMP		** COMMENT **	
			07	AMAZON-FILE POCKETS		01-110-56-00-5610	13.86
			08	AMAZON-ENVELOPES,PAPER		01-110-56-00-5610	149.78
						INVOICE TOTAL:	378.31 *
	042525-S.IWANSKI	03/31/25	01	YORK POST-POSTAGE		82-820-54-00-5452	5.82
			02	AMAZON-THERMAL PAPER		82-820-56-00-5620	57.99
			03	YORK POST-POSTAGE		82-820-54-00-5452	297.11
						INVOICE TOTAL:	360.92 *
	042525-S.REDMON	03/31/25	01	IPRA-COORDINATOR JOB POSTING		79-795-54-00-5426	315.00
			02	NRPA-CPRP RENEWAL		79-795-54-00-5412	70.00
			03	AT&T-TOWN SQUARE PARK SIGN		79-795-54-00-5426	146.58
			04	INTERNET		** COMMENT **	
			05	QUADIENT-POSTAGE MACHINE		79-795-54-00-5452	35.00
			06	RETURN SHIPPING		** COMMENT **	
			07	FUN EXPRESS-EASTER HUNT		79-795-56-00-5606	333.24
			08	SUPPLIES		** COMMENT **	
			09	ARNESON#267663-FEB.2025 DIESEL		79-790-56-00-5695	50.64
			10	ARNESON#267611-FEB 2025 GAS		79-790-56-00-5695	95.50
			11	ARNESON#267564-FEB 2025 GAS		79-790-56-00-5695	206.02
			12	ARNESON#267662-FEB 2025 GAS		79-790-56-00-5695	340.23

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900160	FNBO FIRST NATIONAL BANK OMAHA				04/25/25		
	042525-S.REDMON	03/31/25	13	ARNESON#780876-MOTOR OIL		79-790-56-00-5695	499.99
			14	ARNESON#267562-FEB 2025 GAS		79-790-56-00-5695	528.26
			15	CHASEWOOD LEARNING-LEGO &		79-795-54-00-5462	1,050.00
			16	MINECRAFT INSTRUCTION		** COMMENT **	
			17	FUN EXPRESS-CAULDRONS		79-795-56-00-5606	78.73
			18	AMAZON-TAPE, STAPLES		79-795-56-00-5610	44.57
			19	RUNCO-CARDSTOCK		79-795-56-00-5606	75.96
			20	WONDER IDEA-FLIPHTML5 ONLINE		79-795-54-00-5462	299.00
			21	SERVICE RENEWAL		** COMMENT **	
			22	AMAZON-ST.PATRICKS DAY		79-795-56-00-5606	25.98
			23	HOODIE-ZAMORA		** COMMENT **	
			24	HOMEBASE-CONCESSIONS		79-795-54-00-5462	240.00
			25	SCHEDULING APP RENEWAL		** COMMENT **	
			26	MENARDS#032325-CLEANING		79-795-56-00-5607	85.56
			27	SUPPLIES		** COMMENT **	
			28	RUNCO-CONCESSION BATHROOM		79-795-56-00-5607	524.93
			29	SUPPLIES		** COMMENT **	
			30	WEBSTAURANT-COUNTER		79-795-56-00-5607	226.05
			31	HOME DEPO-FOOD WARMER		79-795-56-00-5607	171.99
			32	HEARTSMART-AED SUPPLIES		79-795-56-00-5607	481.00
			33	AMAZON-SANDWICH BOARD HOLDERS		79-795-56-00-5606	215.44
			34	RAINOUT-WEATHER SUBSCRIPTION		79-795-54-00-5462	399.00
						INVOICE TOTAL:	6,538.67 *
	042525-S.REMUS	03/31/25	01	TARGET-ST.PATRICKS DAY ITEMS		79-795-56-00-5606	172.21
			02	FAIRYTALE ENTERTAINMENT-2025		79-000-14-00-1400	2,600.00
			03	HTD MUSIC AND CHARACTER		** COMMENT **	
			04	DEPOSIT		** COMMENT **	
						INVOICE TOTAL:	2,772.21 *
	042525-S.SENDRA	03/31/25	01	AMAZON-EDIBLE GLITTER		79-795-56-00-5606	13.98
			02	AMAZON-EDIBLE GLITTER		79-795-56-00-5606	20.97
			03	AMAZON-EASTER EGG STRAVAGANZA		79-795-56-00-5606	424.77
			04	SUPPLIES		** COMMENT **	
			05	AMAZON-EDIBLE GLITTER		79-795-56-00-5606	31.97
			06	DUNKIN-DONUTS FOR VOLUNTEERS		79-795-56-00-5606	29.98
			07	AMAZON-EASTER EGG STRAVAGANZA		79-795-56-00-5606	59.97
			08	BOX SUPPLIES		** COMMENT **	
			09	AMAZON-EASTER EGG STRAVAGANZA		79-795-56-00-5606	48.87
			10	BOX SUPPLIES		** COMMENT **	
			11	AMAZON-EASTER EGG STRAVAGANZA		79-795-56-00-5606	80.11
			12	SUPPLIES		** COMMENT **	
						INVOICE TOTAL:	710.62 *
	042525-S.SLEEZER	03/31/25	01	MENARDS#030425-BACKYARD TURF		79-790-56-00-5620	165.81

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

FY 25

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900160	FNBO FIRST NATIONAL BANK OMAHA				04/25/25		
	042525-S.SLEEZER	03/31/25	02	BOARDS		** COMMENT **	
			03	MENARDS#031125-MARKING PAINT		79-790-56-00-5620	585.12
			04	MENARDS#030425-RETURNED STRIPS		79-790-56-00-5620	-15.49
						INVOICE TOTAL:	735.44 *
	042525-T.HOULE	03/31/25	01	NAPA#384810-BATTERY		79-790-56-00-5640	123.74
			02	NAPA#383816-FILTERS		79-790-56-00-5640	53.31
			03	MENARDS#030425-HAMMER TACKER,		79-790-56-00-5630	38.91
			04	HOME DEPO-WING NUT TEST PLUG		79-790-56-00-5640	45.24
			05	BELLE TIRE-REPLACE TIRE		79-790-54-00-5495	287.00
			06	ILLINOIS EXTENSION-PSEP		79-790-54-00-5412	25.00
			07	COMMERCIAL TRAINING COURSE		** COMMENT **	
			08	REGISTRATION		** COMMENT **	
			09	IL DEPT OF		79-790-54-00-5412	48.00
			10	AGRICULTURE-PESTICIDE TRAINING		** COMMENT **	
			11	COURSE FOR KLEEFISCH & CLEVER		** COMMENT **	
			12	RIVER VIEW-WIRIN SLEEVE		79-790-56-00-5640	48.00
			13	AMAZON-ROUNDUP		79-790-56-00-5620	1,344.51
			14	FLATSOS#34998-NEW TIRE		79-790-54-00-5495	101.81
			15	DEKANE-SPOON CORE		79-790-56-00-5640	31.63
			16	AMAZON-SAFETY HELMET		79-790-56-00-5620	65.99
						INVOICE TOTAL:	2,213.14 *
	042525-T.MILSCHEWSKI	03/31/25	01	HOME DEPO-DUAL RANGE NCVT		24-216-56-00-5656	29.97
			02	MENARDS#030625-WALL PLATES		24-216-56-00-5656	3.87
			03	ACE-FILTERS		24-216-56-00-5656	15.96
			04	MENARDS#032125-BOARDS		24-216-56-00-5656	18.60
			05	MENARDS#031125-DEGREASER		24-216-56-00-5656	3.99
			06	MENARDS#030725-RUBBER CORD		24-216-56-00-5656	59.98
			07	MENARDS#031825-PIPE, SCREWS		24-216-56-00-5656	25.82
			08	MENARDS#031225-EXIT LIGHT		24-216-56-00-5656	58.89
			09	BATTERY, CORD		** COMMENT **	
			10	MENARDS#022625-GFI COVER		24-216-56-00-5656	5.30
			11	HOME DEPO-BULBS		82-820-54-00-5495	66.32
			12	HOME DEPO-BULBS		24-216-56-00-5656	38.91
			13	HOME DEPO-BULBS		24-216-56-00-5656	28.97
			14	ILLCO-FILTERS		24-216-56-00-5656	130.37
			15	ILLCO-FILTERS		24-216-56-00-5656	165.88
			16	ILLCO-FILTERS		24-216-56-00-5656	272.30
						INVOICE TOTAL:	925.13 *
	042525-T.SCOTT	03/31/25	01	IL DEPT OF AG-GENERAL		79-790-54-00-5412	24.00
			02	STANDARDS EXAM		** COMMENT **	
			03	RURAL KING-CABLE TIES		79-790-56-00-5620	55.72
			04	MENARDS#030525-CUTTING &		79-790-56-00-5620	21.88

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

FY 25

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900160	FNBO FIRST NATIONAL BANK OMAHA				04/25/25		
	042525-T.SCOTT	03/31/25	05	GRINDING BLADES		** COMMENT **	
						INVOICE TOTAL:	101.60 *
						CHECK TOTAL:	119,153.06
						TOTAL AMOUNT PAID:	119,153.06

UNITED CITY OF YORKVILLE
CHECK REGISTER

FY 25

INVOICES DUE ON/BEFORE 04/28/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542575	BENJAMIM MATT BENJAMIN						
	042425	04/25/25	01	UMPIRE	79-795-54-00-5462		168.00
					INVOICE TOTAL:		168.00 *
					CHECK TOTAL:		168.00
542576	BOOKERR ROBERT G. BOOKER						
	042125	04/25/25	01	UMPIRE	79-795-54-00-5462		35.00
					INVOICE TOTAL:		35.00 *
					CHECK TOTAL:		35.00
542577	FAYMANJ JOSEPH FAYMAN						
	042125	04/25/25	01	UMPIRE	79-795-54-00-5462		35.00
					INVOICE TOTAL:		35.00 *
					CHECK TOTAL:		35.00
542578	GAMBROK KATE GAMBRO						
	042125	04/25/25	01	UMPIRE	79-795-54-00-5462		45.00
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
542579	GCPSALES GCP SALES						
	042225-CART	04/22/25	01	RECONDITIONED 2013 GOLF CART	25-225-60-00-6060		4,995.00
					INVOICE TOTAL:		4,995.00 *
					CHECK TOTAL:		4,995.00
542580	KNICKERB BRANDON KNICKERBOCKER						

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

FY 25

INVOICES DUE ON/BEFORE 04/28/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
542580	KNICKERB	BRANDON KNICKERBOCKER							
	04/21-04/24		04/25/25	01	UMPIRE	79-795-54-00-5462		80.00	
						INVOICE TOTAL:		80.00	*
						CHECK TOTAL:		80.00	
D004107	MATSONA	AIDAN MATSON							
	04/21-04/24		04/25/25	01	UMPIRE	79-795-54-00-5462		90.00	
						INVOICE TOTAL:		90.00	*
						DIRECT DEPOSIT TOTAL:		90.00	
542581	MATSONT	THOMAS MATSON							
	042125		04/25/25	01	UMPIRE	79-795-54-00-5462		35.00	
						INVOICE TOTAL:		35.00	*
						CHECK TOTAL:		35.00	
D004108	MEIERJ	JACKSON MEIER							
	04/21-04/23		04/25/25	01	UMPIRE	79-795-54-00-5462		35.00	
						INVOICE TOTAL:		35.00	*
						DIRECT DEPOSIT TOTAL:		35.00	
542582	NEOPOST	QUADIENT FINANCE USA, INC							
	042125		04/21/25	01	REFILL POSTAGE MACHINE	01-000-14-00-1410		300.00	
						INVOICE TOTAL:		300.00	*
						CHECK TOTAL:		300.00	
542583	NUTOYS	NUTOYS LEISURE PRODUCTS							

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

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

UNITED CITY OF YORKVILLE
CHECK REGISTER

FY 25

INVOICES DUE ON/BEFORE 04/28/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542583	NUTOYS	NUTOYS LEISURE PRODUCTS						
	56775		01/07/25	01	SPLASH PROOF BELT SEAT	79-790-56-00-5640		1,898.00
						INVOICE TOTAL:		1,898.00 *
						CHECK TOTAL:		1,898.00
542584	OLEARYC	CYNTHIA O'LEARY						
	REC FALL BASKETBALL		02/28/25	01	BASKETBALL LEAUGE OFFICIALS	79-795-54-00-5462		1,296.00
				02	ASSIGNING FEE	** COMMENT **		
						INVOICE TOTAL:		1,296.00 *
						CHECK TOTAL:		1,296.00
542585	RIETZR	ROBERT L. RIETZ JR.						
	042425		04/24/25	01	UMPIRE	79-795-54-00-5462		168.00
						INVOICE TOTAL:		168.00 *
						CHECK TOTAL:		168.00
D004109	STRIKEK	KNOX STRIKE						
	042225		04/25/25	01	UMPIRE	79-795-54-00-5462		45.00
						INVOICE TOTAL:		45.00 *
						DIRECT DEPOSIT TOTAL:		45.00
D004110	WASONG	GERALD WASON						
	042425		04/24/25	01	UMPIRE	79-795-54-00-5462		168.00
						INVOICE TOTAL:		168.00 *
						DIRECT DEPOSIT TOTAL:		168.00
D004106	NACHA DD	TOTAL DEPOSIT						

TOTAL CHECKS PAID: 9,055.00

TOTAL DIRECT DEPOSITS PAID: 338.00

TOTAL AMOUNT PAID: 9,393.00

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

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 04/30/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542590	BOOKERA	ANNA BOOKER						
		04/26-04/30	04/30/25	01	UMPIRE	79-795-54-00-5462	70.00	
						INVOICE TOTAL:	70.00 *	
						CHECK TOTAL:		70.00
542591	BOOKERR	ROBERT G. BOOKER						
		04/26-04/30	04/30/25	01	UMPIRE	79-795-54-00-5462	35.00	
						INVOICE TOTAL:	35.00 *	
						CHECK TOTAL:		35.00
542592	CALHOUNC	CAMDEN CALHOUN						
		04/26-04/30	04/30/25	01	UMPIRE	79-795-54-00-5462	35.00	
						INVOICE TOTAL:	35.00 *	
						CHECK TOTAL:		35.00
542593	CONFORTM	MASON CONFORTI						
		042625	04/26/25	01	UMPIRE	79-795-54-00-5462	150.00	
						INVOICE TOTAL:	150.00 *	
						CHECK TOTAL:		150.00
542594	GERLB	BRETT GERL						
		04/26-04/30	04/30/25	01	UMPIRE	79-795-54-00-5462	70.00	
						INVOICE TOTAL:	70.00 *	
						CHECK TOTAL:		70.00
542595	KNICKERB	BRANDON KNICKERBOCKER						

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

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 04/30/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542595	KNICKERB	BRANDON KNICKERBOCKER						
		04/26-04/30	04/30/25	01	UMPIRE	79-795-54-00-5462	45.00	
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542596	KNICKERJ	JACKSON KNICKERBOCKER						
		04/26-04/30	04/30/25	01	UMPIRE	79-795-54-00-5462	45.00	
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542597	LASSALLJ	JAVIER LASSALLE						
		04/26-04/30	04/30/25	01	UMPIRE	79-795-54-00-5462	300.00	
						INVOICE TOTAL:	300.00 *	
						CHECK TOTAL:		300.00
542598	MARCOUXT	THOMAS MARCOUX						
		04/26-04/30	04/30/25	01	UMPIRE	79-795-54-00-5462	300.00	
						INVOICE TOTAL:	300.00 *	
						CHECK TOTAL:		300.00
542599	MATSONA	AIDAN MATSON						
		04/26-04/30	04/30/25	01	UMPIRE	79-795-54-00-5462	90.00	
						INVOICE TOTAL:	90.00 *	
						CHECK TOTAL:		90.00
542600	MATSONT	THOMAS MATSON						

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

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

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 04/30/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542600	MATSONT	THOMAS MATSON						
		04/26-04/30	04/30/25	01	UMPIRE	79-795-54-00-5462	125.00	
						INVOICE TOTAL:	125.00 *	
						CHECK TOTAL:		125.00
542601	MAYNARDL	LAURENCE R. MAYNARD						
		04/26-04/30	04/30/25	01	UMPIRE	79-795-54-00-5462	45.00	
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542602	MEIERJ	JACKSON MEIER						
		04/26-04/30	04/30/25	01	UMPIRE	79-795-54-00-5462	115.00	
						INVOICE TOTAL:	115.00 *	
						CHECK TOTAL:		115.00
542603	OLSONM	MARK OLSON						
		04/26-04/30	04/30/25	01	UMPIRE	79-795-54-00-5462	125.00	
						INVOICE TOTAL:	125.00 *	
						CHECK TOTAL:		125.00
542604	PARSONSH	HARRISON PARSONS						
		04/26-04/30	04/30/25	01	UMPIRE	79-795-54-00-5462	45.00	
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542605	PATTONS	SHANE PATTON						

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

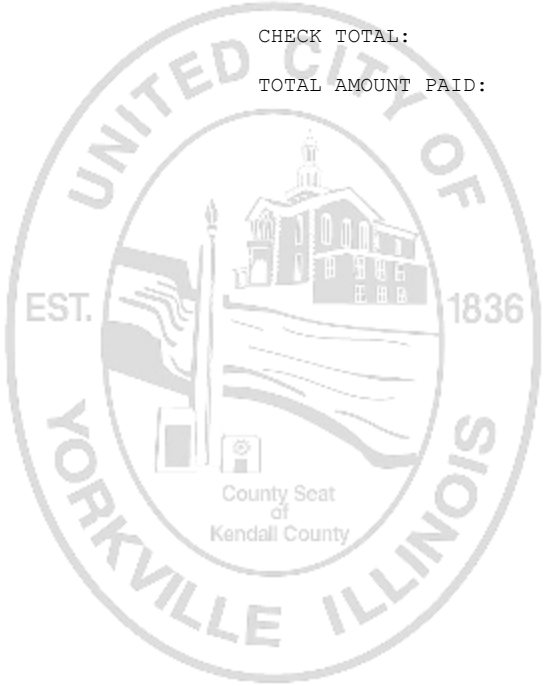
01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL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

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 04/30/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542605	PATTONS	SHANE PATTON						
	04/26-04/30		04/30/25	01	UMPIRE	79-795-54-00-5462	225.00	
						INVOICE TOTAL:	225.00 *	
						CHECK TOTAL:		225.00
542606	PILKINGP	PAYTON M PILKINGTON						
	04/26-04/30		04/30/25	01	UMPIRE	79-795-54-00-5462	35.00	
						INVOICE TOTAL:	35.00 *	
						CHECK TOTAL:		35.00
						TOTAL AMOUNT PAID:		1,855.00



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

UNITED CITY OF YORKVILLE
CHECK REGISTER

FY 25

CHECK DATE: 05/13/25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542607	AACVB	AURORA AREA CONVENTION						
		02/25-SUNSET	04/25/25	01	FEB 2025 SUNSET HOTEL TAX	01-640-54-00-5481	13.50	
						INVOICE TOTAL:	13.50 *	
		03/25-HAMPTON	04/21/25	01	HAMPTON HOTEL TAX-MAR 2025	01-640-54-00-5481	3,747.25	
						INVOICE TOTAL:	3,747.25 *	
		03/25-SUNSET	04/25/25	01	MAR 2025 SUNSET HOTEL TAX	01-640-54-00-5481	8.10	
						INVOICE TOTAL:	8.10 *	
						CHECK TOTAL:		3,768.85
542608	AEPENERG	AEP ENERGY						
		3025129010-040825	04/08/25	01	02/27-04/01 2224 TREMONT	51-510-54-00-5480	13,446.07	
						INVOICE TOTAL:	13,446.07 *	
		3025129021-040825	04/08/25	01	03/03-04/02 610 TOWER WELLS	51-510-54-00-5480	10,965.53	
						INVOICE TOTAL:	10,965.53 *	
		3025129021-100225	10/02/24	01	06/04-07/08 610 TOWER WELLS	51-510-54-00-5480	10,492.28	
						INVOICE TOTAL:	10,492.28 *	
		3025129054-032525	03/25/25	01	02/18-03/20 2702 MILL RD	51-510-54-00-5480	14,055.64	
						INVOICE TOTAL:	14,055.64 *	
		3025129065-082124	08/21/24	01	07/02-07/30 2921 BRISTOL RDG	51-510-54-00-5480	6,285.11	
						INVOICE TOTAL:	6,285.11 *	
						CHECK TOTAL:		55,244.63
542609	ALVAREZA	AARON ALVAREZ						
		050125	05/01/25	01	APR 2025 MOBILE EMAIL	01-410-54-00-5440	42.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	42.00 *	
						CHECK TOTAL:		42.00

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

UNITED CITY OF YORKVILLE
CHECK REGISTER

FY 25

CHECK DATE: 05/13/25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542610	AMEHOIST	AMERICAN HOIST & MANLIFT, INC						
		39551	04/08/25	01	APR 2025 ELEVATOR MAINTENANCE	24-216-54-00-5446	510.00	
						INVOICE TOTAL:	510.00 *	
						CHECK TOTAL:		510.00
542611	ANDERSJA	JARED ANDERSON						
		050125	05/01/25	01	APR 2025 MOBILE EMAIL	79-790-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542612	BARBANEM	MARISA BARBANENTE						
		050125	05/01/25	01	APR 2025 MOBILE EMAIL	79-795-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542613	BARCA	BARCA ENTERPRISES, INC.						
		300227	12/12/24	01	USE RENEWAL FOR OFFENDER	01-210-54-00-5462	360.00	
				02	REGISTRATION SYSTEM	** COMMENT **		
						INVOICE TOTAL:	360.00 *	
						CHECK TOTAL:		360.00
542614	BATTERYS	BATTERY SERVICE CORPORATION						
		0118542	04/09/25	01	CROSSWALK BATTERIES	01-410-56-00-5620	548.00	
						INVOICE TOTAL:	548.00 *	
						CHECK TOTAL:		548.00

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

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542615	BEAVER	BEAVER SHREDDING, INC						
		63127	12/16/24	01	DOCUMENT SHREDDING-DEC 2024	01-210-54-00-5462	100.00	
						INVOICE TOTAL:	100.00 *	
						CHECK TOTAL:		100.00
542616	BEDFORDR	RYAN BEDFORD						
		050125	05/01/25	01	APR 2025 MOBILE EMAIL	01-410-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542617	BEHLANDJ	JORI BEHLAND						
		050125	05/01/25	01	APR 2025 MOBILE EMAIL	01-110-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542618	BROWND	DAVID BROWN						
		050125	05/01/25	01	APR 2025 MOBILE EMAIL	51-510-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542619	CALLONE	PEERLESS NETWORK, INC						
		73614	04/15/25	01	04/15-05/15 PW LINES	51-510-54-00-5440	317.56	
				02	CREDIT FOR CANCELLED LINES	01-110-54-00-5440	-29.87	
				03	CREDIT FOR CANCELLED LINES	51-510-54-00-5440	-14.94	
						INVOICE TOTAL:	272.75 *	
						CHECK TOTAL:		272.75

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
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25-225	PARK & RECREATION CAPITAL
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79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
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UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

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542620	CARLYLEM	MITCHELL CARLYLE						
		040125-PER DIEM	04/07/25	01	SPRINGFIELD TRAINING MEAL PER	01-210-54-00-5415	28.00	
				02	DIEM	** COMMENT **		
						INVOICE TOTAL:	28.00 *	
						CHECK TOTAL:		28.00
542621	CENTRALL	CENTRAL LIMESTONE COMPANY, INC						
		41260	03/31/25	01	GRAVEL	01-410-56-00-5640	295.52	
						INVOICE TOTAL:	295.52 *	
		41353	04/07/25	01	GRAVEL	51-510-56-00-5640	288.69	
						INVOICE TOTAL:	288.69 *	
						CHECK TOTAL:		584.21
542622	COMED	COMMONWEALTH EDISON						
		0228182000-0325	04/04/25	01	02/27-04/01 VAN EMMON LOT	23-230-54-00-5482	26.01	
						INVOICE TOTAL:	26.01 *	
		1870344000-0325	04/03/25	01	03/04-04/03 105 COUNTRYSIDE PK	79-795-54-00-5480	36.90	
						INVOICE TOTAL:	36.90 *	
		1951034000-0325	04/07/25	01	03/05-04/04 RT34 & BEECHER	23-230-54-00-5482	107.42	
						INVOICE TOTAL:	107.42 *	
		2173921222-0225	03/04/25	01	01/30-03/03 420 FAIRHAVEN	52-520-54-00-5480	185.31	
						INVOICE TOTAL:	185.31 *	
		2173921222-0325	04/03/25	01	03/03-04/02 420 FAIRHAVEN	52-520-54-00-5480	163.58	
						INVOICE TOTAL:	163.58 *	
		2173921222-1224	12/31/24	01	11/26-12/30 420 FAIRHAVEN	52-520-54-00-5480	178.85	
						INVOICE TOTAL:	178.85 *	

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52-520	SEWER OPERATIONS
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79-795	RECREATION DEPARTMENT
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UNITED CITY OF YORKVILLE
CHECK REGISTER

FY 25

CHECK DATE: 05/13/25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
542622	COMED	COMMONWEALTH EDISON					
		2536492222-0325	04/08/25	01	03/04-04/03 46 SARAVANOS PUMP	52-520-54-00-5480	266.53
						INVOICE TOTAL:	266.53 *
		2793598111-0325	04/03/25	01	03/03-04/02 1975 N BRIDGE	52-520-54-00-5480	585.12
						INVOICE TOTAL:	585.12 *
		3059341222-0325	04/17/25	01	03/17-04/16 9257 GALENA PK	79-795-54-00-5480	56.51
						INVOICE TOTAL:	56.51 *
		3131491222-0325	04/03/25	01	03/03-04/02 101 BRUELL	51-510-54-00-5480	635.54
						INVOICE TOTAL:	635.54 *
		3897838000-0325	04/04/25	01	03/03-04/02 609 N BRIDGE	51-510-54-00-5480	54.40
						INVOICE TOTAL:	54.40 *
		5336617000-0325	04/17/25	01	03/17-04/16 RT47 & ROSENWINKLE	23-230-54-00-5482	50.95
						INVOICE TOTAL:	50.95 *
		5946707000-0325	04/10/25	01	03/03-04/02 PR BUILDINGS	79-795-54-00-5480	392.12
						INVOICE TOTAL:	392.12 *
		6564924000-0325	04/22/25	01	03/20-04/21 421 POPLAR	23-230-54-00-5482	7,446.94
						INVOICE TOTAL:	7,446.94 *
		7706362222-0125	02/19/25	01	01/17-02/18 RT47 & KENNEDY	23-230-54-00-5482	1,543.67
						INVOICE TOTAL:	1,543.67 *
		7706362222-0325	04/22/25	01	03/20-04/21T47 & KENNEDY	23-230-54-00-5482	1,628.44
						INVOICE TOTAL:	1,628.44 *
		7824275000-0325	04/04/25	01	03/03-04/02 1 MCHUGH RD	23-230-54-00-5482	127.71
						INVOICE TOTAL:	127.71 *
		8503040100-0325	04/07/25	01	03/05-04/04 FOXHILL 7 LIFT	52-520-54-00-5480	123.94
						INVOICE TOTAL:	123.94 *

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79-795	RECREATION DEPARTMENT
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UNITED CITY OF YORKVILLE
CHECK REGISTER

FY 25

CHECK DATE: 05/13/25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542622	COMED	COMMONWEALTH EDISON						
		8507242000-0325	04/04/25	01	03/03-04/02 7 COUNTRYSIDE PKWY	23-230-54-00-5482	189.49	
						INVOICE TOTAL:	189.49 *	
		9193732222-0325	04/17/25	01	03/17-04/16 4600 N BRIDGE TANK	51-510-54-00-5480	103.26	
						INVOICE TOTAL:	103.26 *	
		9567127000-0325	04/03/25	01	03/03-04/02 1 COUNTRYSIDE PKWY	23-230-54-00-5482	241.97	
						INVOICE TOTAL:	241.97 *	
						CHECK TOTAL:		14,144.66
542623	CONARDR	RYAN CONARD						
		050125	05/01/25	01	APR 2025 MOBILE EMAIL	51-510-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542624	CONSERV	CONSERV FS, INC						
		6435260	09/27/24	01	TURF	79-790-56-00-5646	820.00	
						INVOICE TOTAL:	820.00 *	
		6438671	02/27/25	01	FIELD PAINT, CHALK, TURF	79-790-56-00-5646	6,878.00	
						INVOICE TOTAL:	6,878.00 *	
		6438850	03/14/25	01	CHEMICALS, ATHLETIC MIX	79-790-56-00-5646	4,702.20	
						INVOICE TOTAL:	4,702.20 *	
		6440312	04/28/25	01	ATHLETIC MIX, SEED	79-790-56-00-5646	2,368.00	
						INVOICE TOTAL:	2,368.00 *	
						CHECK TOTAL:		14,768.20

01-110	ADMIN
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UNITED CITY OF YORKVILLE
CHECK REGISTER

FY 25

CHECK DATE: 05/13/25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542625	CONTELEC	CONSTELLATION TELECOM						
	4041		03/01/25	01	MAR 2025 ADMIN LINES	01-110-54-00-5440	241.08	
				02	MAR 2025 PW LINES	51-510-54-00-5440	542.43	
				03	MAR 2025 SEWER DEPT LINES	52-520-54-00-5440	241.08	
				04	MAR 2025 RECREATION LINES	79-795-54-00-5440	238.53	
				05	MAR 2025 TRAFFIC SIGNAL	01-410-54-00-5435	60.27	
				06	MAINTENANCE	** COMMENT **		
						INVOICE TOTAL:	1,323.39 *	
						CHECK TOTAL:		1,323.39
542626	CORDOGAN	CORDOGAN CLARK & ASSOCIATES						
	28079		04/15/25	01	SCHEMATIC DESIGN ON CITY OF	89-890-60-00-6000	2,643.00	
				02	YORKVILLE VAN EMMON TOILETS	** COMMENT **		
						INVOICE TOTAL:	2,643.00 *	
						CHECK TOTAL:		2,643.00
542627	COREMAIN	CORE & MAIN LP						
	W486931		04/04/25	01	2025 METER INSTALLS	51-510-54-00-5404	328,520.00	
						INVOICE TOTAL:	328,520.00 *	
	W609637		04/09/25	01	REPROGRAMMED METERS	51-510-56-00-5664	6,460.00	
						INVOICE TOTAL:	6,460.00 *	
	W715065		04/02/25	01	WIRE	51-510-56-00-5664	21.82	
						INVOICE TOTAL:	21.82 *	
						CHECK TOTAL:		335,001.82
542628	DHUSEE	DHUSE, ERIC						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	01-410-54-00-5440	15.00	

01-110	ADMIN
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UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542628	DHUSEE	DHUSE, ERIC						
	050125		05/01/25	02	REIMBURSEMENT	** COMMENT **		
				03	APR 2025 MOBILE EMAIL	51-510-54-00-5440	15.00	
				04	REIMBURSEMENT	** COMMENT **		
				05	APR 2025 MOBILE EMAIL	52-520-54-00-5440	15.00	
				06	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542629	DIAZS	STACY DIAZ						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	01-110-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542630	DLK	DLK, LLC						
	293		04/25/25	01	APR 2025 ECONOMIC DEVELOPMENT	01-640-54-00-5486	10,042.50	
				02	HOURS	** COMMENT **		
						INVOICE TOTAL:	10,042.50 *	
						CHECK TOTAL:		10,042.50
542631	EJEQUIP	EJ EQUIPMENT						
	P15924		04/09/25	01	TIGER TAIL	52-520-56-00-5620	72.00	
						INVOICE TOTAL:	72.00 *	
						CHECK TOTAL:		72.00
542632	EVANST	TIM EVANS						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	79-790-54-00-5440	22.50	

01-110	ADMIN
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UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

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542632	EVANST	TIM EVANS						
	050125		05/01/25	02	REIMBURSEMENT	** COMMENT **		
				03	APR 2025 MOBILE EMAIL	79-795-54-00-5440	22.50	
				04	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542633	FILOTTO	FILOTTO ROOFING INC.						
	252301		04/24/25	01	REMOVE AND REPLACE ROOFS PER	24-216-60-00-6020	55,900.00	
				02	RESOLUTION 2025-23 AT WELL 7,	** COMMENT **		
				03	WELL 8 & BEECHER CENTER	** COMMENT **		
				04	REMOVE AND REPLACE ROOFS PER	51-510-60-00-6020	43,900.00	
				05	RESOLUTION 2025-23 AT WELL 7,	** COMMENT **		
				06	WELL 8 & BEECHER CENTER	** COMMENT **		
						INVOICE TOTAL:	99,800.00 *	
						CHECK TOTAL:		99,800.00
542634	FOXVALLE	FOX VALLEY TROPHY & AWARDS						
	T240		04/08/25	01	SPRING SOCCER MEDALS	79-795-56-00-5606	1,812.50	
						INVOICE TOTAL:	1,812.50 *	
	T251		04/23/25	01	KICKBALL/SOFTBALL TROPHIES	79-795-56-00-5606	228.25	
						INVOICE TOTAL:	228.25 *	
	T252		04/23/25	01	SPRING BASEBALL MEDALS	79-795-56-00-5606	815.05	
						INVOICE TOTAL:	815.05 *	
						CHECK TOTAL:		2,855.80
542635	FREDRICR	ROB FREDRICKSON						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	01-120-54-00-5440	45.00	

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UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542635	FREDRICR	ROB FREDRICKSON						
	050125		05/01/25	02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542636	GALAUNEJ	JAKE GALAUNER						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	79-795-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542637	GALAUNJU	JULIE GALAUNER						
	050125		05/01/25	01	MOBILE EMAIL REIMBURSEMENT	79-795-54-00-5440	66.75	
				02	FOR MARCH 17-31 & APRIL 2025	** COMMENT **		
						INVOICE TOTAL:	66.75 *	
						CHECK TOTAL:		66.75
542638	GROOT	GROOT INC						
	14181618T102		04/01/25	01	MAR 2025 REFUSE SERVICE	01-540-54-00-5442	155,768.16	
				02	MAR 2025 SENIOR REFUSE SERVICE	01-540-54-00-5441	4,456.10	
						INVOICE TOTAL:	160,224.26 *	
						CHECK TOTAL:		160,224.26
542639	GROUPEL	GROUPE LACASSA LLC						
	1345037		04/09/25	01	TASK CHAIRS, INSTALLATION	24-216-56-00-5656	9,961.50	
						INVOICE TOTAL:	9,961.50 *	
	1346212		04/25/25	01	3RD FLOOR OFFICE FURNATURE	24-216-56-00-5656	41,170.80	
						INVOICE TOTAL:	41,170.80 *	

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

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542639	GROUPEL	GROUPE LACASSA LLC						
	1346213		04/25/25	01	HUTCHES, SCREENS	24-216-56-00-5656	2,638.20	
						INVOICE TOTAL:	2,638.20 *	
						CHECK TOTAL:		53,770.50
542640	HENNED	DURK HENNE						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	01-410-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542641	HERNANDN	NOAH HERNANDEZ						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	01-410-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542642	HODOUSR	RICHARD HODOUS						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	79-790-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542643	HOMETREE	HOMER TREE CARE, INC						
	18443		03/31/25	01	TREE REMOVAL AT BOOMBAH &	24-216-60-00-6042	7,500.00	
				02	BRIDGE	** COMMENT **		
						INVOICE TOTAL:	7,500.00 *	
						CHECK TOTAL:		7,500.00

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

CHECK DATE: 05/13/25

FY 25

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542644	HORNERR	RYAN HORNER						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	79-790-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542645	HOULEA	ANTHONY HOULE						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	79-790-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542646	IDNETWOR	ID NETWORKS						
	283735		03/01/25	01	ANNUAL SERVICE MAINTENANCE	01-210-54-00-5469	1,995.00	
						INVOICE TOTAL:	1,995.00 *	
						CHECK TOTAL:		1,995.00
542647	IHRIGK	KIRSTEN IHRIG						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	79-795-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542648	ILPD4778	ILLINOIS STATE POLICE						
	20250304790		03/31/25	01	LIQUOR BACKGROUND CHECKS	01-110-54-00-5462	81.00	
						INVOICE TOTAL:	81.00 *	
						CHECK TOTAL:		81.00

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
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UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

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542649	ILPD4811	ILLINOIS STATE POLICE						
	20250304811		03/31/25	01	SOLICITOR BACKGROUND CHECKS	01-110-54-00-5462	270.00	
				02	BACKGROUND CHECKS	01-110-54-00-5462	27.00	
				03	BACKGROUND CHECKS	82-820-54-00-5462	27.00	
				04	BACKGROUND CHECKS	79-795-54-00-5462	810.00	
						INVOICE TOTAL:	1,134.00 *	
						CHECK TOTAL:		1,134.00
542650	JACKSONJ	JAMIE JACKSON						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	52-520-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542651	JOHNGEOR	GEORGE JOHNSON						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	51-510-54-00-5440	22.50	
				02	REIMBURSEMENT	** COMMENT **		
				03	APR 2025 MOBILE EMAIL	52-520-54-00-5440	22.50	
				04	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542652	JULIE	JULIE, INC.						
	2025-1992-033125		03/31/25	01	JAN-MAR 2025 QUARTERLY	01-410-54-00-5483	2,037.80	
				02	LOCATING	** COMMENT **		
				03	JAN-MAR 2025 QUARTERLY	51-510-54-00-5483	2,037.80	
				04	LOCATING	** COMMENT **		
				05	JAN-MAR 2025 QUARTERLY	52-520-54-00-5483	2,037.80	
				06	LOCATING	** COMMENT **		
						INVOICE TOTAL:	6,113.40 *	
						CHECK TOTAL:		6,113.40

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
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12-112	SUNFLOWER SSA
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88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
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95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542653	JXENTER	JX PETERBILT - ROCKFORD						
		2255759S	04/18/25	01	OUTFIT AND INSPECT NEW TRUCK	01-410-54-00-5490	13,377.28	
						INVOICE TOTAL:	13,377.28 *	
						CHECK TOTAL:		13,377.28
542654	KENDCPA	KENDALL COUNTY CHIEFS OF						
		1238	04/22/25	01	MAR 2025 & APR 2025 MEETINGS	01-210-54-00-5415	50.00	
						INVOICE TOTAL:	50.00 *	
						CHECK TOTAL:		50.00
542655	KENDTREA	KENDALL COUNTY						
		25-01Y	04/08/25	01	KAT 1ST BI-ANNUAL FY25	01-640-54-00-5473	15,937.00	
				02	CONTRIBUTION	** COMMENT **		
						INVOICE TOTAL:	15,937.00 *	
						CHECK TOTAL:		15,937.00
542656	KLEEFISG	GLENN KLEEFISCH						
		050125	05/01/25	01	APR 2025 MOBILE EMAIL	79-790-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542657	LANDAP	PAUL LANDA						
		050125	05/01/25	01	APR 2025 MOBILE EMAIL	79-790-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00

01-110	ADMIN
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52-520	SEWER OPERATIONS
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79-795	RECREATION DEPARTMENT
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89-890	DOWNTOWN II TIF
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UNITED CITY OF YORKVILLE
CHECK REGISTER

FY 25

CHECK DATE: 05/13/25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542658	LANEMUCH	LANER, MUCHIN, LTD						
	684925		03/01/25	01	GENERAL SERVICES THROUGH	01-640-54-00-5463	1,068.75	
				02	02/20/25	** COMMENT **		
						INVOICE TOTAL:	1,068.75 *	
						CHECK TOTAL:		1,068.75
542659	LEGENDRP	PATRICK LEGENDRE						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	51-510-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542660	LERMI	LERMI						
	2606		02/10/25	01	2025 MEMBERSHIP RENEWAL	01-210-54-00-5460	40.00	
						INVOICE TOTAL:	40.00 *	
						CHECK TOTAL:		40.00
542661	LOMBARDS	STEVEN LOMBARDO						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	79-790-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542662	MCGREGOM	MATTHEW MCGREGORY						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	01-410-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00

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

CHECK DATE: 05/13/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542663	MEADE	MEADE ELECTRIC COMPANY, INC.						
		712694	04/16/25	01	RT47 & RT71 TRAFFIC SIGNAL	01-410-54-00-5435	3,474.64	
				02	REPAIR	** COMMENT **		
						INVOICE TOTAL:	3,474.64 *	
						CHECK TOTAL:		3,474.64
542664	MESIMPSO	M.E. SIMPSON CO, INC						
		44336	04/16/25	01	WATER DISTRIBUTION SYSTEM	51-510-60-00-6011	12,558.00	
				02	LEAK DETECTION PROGRAM FOR	** COMMENT **		
				03	CITY OF YORKVILLE	** COMMENT **		
						INVOICE TOTAL:	12,558.00 *	
						CHECK TOTAL:		12,558.00
542665	METROWES	METRO WEST COG						
		5847	04/07/25	01	MAR 2025 NETWORKING DINNER	01-110-54-00-5412	50.00	
						INVOICE TOTAL:	50.00 *	
						CHECK TOTAL:		50.00
542666	MIDAMTEC	MID AMERICAN TECHNOLOGY, INC						
		19246	04/25/25	01	2 YEAR DATA PLAN RENEWAL	51-510-54-00-5462	300.00	
						INVOICE TOTAL:	300.00 *	
						CHECK TOTAL:		300.00
542667	MIDWSALT	MIDWEST SALT						
		P481902	04/08/25	01	BULK ROCK SALT	51-510-56-00-5638	3,339.89	
						INVOICE TOTAL:	3,339.89 *	
		P481923	04/09/25	01	BULK ROCK SALT	51-510-56-00-5638	3,332.44	
						INVOICE TOTAL:	3,332.44 *	

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

84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
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UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT		
542667	MIDWSALT	MIDWEST SALT							
		P481925	04/09/25	01	BULK ROCK SALT	51-510-56-00-5638	3,219.06		
						INVOICE TOTAL:	3,219.06	*	
						CHECK TOTAL:			9,891.39
542668	MIKOLASR	RAY MIKOLASEK							
		040125-PER DIEM	04/01/25	01	ILEAS CONFERENCE MEAL PER DIEM	01-210-54-00-5415	28.00		
						INVOICE TOTAL:	28.00	*	
						CHECK TOTAL:			28.00
542669	MILSCHET	TED MILSCHEWSKI							
		050125	05/01/25	01	APR 2025 MOBILE EMAIL	24-216-54-00-5440	45.00		
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:	45.00	*	
						CHECK TOTAL:			45.00
542670	MOHMS	MIDWEST OCCUPATIONAL HEALTH MS							
		212923	04/16/25	01	DOT TESTING	79-790-54-00-5462	25.00		
						INVOICE TOTAL:	25.00	*	
						CHECK TOTAL:			25.00
542671	MUNIWELL	MUNICIPAL WELL & PUMP							
		23386	04/23/25	01	ENGINEERS PAYMENT ESTIMATE #5	51-510-60-00-6029	445,322.76		
				02	FOR WELL #10 CONSTRUCTION	** COMMENT **			
						INVOICE TOTAL:	445,322.76	*	
						CHECK TOTAL:			445,322.76

01-110	ADMIN
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UNITED CITY OF YORKVILLE
CHECK REGISTER

FY 25

CHECK DATE: 05/13/25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542672	NARVICK	NARVICK BROS. LUMBER CO, INC						
		96007	04/14/25	01	CONCRETE	25-225-60-00-6020	1,092.50	
						INVOICE TOTAL:	1,092.50 *	
						CHECK TOTAL:		1,092.50
542673	NAVARROJ	JESUS NAVARRO						
		050125	05/01/25	01	APR 2025 MOBILE EMAIL	24-216-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542674	NELSONL	LUKE NELSON						
		050125	05/01/25	01	APR 2025 MOBILE EMAIL	79-795-54-00-5440	15.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	15.00 *	
						CHECK TOTAL:		15.00
542675	NICOR	NICOR GAS						
		16-00-27-3553 4-0325	04/11/25	01	03/13-04/11 1301 CAROLYN CT	01-110-54-00-5480	55.03	
						INVOICE TOTAL:	55.03 *	
		31-61-67-2493 1-0325	04/10/25	01	03/12-04/10 276 WINDHAM	01-110-54-00-5480	55.00	
						INVOICE TOTAL:	55.00 *	
		37-35-53-1941 1-0325	04/08/25	01	03/10-04/08 185 WOLF ST	01-110-54-00-5480	235.17	
						INVOICE TOTAL:	235.17 *	
		40-52-64-8356 1-0325	04/04/25	01	03/07-04/04 102 E VAN EMMON	01-110-54-00-5480	366.23	
						INVOICE TOTAL:	366.23 *	

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12-112	SUNFLOWER SSA
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UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542675	NICOR	NICOR GAS						
		46-69-47-6727 1-0325	04/08/25	01	03/10-04/08 1975 N BRIDGE	01-110-54-00-5480	150.02	
						INVOICE TOTAL:	150.02 *	
		66-70-44-6942 9-0325	04/08/25	01	03/10-04/08 1908 RAINTREE	01-110-54-00-5480	160.64	
						INVOICE TOTAL:	160.64 *	
		80-56-05-1157 0-0325	04/08/25	01	03/10-04/08 2512 ROSEMONT	01-110-54-00-5480	62.09	
						INVOICE TOTAL:	62.09 *	
		86-91-67-3104 4-0325	04/08/25	01	03/10-04/08 1203 BADGER UNIT B	01-110-54-00-5480	116.60	
						INVOICE TOTAL:	116.60 *	
		95-16-10-1000 4-0325	04/15/25	01	03/17-04/14 1 RT47	01-110-54-00-5480	53.07	
						INVOICE TOTAL:	53.07 *	
						CHECK TOTAL:		1,253.85
542676	OSWEGO	VILLAGE OF OSWEGO						
		3103	04/24/25	01	APR 2025 STATE LOBBYIST CHARGE	01-640-54-00-5462	1,166.67	
				02	APR 2025 STATE LOBBYIST CHARGE	51-510-54-00-5462	1,166.66	
				03	APR 2025 FEDERAL LOBBYIST	01-640-54-00-5462	1,562.50	
				04	CHARGE	** COMMENT **		
				05	APR 2025 FEDERAL LOBBYIST	51-510-54-00-5462	1,562.50	
				06	CHARGE	** COMMENT **		
						INVOICE TOTAL:	5,458.33 *	
						CHECK TOTAL:		5,458.33
542677	OTTOSEN	OTTOSEN DINOLFO						
		12456	01/31/25	01	JAN 2025 ADMIN LEGAL MATTERS	01-640-54-00-5456	7,222.00	
						INVOICE TOTAL:	7,222.00 *	
		12629	01/31/25	01	BRIGHT FARMS	01-640-54-00-5456	115.00	
						INVOICE TOTAL:	115.00 *	

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

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542677	OTTOSEN	OTTOSEN DINOLFO						
	13136		02/28/25	01	FEB 2025 ADMIN LEGAL MATTERS	01-640-54-00-5456	12,749.42	
						INVOICE TOTAL:	12,749.42 *	
	13739		03/31/25	01	MAR 2025 ADMIN LEGAL MATTERS	01-640-54-00-5456	11,465.50	
						INVOICE TOTAL:	11,465.50 *	
	13741		03/31/25	01	MAR 2025 MEETINGS	01-640-54-00-5456	800.00	
						INVOICE TOTAL:	800.00 *	
	13743		03/31/25	01	WIDENING OF KENNEDY ROAD	01-640-54-00-5456	690.00	
						INVOICE TOTAL:	690.00 *	
	13749		03/31/25	01	LAKE MICHIGAN WATER CONNECTION	01-640-54-00-5456	345.00	
						INVOICE TOTAL:	345.00 *	
						CHECK TOTAL:		33,386.92
542678	PIAZZA	AMY SIMMONS						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	01-120-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542679	PRINTSRC	LAMBERT PRINT SOURCE, LLC						
	4606		04/10/25	01	CONCESSION SIGNAGE	79-795-56-00-5606	200.00	
						INVOICE TOTAL:	200.00 *	
	4625		04/23/25	01	PRESCHOOL SIGNAGE	79-795-56-00-5606	250.00	
						INVOICE TOTAL:	250.00 *	
						CHECK TOTAL:		450.00

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

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542680	PURCELLJ	JOHN PURCELL						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	01-110-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542681	R0002701	MARK MARINO						
	040825-MAILBOX		04/08/25	01	DAMAGED MAILBOX REPLACEMENT	01-410-56-00-5640	125.47	
						INVOICE TOTAL:	125.47 *	
						CHECK TOTAL:		125.47
542682	R0002702	NATACHIA WALTON						
	219502		04/10/25	01	REFUND PRESCHOOL ENROLLMENT	79-000-29-00-2990	50.00	
				02	FEE PAID 01/06/25	** COMMENT **		
						INVOICE TOTAL:	50.00 *	
						CHECK TOTAL:		50.00
542683	RATOSP	PETE RATOS						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	01-220-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542684	RCWEGMAN	R.C. WEGMAN CONSTRUCTION						
	2025.01.001PRECON		04/18/25	01	DESIGN PHASE PRECONSTRUCTION	24-216-60-00-6042	45,000.00	
				02	SERVICES FOR PUBLIC WORKS	** COMMENT **		
				03	FACILITY	** COMMENT **		
						INVOICE TOTAL:	45,000.00 *	
						CHECK TOTAL:		45,000.00

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

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

UNITED CITY OF YORKVILLE
CHECK REGISTER

FY 25

CHECK DATE: 05/13/25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542685	REDMONST	STEVE REDMON						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	79-795-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542686	REINDERS	REINDERS, INC.						
	6070376-00		04/15/25	01	PINS, RELAY POWER ZETTLER	79-790-56-00-5640	118.84	
						INVOICE TOTAL:	118.84 *	
	6070749-00		04/22/25	01	RELAYS	79-790-56-00-5640	111.39	
						INVOICE TOTAL:	111.39 *	
	6071076-00		04/25/25	01	SPRING TINE	79-790-56-00-5640	202.12	
						INVOICE TOTAL:	202.12 *	
						CHECK TOTAL:		432.35
542687	ROSBOROS	SHAY REMUS						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	79-795-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542688	ROZBORSA	ADAM ROZBORSKI						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	01-410-54-00-5440	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				

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542689	RUSHTRCK	RUSH TRUCK CENTER						
	3041440238		04/23/25	01	HEATER CORE	01-410-56-00-5640	300.00	
						INVOICE TOTAL:	300.00 *	
						CHECK TOTAL:		300.00
542690	SCIENTEL	SCIENTEL SOLUTIONS LLC						
	INV-008426		04/29/25	01	CITY HALL CAMERA SYSTEM REPAIR	24-216-54-00-5446	1,068.00	
						INVOICE TOTAL:	1,068.00 *	
						CHECK TOTAL:		1,068.00
542691	SCODROP	PETER SCODRO						
	050125		04/17/25	01	APR 2025 MOBILE EMAIL	51-510-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542692	SCOTTTR	TREVOR SCOTT						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	79-790-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542693	SEBIS	SEBIS DIRECT						
	117552		04/11/25	01	MAR 2025 UTILITY BILLING	01-120-54-00-5430	314.70	
				02	MAR 2025 UTILITY BILLING	01-220-54-00-5430	125.00	
				03	MAR 2025 UTILITY BILLING	51-510-54-00-5430	421.63	
				04	MAR 2025 UTILITY BILLING	52-520-54-00-5430	196.69	

01-110	ADMIN
01-120	FINANCE
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12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
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25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542693	SEBIS	SEBIS DIRECT						
	117552		04/11/25	05	MAR 2025 UTILITY BILLING	79-795-54-00-5426	284.23	
						INVOICE TOTAL:	1,342.25 *	
						CHECK TOTAL:		1,342.25
542694	SENDRAS	SAMANTHA SENDRA						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	79-795-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542695	SENGM	MATT SENG						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	01-410-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542696	SLEEZERJ	JOHN SLEEZER						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	01-410-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542697	SLEEZERS	SCOTT SLEEZER						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	79-790-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00

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

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542698	SMITHD	DOUG SMITH						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	79-790-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542699	STANDARD	STANDARD & ASSOCIATES, INC.						
	SA000061029		04/22/25	01	2025 PREPARATION AND	01-210-54-00-5411	4,455.00	
				02	MANAGEMENT OF ON LINE	** COMMENT **		
				03	APPLICATIONS FOR POLICE	** COMMENT **		
				04	OFFICER HIRING	** COMMENT **		
						INVOICE TOTAL:	4,455.00 *	
	SA000061042		04/24/25	01	ENTRY LEVEL PERSONALITY	01-210-54-00-5411	495.00	
				02	EVALUATION	** COMMENT **		
						INVOICE TOTAL:	495.00 *	
						CHECK TOTAL:		4,950.00
542700	STEFFANG	GEORGE A STEFFENS						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	52-520-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542701	STEVENS	STEVEN'S SILKSCREENING						
	23801		04/16/25	01	SHIRT-REMUS	79-795-56-00-5606	25.00	
				02	2 SHIRTS-REDMON	79-795-56-00-5606	54.00	
				03	HOODIE-BARBANENTE	79-795-56-00-5606	26.00	
				04	HOODIE, 2 SHIRTS-ZAMORA	79-795-56-00-5606	76.00	

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
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11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
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UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542701	STEVENS	STEVEN'S SILKSCREENING						
		23801	04/16/25	05	3 SHIRTS, 2 JACKETS, 3	79-795-56-00-5606	265.91	
				06	HOODIES, BEANIE-JULIE GALAUNER	** COMMENT **		
				07	3 SHIRTS, 2 JACKETS,2 T	79-795-56-00-5606	305.91	
				08	SHIRTS, BEANIE, 3	** COMMENT **		
				09	HOODIES-NELSON	** COMMENT **		
				10	SHIRT-GALAUNER	79-795-56-00-5606	25.00	
				11	SHIRT-EVANS	79-795-56-00-5606	25.00	
				12	2 EXTRA STAFF SHIRTS	79-795-56-00-5606	46.00	
						INVOICE TOTAL:	848.82 *	
		23834	04/25/25	01	1 SHIRT-ZAMORA	79-795-56-00-5606	25.00	
				02	1 SHIRT-NELSON	79-795-56-00-5606	25.00	
				03	1 SHIRT-EVANS	79-795-56-00-5606	25.00	
				04	1 SHIRT-GALAUNER	79-795-56-00-5606	25.00	
						INVOICE TOTAL:	100.00 *	
						CHECK TOTAL:		948.82
542702	SUBURLAB	SUBURBAN LABORATORIES INC.						
		222174	01/31/24	01	JAN 2024 WATER TESTING	51-510-54-00-5429	642.30	
						INVOICE TOTAL:	642.30 *	
		227216	07/31/24	01	JUN-JUL 2024 WATER TESTING	51-510-54-00-5429	975.30	
						INVOICE TOTAL:	975.30 *	
		227990	08/30/24	01	RADIUM TESTING	51-510-54-00-5429	225.50	
						INVOICE TOTAL:	225.50 *	
		GA4000376	10/31/24	01	OCT 2024 WATER TESTING	51-510-54-00-5429	510.00	
						INVOICE TOTAL:	510.00 *	
		GA4000947	12/27/24	01	DEC 2024 WATER TESTING	51-510-54-00-5429	543.00	
						INVOICE TOTAL:	543.00 *	

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

01-110	ADMIN
01-120	FINANCE
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01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
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23-230	CITY WIDE CAPITAL
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CHECK DATE: 05/13/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542702	SUBURLAB	SUBURBAN LABORATORIES INC.						
		GA5000679	01/30/25	01	JAN 2025 COLIFORM TESTING	51-510-54-00-5429	435.00	
						INVOICE TOTAL:	435.00 *	
		GA5000680	01/30/25	01	JAN 2025 WATER TESTING	51-510-54-00-5429	63.00	
						INVOICE TOTAL:	63.00 *	
		GA5000759	01/01/25	01	COLIFORM TESTING	51-510-54-00-5429	1,041.00	
						INVOICE TOTAL:	1,041.00 *	
		GA5001304	02/28/25	01	FEB 2025 WATER TESTING	51-510-54-00-5429	804.50	
						INVOICE TOTAL:	804.50 *	
		GA5001839	03/31/25	01	MAR 2025 WATER TESTING	51-510-54-00-5429	938.00	
						INVOICE TOTAL:	938.00 *	
						CHECK TOTAL:		6,177.60
542703	SUNBELT	SUNBELT RENTALS						
		166456238-0001	04/02/25	01	SKIDSTEER RENTAL FOR BRISTOL	24-216-54-00-5446	10,916.10	
				02	REHAB	** COMMENT **		
						INVOICE TOTAL:	10,916.10 *	
		166865667-0001	03/27/25	01	SKIDSTEER RENTAL FOR BRISTOL	24-216-54-00-5446	456.95	
				02	REHAB	** COMMENT **		
						INVOICE TOTAL:	456.95 *	
						CHECK TOTAL:		11,373.05
542704	THOMASL	LORI THOMAS						
		050125	04/17/25	01	APR 2025 MOBILE EMAIL	01-120-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00

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

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542705	TRAFFIC	TRAFFIC CONTROL CORPORATION						
		157698	04/18/25	01	MOAB BUTTONS, GREEN LEDS	01-410-54-00-5435	564.00	
						INVOICE TOTAL:	564.00 *	
		157699	04/18/25	01	12" LED AND MOAB	01-410-54-00-5435	374.00	
						INVOICE TOTAL:	374.00 *	
		157857	04/28/25	01	REPLACEMENT ALPHA INVERTERS	01-410-54-00-5435	17,640.00	
						INVOICE TOTAL:	17,640.00 *	
						CHECK TOTAL:		18,578.00
542706	TROTSKY	TROTSKY INVESTIGATIVE						
		YORKVILLE PD 25-01	04/19/25	01	POLYGRAPH EXAM FOR 5	01-210-54-00-5411	1,050.00	
				02	APPLICANTS	** COMMENT **		
						INVOICE TOTAL:	1,050.00 *	
						CHECK TOTAL:		1,050.00
542707	UNIMAX	UNI-MAX MANAGEMENT CORP						
		5345	04/16/25	01	APR 2025 OFFICE CLEANING @	01-110-54-00-5488	369.55	
				02	651 PP	** COMMENT **		
				03	APR 2025 OFFICE CLEANING @	01-120-54-00-5488	369.55	
				04	651 PP	** COMMENT **		
				05	APR 2025 OFFICE CLEANING @	01-210-54-00-5488	1,061.38	
				06	651 PP	** COMMENT **		
				07	APR 2025 OFFICE CLEANING @	79-795-54-00-5488	318.11	
				08	651 PP	** COMMENT **		
				09	APR 2025 OFFICE CLEANING @	01-220-54-00-5488	203.41	
				10	651 PP	** COMMENT **		
				11	APR 2025 OFFICE CLEANING @ PW	01-410-54-00-5488	153.00	
				12	FACILITY	** COMMENT **		
				13	APR 2025 OFFICE CLEANING @ PW	51-510-54-00-5488	153.00	

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

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

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542707	UNIMAX	UNI-MAX MANAGEMENT CORP						
	5345		04/16/25	14	FACILITY	** COMMENT **		
				15	APR 2025 OFFICE CLEANING @ PW	52-520-54-00-5488	153.00	
				16	APR 2025 OFFICE CLEANING	82-820-54-00-5488	2,106.00	
				17	APR 2025 OFFICE CLEANING @	79-790-54-00-5488	230.00	
				18	185 WOLF	** COMMENT **		
				19	APR 2025 BEECHER CONCESSION	79-795-54-00-5488	230.00	
				20	CLEANING	** COMMENT **		
				21	APR 2025 BRIDGE CONCESSION	79-795-54-00-5488	230.00	
				22	CLEANING	** COMMENT **		
				23	APR 2025 PRESCHOOL BLDG	79-795-54-00-5488	702.00	
				24	CLEANING	** COMMENT **		
				25	APR 2025 VAN EMMON BLDG	79-795-54-00-5488	230.00	
				26	CLEANING	** COMMENT **		
						INVOICE TOTAL:	6,509.00 *	
						CHECK TOTAL:		6,509.00
542708	VITOSH	CHRISTINE M. VITOSH						
	2299		02/19/25	01	FEB 2025 ADMIN HEARINGS	01-210-54-00-5467	350.00	
						INVOICE TOTAL:	350.00 *	
	2311		03/19/25	01	MAR 2025 ADMIN HEARINGS	01-210-54-00-5467	350.00	
						INVOICE TOTAL:	350.00 *	
	2314		04/08/25	01	03/25/25 CITY COUNCIL MEETING	01-220-54-00-5462	118.37	
				02	03/25/25 CITY COUNCIL MEETING	01-110-54-00-5462	118.38	
						INVOICE TOTAL:	236.75 *	
	2326		04/21/25	01	APR 2025 ADMIN HEARINGS	01-210-54-00-5467	350.00	
						INVOICE TOTAL:	350.00 *	
						CHECK TOTAL:		1,286.75
542709	WEBERR	ROBERT WEBER						

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01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
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12-112	SUNFLOWER SSA
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95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

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542709	WEBERR	ROBERT WEBER						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	01-410-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542710	WERDERW	WALLY WERDERICH						
	042825-APR 2025		04/28/25	01	APR 2025 ADMIN HEARINGS	01-210-54-00-5467	150.00	
						INVOICE TOTAL:	150.00 *	
	042825-FEB 2025		04/28/25	01	FEB 2025 ADMIN HEARINGS	01-210-54-00-5467	150.00	
						INVOICE TOTAL:	150.00 *	
	042825-JAN 2025		04/28/25	01	JAN 2025 ADMIN HEARINGS	01-210-54-00-5467	150.00	
						INVOICE TOTAL:	150.00 *	
	042825-MAR 2025		04/28/25	01	MAR 2025 ADMIN HEARINGS	01-210-54-00-5467	150.00	
						INVOICE TOTAL:	150.00 *	
						CHECK TOTAL:		600.00
542711	WEX	WEX BANK						
	104505109		04/30/25	01	APR 2025 GASOLINE	01-210-56-00-5695	6,818.42	
				02	APR 2025 GASOLINE	01-220-56-00-5695	711.08	
						INVOICE TOTAL:	7,529.50 *	
						CHECK TOTAL:		7,529.50
542712	WILLRETE	ERIN WILLRETT						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	01-110-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
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UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

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542713	WOLFB	BRANDON WOLF						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	79-790-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542714	WR000179	STEPHANIE & MICHAEL CURTIS						
	223464		04/01/25	01	REFUND 2021 HOUSEHOLD CREDIT	79-000-44-00-4404	220.00	
						INVOICE TOTAL:	220.00 *	
						CHECK TOTAL:		220.00
542715	YODERD	DAVID YODER						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	01-410-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
542716	YOUNGM	MARLYS J. YOUNG						
	040125-EDC		04/07/25	01	04/01/25 EDC MEETING MINUTES	01-110-54-00-5462	85.00	
						INVOICE TOTAL:	85.00 *	
	041025-PS		04/21/25	01	04/10/25 PS MEETING MINUTES	01-110-54-00-5462	85.00	
						INVOICE TOTAL:	85.00 *	
	041525-PW		04/25/25	01	04/15/25 PW MEETING MINUTES	01-110-54-00-5462	85.00	
						INVOICE TOTAL:	85.00 *	
						CHECK TOTAL:		255.00
542717	ZITTA	AUGUST ZITT						

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UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 25

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542717	ZITTA	AUGUST ZITT						
	050125		05/01/25	01	APR 2025 MOBILE EMAIL	01-410-54-00-5440	45.00	
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:		45.00
						TOTAL AMOUNT PAID:		1,426,639.93

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				

UNITED CITY OF YORKVILLE
CHECK REGISTER

FY 26

CHECK DATE: 05/13/25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542718	BEAVERST	VERNNE L. HENNE						
		PYMT #6	05/01/25	01	1203 BADGER UNIT B-PYMT #6	51-510-54-00-5485	833.34	
				02	1203 BADGER UNIT B-PYMT #6	52-520-54-00-5485	833.33	
				03	1203 BADGER UNIT B-PYMT #6	01-410-54-00-5485	833.33	
						INVOICE TOTAL:	2,500.00 *	
						CHECK TOTAL:		2,500.00
542719	ENCODE	ENCODE PLUS, LLC						
		2983	04/28/25	01	ADVANCED 180 DEGREE ANNUAL	01-220-54-00-5462	5,250.00	
				02	SOFTWARE LICENSING FEE	** COMMENT **		
						INVOICE TOTAL:	5,250.00 *	
						CHECK TOTAL:		5,250.00
542720	GLATFELT	GLATFELTER UNDERWRITING SRVS.						
		164243131-5	04/28/25	01	LIABILITY INS INSTALL #5	01-640-52-00-5231	20,655.67	
				02	LIABILITY INS INSTALL #5-PR	01-640-52-00-5231	4,294.81	
				03	LIABILITY INS INSTALL #5	51-510-52-00-5231	2,277.66	
				04	LIABILITY INS INSTALL #5	52-520-52-00-5231	1,091.82	
				05	LIABILITY INS INSTALL #5	82-820-52-00-5231	1,712.04	
						INVOICE TOTAL:	30,032.00 *	
						CHECK TOTAL:		30,032.00
542721	IPRF	ILLINOIS PUBLIC RISK FUND						
		97313	04/18/25	01	JUN 2025 WORKER COMP INS	01-640-52-00-5231	13,402.34	
				02	JUN 2025 WORKER COMP INS-PR	01-640-52-00-5231	2,726.36	
				03	JUN 2025 WORKER COMP INS-PR	51-510-52-00-5231	1,270.93	
				04	JUN 2025 WORKER COMP INS-PR	52-520-52-00-5231	574.09	
				05	JUN 2025 WORKER COMP INS-PR	82-820-52-00-5231	1,083.28	
						INVOICE TOTAL:	19,057.00 *	
						CHECK TOTAL:		19,057.00

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UNITED CITY OF YORKVILLE
CHECK REGISTER

FY 26

CHECK DATE: 05/13/25

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542722	KCSHERIF	KENDALL CO. SHERIFF'S OFFICE						
		YOR-RANGE-25	12/06/24	01	2025 RANGE USE	01-210-54-00-5460	500.00	
						INVOICE TOTAL:	500.00 *	
						CHECK TOTAL:		500.00
542723	METRONET	METRO FIBERNET LLC						
		1651373-050125	05/01/25	01	MAY 2025 LIBRARY INTERNET	82-820-54-00-5440	124.97	
						INVOICE TOTAL:	124.97 *	
						CHECK TOTAL:		124.97
542724	METROWES	METRO WEST COG						
		5792	05/01/25	01	ANNUAL MEMBERSHIP DUES	01-110-54-00-5460	10,766.50	
						INVOICE TOTAL:	10,766.50 *	
						CHECK TOTAL:		10,766.50
542725	NEOPOST	QUADIENT FINANCE USA, INC						
		050125-CITY	05/01/25	01	REFILL POSTAGE MACHINE	01-000-14-00-1410	500.00	
						INVOICE TOTAL:	500.00 *	
						CHECK TOTAL:		500.00
542726	OTTOSEN	OTTOSEN DINOLFO						
		13227	01/31/25	01	COSTCO MATTERS	90-239-00-00-0011	2,150.50	
						INVOICE TOTAL:	2,150.50 *	
		13228	02/28/25	01	PROJECT STEELE MATTERS	90-246-00-00-0011	207.00	
						INVOICE TOTAL:	207.00 *	
		13229	02/28/25	01	HAMMAN-KELAKA MATTERS	90-238-00-00-0011	69.00	
						INVOICE TOTAL:	69.00 *	

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UNITED CITY OF YORKVILLE
CHECK REGISTER

FY 26

CHECK DATE: 05/13/25

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542726	OTTOSEN	OTTOSEN DINOLFO						
	13230		02/28/25	01	COSTCO MATTERS	90-239-00-00-0011	1,035.00	
						INVOICE TOTAL:	1,035.00	*
	13481		03/31/25	01	PROJECT STEEL MATTERS	90-246-00-00-0011	92.00	
						INVOICE TOTAL:	92.00	*
	13482		03/31/25	01	PROJECT CARDINAL MATTERS	90-242-00-00-0011	161.00	
						INVOICE TOTAL:	161.00	*
	13740		04/28/25	01	YORKVILLE MARKETPLACE	90-232-00-00-0011	80.50	
				02	SUBDIVISION	** COMMENT **		
						INVOICE TOTAL:	80.50	*
	13742		03/31/25	01	CYRUS ONE MATTERS	90-227-00-00-0011	736.00	
						INVOICE TOTAL:	736.00	*
	13745		03/31/25	01	CYRUS ONE MATTERS	90-227-00-00-0011	3,990.50	
						INVOICE TOTAL:	3,990.50	*
	13746		03/31/25	01	CYRUS ONE MATTERS	90-227-00-00-0011	161.00	
						INVOICE TOTAL:	161.00	*
	13747		03/31/25	01	1115, LLC MATTERS	90-236-00-00-0011	184.00	
						INVOICE TOTAL:	184.00	*
	13748		03/31/25	01	BEECHER ROAD SOLAR	90-233-00-00-0011	138.00	
						INVOICE TOTAL:	138.00	*
	13785		03/31/25	01	HAMMAN-KELAKA MATTERS	90-238-00-00-0011	414.00	
						INVOICE TOTAL:	414.00	*
	13786		03/31/25	01	DMYF-LOFTUS	90-241-00-00-0011	172.50	
						INVOICE TOTAL:	172.50	*
						CHECK TOTAL:		9,591.00

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UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 05/13/25

FY 26

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542727	SUPERBEV	SUPERIOR BEVERAGE CO.INC.						
		730603	04/25/25	01	BEACH PARTY DRINKS	79-795-56-00-5606	2,055.00	
						INVOICE TOTAL:	2,055.00 *	
						CHECK TOTAL:		2,055.00
542728	SUPERBEV	SUPERIOR BEVERAGE CO.INC.						
		730606	04/25/25	01	MARGARITAS EN MAYO DRINKS	79-795-56-00-5606	2,031.60	
						INVOICE TOTAL:	2,031.60 *	
						CHECK TOTAL:		2,031.60
542729	TKELEVAT	TK ELEVATOR CORPORATION						
		3008496600	05/01/25	01	05/01-07/31 ELVATOR	82-820-54-00-5462	625.13	
				02	MAINTENANCE	** COMMENT **		
						INVOICE TOTAL:	625.13 *	
						CHECK TOTAL:		625.13
542730	VITOSH	CHRISTINE M. VITOSH						
		2320	04/17/25	01	04/09/25 P&Z MEETING	90-208-00-00-0011	144.62	
				02	04/09/25 P&Z MEETING	90-245-00-00-0011	144.63	
						INVOICE TOTAL:	289.25 *	
						CHECK TOTAL:		289.25
542731	YOUNGM	MARLYS J. YOUNG						
		040925-P&Z	04/20/25	01	04/09/25 P&Z MEETING MINUTES	90-208-00-00-0011	42.50	
				02	04/09/25 P&Z MEETING MINUTES	90-245-00-00-0011	42.50	
						INVOICE TOTAL:	85.00 *	
						CHECK TOTAL:		85.00
						TOTAL AMOUNT PAID:		83,407.45

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

UNITED CITY OF YORKVILLE
PAYROLL SUMMARY
April 25, 2025

	REGULAR	OVERTIME	TOTAL	IMRF	FICA	TOTALS
MAYOR & LIQ. COM.	$ 1,757.34	$ -	$ 1,757.34	$ -	$ 134.44	$ 1,891.78
ALDERMAN	7,190.00	-	7,190.00	-	550.05	7,740.05
ADMINISTRATION	22,634.94	-	22,634.94	1,502.95	1,667.54	25,805.43
FINANCE	13,385.76	-	13,385.76	888.82	991.46	15,266.04
POLICE	163,177.20	3,157.60	166,334.80	461.65	12,380.64	179,177.09
COMMUNITY DEV.	33,394.62	-	33,394.62	2,217.39	2,466.57	38,078.58
STREETS	30,348.36	189.65	30,538.01	2,027.72	2,254.21	34,819.94
BUILDING & GROUNDS	6,356.06	-	6,356.06	422.04	473.41	7,251.51
WATER	23,473.02	800.25	24,273.27	1,556.99	1,785.16	27,615.42
SEWER	16,301.46	-	16,301.46	1,082.41	1,198.67	18,582.54
PARKS	34,871.38	-	34,871.38	2,267.66	2,588.76	39,727.80
RECREATION	27,455.88	-	27,455.88	1,376.52	2,042.65	30,875.05
LIBRARY	18,625.25	-	18,625.25	770.10	1,372.65	20,768.00
TOTALS	$ 398,971.27	$ 4,147.50	$ 403,118.77	$ 14,574.25	$ 29,906.21	$ 447,599.23

TOTAL PAYROLL **$ 447,599.23**

UNITED CITY OF YORKVILLE

BILL LIST SUMMARY

Tuesday, May 13, 2025

ACCOUNTS PAYABLE		**DATE**		
FY 25				
Clerk's Check #131265 Kendall County Recorder *(Page 1)*		04/07/2025	$	287.00
Manual City Check Register - FY 25 *(Pages 2 - 3)*		04/24/2025		914,852.00
Clerk's Check #131266 Kendall County Recorder *(Page 4)*		04/23/2025		126.00
Clerk's Check #131267 Kendall County Recorder *(Page 5)*		04/24/2025		114.00
City MasterCard Bill Register - FY 25 *(Pages 6 - 20)*		04/25/2025		119,153.06
Manual City Check Register - FY 25 *(Pages 21 - 23)*		04/28/2025		9,393.00
Manual City Check Register - FY 25 *(Pages 24 - 27)*		04/30/2025		1,855.00
City Check Register - FY 25 *(Pages 28 - 59)*		05/13/2025		1,426,639.93
	SUB-TOTAL:		**$**	**2,472,419.99**
FY 26				
City Check Register - FY 26 *(Pages 60 - 63)*		05/13/2025		83,407.45
	SUB-TOTAL:			**$83,407.45**
WIRE PAYMENTS				
Blue Cross/ Blue Shield Insurance-May 2025		04/30/2025		186,479.87
	TOTAL PAYMENTS:			**$186,479.87**
PAYROLL				
Bi - Weekly *(Page 64)*		04/25/2025	$	447,599.23
	SUB-TOTAL:		**$**	**447,599.23**
	TOTAL DISBURSEMENTS:		**$**	**3,189,906.54**

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

Agenda Item Number

Mayor's Report #4

Tracking Number

CC 2025-40

Agenda Item Summary Memo

Title: Appointments to Boards and Commissions

Meeting and Date: City Council – May 13, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Mayor John Purcell

Name Department

Agenda Item Notes:

If additional items are available at the time of the meeting, they will be passed out.

2025 Board and Commission Appointments

BOARD/ COMMISSION	**NAME**	**TERM**	
Library Board	Jackie Milschewski	3 years	May 2025 – May 2028
Library Board	Ryan Forristall	3 years	May 2025 – May 2028
Library Board	Keri Pesola	3 years	May 2025 – May 2028

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

Agenda Item Number

Mayor's Report #5

Tracking Number

CC 2025-41

Agenda Item Summary Memo

Title: Selection of Mayor Pro Tem for Fiscal Year 2026

Meeting and Date: City Council – May 13, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Mayor John Purcell

Name Department

Agenda Item Notes:

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

Mayor Pro Tem List

FY 2026 -

FY 2025 - Alderman Transier *(carried over from the previous FY)*

FY 2024 – Alderman Transier was appointed on May 9, 2023

FY 2023 – Alderman Plocher *(carried over from the previous FY)*

FY 2022 – Alderman Plocher was appointed on October 26, 2021

FY 2022 – Alderman Milschewski was appointed on May 11, 2021

FY 2021 – Alderman Milschewski was appointed on May 12, 2020

FY 2020 – Alderman Milschewski was appointed on May 14, 2019

FY 2019 – Alderman Koch was appointed on May 8, 2018

FY 2018 – Alderman Frieders was appointed on May 9, 2017

FY 2017 – Alderman Teeling was appointed on May 10, 2016

FY 2016 – Alderman Milschewski was appointed on May 12, 2015

FY 2015 – Alderman Kot was appointed on May 13, 2014

FY 2014 – Alderman Funkhouser was appointed on May 28, 2013

FY 2013 – Alderman Colosimo was appointed on May 8, 2012

FY 2012 – Alderman Spears was appointed on May 10, 2011

FY 2011 – Alderman Plocher was appointed on May 11, 2010

FY 2010 – Alderman Golinski was appointed on May 12, 2009

FY 2009 – Alderman Werderich was appointed on May 13, 2008

FY 2008 – Alderman Munns was appointed on May 8, 2007

FY 2007 – Alderwoman Spears was appointed on June 27, 2006

FY 2006 – Alderwoman Burd was appointed on May 24, 2005

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

ORDINANCE NO. 2013-31

AN ORDINANCE REGARDING CITY COUNCIL PROCEDURES

Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 16th day of May, 2013

Published in pamphlet form by the
authority of the Mayor and City Council
of the United City of Yorkville, Kendall
County, Illinois on May 22, 2013.

Ordinance No. 2013-31

AN ORDINANCE REGARDING CITY COUNCIL PROCEDURES

WHEREAS, the United City of Yorkville (the "*City*") is a duly organized and validly existing non-home-rule municipality created in accordance with Article VII, Section 7 of the Constitution of the State of Illinois of 1970; and,

WHEREAS, the City Council of the United City of Yorkville first passed a Procedural Ordinance on November 8, 2011 as Ordinance 2011-65, and revised said ordinance on April 24, 2012 as Ordinance 2012-09 and again on October 9, 2012 as Ordinance 2012-33; and,

WHEREAS, the City Council of the United City of Yorkville, in accordance with the Illinois Compiled State Statutes, has the right to determine procedures for organizing and conducting all meetings of the City Council acknowledging that the City is bound by certain state and federal laws as well as legal precedents which cannot be supplanted by City ordinance; and,

WHEREAS, in keeping with this right, the City Council has adopted Roberts Rules of Order to outline the procedure to be followed during meetings and to regulate the actions of Council members and the public in attendance at such meetings; and,

WHEREAS, the City Council has discussed implementing additional procedures to supplement Roberts Rules of Order regarding City Council meetings and the four standing committees of the City Council – Administration, Economic Development, Public Safety and Public Works.

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

Section 1. Procedures for City Council Meetings:

a. City Council Meetings shall be regularly scheduled to convene on the 2nd and 4th Tuesday of each month at 7:00 p.m. in the City Hall Council Chambers.

b. Citizens in attendance at any meeting of the City Council shall be entitled to address the City Council on any agenda item prior to the Council's consideration of the Consent Agenda in order to permit the work of the City Council to proceed. Citizens shall be entitled to address the City Council on any matter immediately prior to adjournment.

c. No application presented during a public hearing shall be voted on during the same City Council meeting in which that public hearing is held. This provision may be waived by a supermajority of the City Council.

d. City Council meeting agenda items may be added by the Mayor, consent of four (4) aldermen, or direction from a committee.

e. The Mayor shall preside over City Council meeting as the Chairman, unless the Mayor is unavailable, at which time the Mayor Pro Tem shall preside.

f. The City Council shall appoint the Mayor Pro Tem at the first City Council meeting each May. The appointment shall occur by calling for open nominations at the meeting, and then a roll call votes on the nominations.

Section 2. Procedures for Committee Meetings:

a. Committee meetings shall be regularly held monthly, at the dates, times and locations as approved by the Committees.

b. The Mayor shall be a non-voting member of all standing committees.

c. The Mayor shall select committee rosters at the first City Council meeting in May following a municipal consolidated election (i.e. every two years).

d. Committee rosters may be switched by mutual, unanimous consent of the aldermen trading seats and the Mayor.

e. The Mayor shall select committee chairmen and vice-chairmen.

f. Any alderman may add any agenda item to any committee agenda.

g. Chairmen shall select liaisons to other organizations and boards by any means they deem necessary, provided that the other organizations by-laws may govern the selection of the liaison.

h. The four committees shall be:
    i. Administration
    ii. Economic Development
    iii. Public Safety
    iv. Public Works

i. Each committee shall be presided over by its chairman, or in the absence of the chairman, the vice-chairman.

j. Committee meetings may be cancelled by the Chairman of the committee if there is a not a quorum of the members present, or there are no agenda items which require action by a committee.

k. When moving items from the committee agenda to a City Council agenda, the committee shall make a recommendation whether that item should be on consent agenda or the committee's report. If on the committee's report, the committee shall make a recommendation whether the item is up for first reading, or is on the City Council agenda for action.

Section 3. 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 16 Day of MAY, A.D. 2013.

Beth Wanen
CITY CLERK

CARLO COLOSIMO	Y	KEN KOCH	Y
JACKIE MILSCHEWSKI	Y	LARRY KOT	Y
JOEL FRIEDERS	Y	CHRIS FUNKHOUSER	Y
ROSE ANN SPEARS	Y	DIANE TEELING	Y

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this 21 Day of MAY, A.D. 2013.

Gary A. Golinski
MAYOR

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

Agenda Item Number

Mayor's Report #6

Tracking Number

CC 2025-42

Agenda Item Summary Memo

Title: Appointments to City Council Committees

Meeting and Date: City Council – May 13, 2025

Synopsis: Committee assignments for Administration, Economic Development, Public Safety, and Public Works will be announced at this meeting.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

_____

Submitted by: Mayor John Purcell

Name Department

Agenda Item Notes:

_____

_____

_____

_____

_____

Have a question or comment about this agenda item?
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UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

ORDINANCE NO. 2013-31

AN ORDINANCE REGARDING CITY COUNCIL PROCEDURES

Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 16th day of May, 2013

Published in pamphlet form by the
authority of the Mayor and City Council
of the United City of Yorkville, Kendall
County, Illinois on May 22, 2013.

Ordinance No. 2013-31

AN ORDINANCE REGARDING CITY COUNCIL PROCEDURES

WHEREAS, the United City of Yorkville (the "*City*") is a duly organized and validly existing non-home-rule municipality created in accordance with Article VII, Section 7 of the Constitution of the State of Illinois of 1970; and,

WHEREAS, the City Council of the United City of Yorkville first passed a Procedural Ordinance on November 8, 2011 as Ordinance 2011-65, and revised said ordinance on April 24, 2012 as Ordinance 2012-09 and again on October 9, 2012 as Ordinance 2012-33; and,

WHEREAS, the City Council of the United City of Yorkville, in accordance with the Illinois Compiled State Statutes, has the right to determine procedures for organizing and conducting all meetings of the City Council acknowledging that the City is bound by certain state and federal laws as well as legal precedents which cannot be supplanted by City ordinance; and,

WHEREAS, in keeping with this right, the City Council has adopted Roberts Rules of Order to outline the procedure to be followed during meetings and to regulate the actions of Council members and the public in attendance at such meetings; and,

WHEREAS, the City Council has discussed implementing additional procedures to supplement Roberts Rules of Order regarding City Council meetings and the four standing committees of the City Council – Administration, Economic Development, Public Safety and Public Works.

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

Section 1. Procedures for City Council Meetings:

a. City Council Meetings shall be regularly scheduled to convene on the 2nd and 4th Tuesday of each month at 7:00 p.m. in the City Hall Council Chambers.

b. Citizens in attendance at any meeting of the City Council shall be entitled to address the City Council on any agenda item prior to the Council's consideration of the Consent Agenda in order to permit the work of the City Council to proceed. Citizens shall be entitled to address the City Council on any matter immediately prior to adjournment.

c. No application presented during a public hearing shall be voted on during the same City Council meeting in which that public hearing is held. This provision may be waived by a supermajority of the City Council.

d. City Council meeting agenda items may be added by the Mayor, consent of four (4) aldermen, or direction from a committee.

e. The Mayor shall preside over City Council meeting as the Chairman, unless the Mayor is unavailable, at which time the Mayor Pro Tem shall preside.

f. The City Council shall appoint the Mayor Pro Tem at the first City Council meeting each May. The appointment shall occur by calling for open nominations at the meeting, and then a roll call votes on the nominations.

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c. The Mayor shall select committee rosters at the first City Council meeting in May following a municipal consolidated election (i.e. every two years).

d. Committee rosters may be switched by mutual, unanimous consent of the aldermen trading seats and the Mayor.

e. The Mayor shall select committee chairmen and vice-chairmen.

f. Any alderman may add any agenda item to any committee agenda.

g. Chairmen shall select liaisons to other organizations and boards by any means they deem necessary, provided that the other organizations by-laws may govern the selection of the liaison.

h. The four committees shall be:
    i. Administration
    ii. Economic Development
    iii. Public Safety
    iv. Public Works

i. Each committee shall be presided over by its chairman, or in the absence of the chairman, the vice-chairman.

j. Committee meetings may be cancelled by the Chairman of the committee if there is a not a quorum of the members present, or there are no agenda items which require action by a committee.

k. When moving items from the committee agenda to a City Council agenda, the committee shall make a recommendation whether that item should be on consent agenda or the committee's report. If on the committee's report, the committee shall make a recommendation whether the item is up for first reading, or is on the City Council agenda for action.

Section 3. 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 16 Day of MAY, A.D. 2013.

Beth Wanen
CITY CLERK

CARLO COLOSIMO	Y	KEN KOCH	Y
JACKIE MILSCHEWSKI	Y	LARRY KOT	Y
JOEL FRIEDERS	Y	CHRIS FUNKHOUSER	Y
ROSE ANN SPEARS	Y	DIANE TEELING	Y

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this 21 Day of MAY, A.D. 2013.

Gary J. Golinski
MAYOR

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

Agenda Item Number

Mayor's Report #7

Tracking Number

CC 2025-43

Agenda Item Summary Memo

Title: Parks and Recreation Purchase of a Ford F-150 Pickup Truck

Meeting and Date: City Council – May 13, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

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

Council Action Requested: Approval

Submitted by: Tim Evans (Name) Parks and Recreation (Department)

Agenda Item Notes:

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

Memorandum

To: Yorkville City Council
From: Tim Evans, Director of Parks and Recreation
CC: Bart Olson, City Administrator
Date: May 5, 2025
Subject: Parks & Recreation Maintenance Truck Purchase Approval

---

Subject

Parks & Recreation Maintenance Truck Purchase Approval

Background

As part of the approved, Fiscal Year 26 City budget, the City designated $54,000 in Parks & Recreation capital funds for a new Parks maintenance truck. Staff received quotes from three (3) local dealerships for a Ford-150 maintenance truck, that were on the lot and available for purchase immediately. Quotes are for all three (3) new trucks with the same make, model, and basically the similar options are attached. Quotes are as follows:

a) Riverview Ford Quote: $43,283.00
b) Gjovik Ford Quote: $44,125.70
c) Gerald Ford: $43,315.70

In addition to being the less expensive of the three (3) quotes, and nearly $11,000 less that what was budgeted, the Riverview Ford quote also provides:

1) Spray-in bed liner, which protects the truck bed from scratches, dents, rust, corrosion and a non-slip surface for when staff removes items to and from the bed truck.
2) V8 engine, which will allow staff to pull trailers easier.
3) Aluminum rims that will not rust.

This new truck will replace the current 2008 pick-up truck and be used by full time staff on a daily basis for a variety of Parks maintenance issues, especially to maintain playground equipment. This will allow Parks staff to utilize the current 2008 pickup truck for part time and seasonal staff use.

Recommendation

Staff seeks City council approval to purchase the Ford F-150 Parks maintenance truck not to exceed the amount of $43,283 from Riverview Ford.

Resolution No. 2025-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, AUTHORIZING THE PURCHASE OF A FORD F-150 TRUCK FROM RIVER VIEW FORD, IN AN AMOUNT NOT TO EXCEED $43,283

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's Parks Department is in need of a new maintenance pickup truck; and

WHEREAS, the City solicited bids for a Ford F-150 pickup truck from three different local Ford dealerships; and

WHEREAS, River View Ford of Oswego, Illinois (the "*Supplier*") is a supplier of Ford vehicles, including trucks, and has provided the City with a quote for the purchase of a 2025 Ford F-150 truck (the "*Quote*"), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, pursuant to the provisions of the Quote, the Supplier shall provide the City a 2025 Ford F-150 truck for an amount not to exceed $43,283; and

WHEREAS, the Supplier quoted the price of the pickup truck for less than the two other local dealerships; 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 the purchase of a 2025 Ford F-150 pickup truck from the Supplier 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 bidding requirements, pursuant to the City's Code of Ordinances, and the City Administrator is hereby authorized and directed to proceed with the purchase of a Ford F-150 pickup truck, as described in the Quote, from River View Ford of Oswego, Illinois.

Section 3. This Resolution shall be in full force and effect upon its passage and approval as provided by law.

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

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY HYETT	_____	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

Hennessy's River View OSWEGO/AURORA FORD ILLINOIS
www.RiverViewFord.com

(630) 897-8900
FAX (630) 897-3366
2200 U.S. HWY. 30 • OSWEGO, ILLINOIS • 60543

DEAL #: 0016258
CUST #: 2072

RETAIL BUYER'S ORDER

Salesman STEVE C MISTINA

Date 05/01/2025

Purchaser	UNITED CITY OF YORKVILLE	Phone	630-885-3569 630-553-4350
Address	800 GAME FARM RD	County	KENDALL
City	YORKVILLE State IL	Zip Code	60560

WHAT BROUGHT YOU TO RIVER VIEW FORD, INC.?

I hereby agree to purchase from you under the terms and conditions specified the following:

New or Used NEW Year 2024 Make FORD Model F150

Ser. # 1FTMF1L59RKD52069 Ext. Color BLUE B3 Int. Color Stock # 45256

Delivery of this purchase is to be made 05/01/2025, _____, or as soon thereafter as possible. It is agreed, however, that neither you nor the Manufacturer will be liable for the failure to effect delivery.

CASH DELIVERED PRICE OF CAR	43575.00	$ 43575.00
SOLD AS EQUIPPED		
NEW CAR MILES 59	Vehicle Price	$ 43575.00
	Cook County Use Tax	$ NA
		NA
Payment of the net balance due is to be financed by credit arranged for by River View Ford, Inc., and this transaction is entirely contingent upon the terms of such credit plan when disclosure of such terms made to the Buyer. Drive Away ☐ Lic. App. ☐	Lic. Fees	208.00
	ILLINOIS SALES TAX	NA
	LUXURY TAX	NA
Signed X	**Total**	$ 43783.00

	NEW PLATE	TRANS.
CAR		
TRUCK X	X	

ERT FEE	$	35.00
License Fee	$	8.00
Title Fee	$	165.00
Documentary Fee	$	NA
Cook County Tax	$	NA
TOTAL	$	208.00

SETTLEMENT:

Deposit - Receipt No.		$ NA
Used Car Year - Make Series Body Style		
VIN		
Allow. $ NA Gross	Estimated Bal. Due $ NA	Equity $ NA
	Actual Verified	$
Balance Due To: Good Til:	___ Plan ☒ Rebate	$ 500.00
	C.O.D.	$ NA
	Net Balance Due	$ 43283.00
TRADE-IN MILES	**TOTAL**	$

Dealer's new car warranty is shown on the back of this order. It is agreed that there are no other warranties, either expressed or implied, covering a new car sold hereunder. If this agreement is for a used vehicle, the information you see on the (Federal Trade Commission) window form is part of this agreement. Information on the window form overrides any contrary provisions in the contract of sale.

This order is not binding on dealer until accepted by the dealer in writing. **MUST BE ACCEPTED BY AN OFFICER OF THE COMPANY ACCEPTED BY RIVER VIEW FORD, INC.**

By _____

Purchaser agrees, upon demand made by Seller, to execute and/or complete any and all documents necessary to consummate the transaction contemplated herein. If Purchaser fails or refuses to consummate the purchase of the motor vehicle contemplated hereby, or is otherwise in default under this Vehicle Purchase Order for Motor vehicle, Purchaser shall reimburse Seller for all fees, costs and expenses, including attorney's fees, incurred by Seller as a result of Purchaser's default hereunder. I have read the matter printed on the back hereof and agree to it as a part of Order the same as if it were printed above my signature, the front and back of Order comprise the entire agreement pertaining to this purchase, and no other agreement of any kind, understanding or promise whatsoever. Receipt of a copy of this Order is hereby acknowledged. I certify that I am 21 years of age or older. I have read, understand, and accept all provisions of the warranty statement covering this new Ford Motor company vehicle. The undersigned warrants the used car traded in to be in good condition, to have never been used commercially, in livery, as a taxicab, or as a police car, not to have a cracked or welded block, or not to have been seriously damaged and does not carry a salvage vehicle title. Purchaser acknowledges that there may have been certain transit and/or storage damage to the vehicle sold by the Seller herein, and Purchaser hereby release the Seller for any and all claims arising out of such transit and/or storage damage.

Buyer's Signature X

IBS-077171 Illiana Business Solutions, Inc. 708/354-4987 Rev (5/13)

GERALD FORD

Date/Time: Apr 30, 2025 09:48 AM
Buyer: Scott Sleezer
Phone: C: (630) 878-7291
Phone:
Address: 651 Prairie Point Dr
Yorkville, IL 60560

Salesperson: Kyle Cameron

2025 Ford F-150, Body Type: Regular Cab Pickup 14799

Color: Oxford White, 14 Miles VIN:1FTMF1LP9SKD50071

Cash	Balance Due
$ Down	
$0	$43,316

MSRP/Retail	$45,080.00
Discount	$3,315.00
Selling Price	$41,765.00
spray in	$698.00
Trade Difference	$41,765.00
Government Fees	$485.00
Proc/Doc Fees	$367.70
Subtotal (Selling Price +	$43,315.70
Total Balance Due	$43,315.70

X _____
Customer Signature

X _____
Co-Buyer Signature

_____
Date

_____
Date

All additional products are optional, including the Gerald Protection Package. You are not required to purchase any products in order to purchase a vehicle. The above figures are estimates and may be different than the figures in your final purchase order. Final monthly payment amounts will vary based on creditworthiness.

Sent from my iPhone

Prepared for: Mr. Scott Sleezer
Superintendent, Yorkville Parks
Prepared by: Michael Allison
04/28/2025

Gjovik Ford, Inc. | 12950 E. US Route 34 Plano Illinois | 60545

2025 F-150 4x4 Regular Cab 8' box 141" WB XL (F1L)

Price Level: 535 | Stock No: 14511 | VIN: 1FTMF1LP7SKD14511 | Quote ID: YrkvilleF1

Pricing Summary - Single Vehicle

	MSRP
Vehicle Pricing	
Base Vehicle Price	$42,365.00
Options	$2,040.00
Colors	$0.00
Upfitting	$0.00
Fleet Discount	$0.00
Fuel Charge	$0.00
Destination Charge	$1,995.00
Subtotal	$46,400.00

Pre-Tax Adjustments

Code	Description	MSRP
Discount	Gjovik Ford Discount	-$2,815.00
Subtotal		$43,585.00

Sales Taxes

Code	Description	MSRP
Doc	Documentry Fee	$367.70
L&T	M-Plates and title	$173.00
Subtotal		$44,125.70
Total		$44,125.70

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Note: Prices are good for 10 days from published date.


RIVER VIEW
Ford
Ford
4x4

Park & Recreation Capital (25-225) - Vehicles / Equipment / Park Improvements Summary

Account Number	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	
Description	Projected	Proposed	Projected	Projected	Projected	Projected	Totals
25-225-60-00-6070							
Vehicles	$ 91,840	$ 229,000	$ 147,000	$ 180,000	$ 225,000	$ 226,000	$ 1,098,840
Pickup Truck	39,680	-	55,000	56,000	-	60,000	210,680
Pickup Truck	52,160	54,000	54,000	54,000	-	60,000	274,160
Bucket Truck	-	175,000	-	-	-	-	175,000
Recreation Van	-	-	38,000	-	45,000	46,000	129,000
Pickup Truck	-	-	-	-	60,000	60,000	120,000
Dump Truck	-	-	-	70,000	-	-	70,000
Utility Truck	-	-	-	-	60,000	-	60,000
Utility Truck	-	-	-	-	60,000	-	60,000
	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	
25-225-60-00-6060							
Equipment	$ 192,010	$ 72,000	$ 188,000	$ 81,000	$ 44,000	$ 104,000	$ 681,010
Mower	15,520	16,000	16,000	17,000	17,000	17,000	98,520
Boom Sprayer	-	-	30,000	-	-	-	30,000
Skid Steer	72,440	-	-	-	-	-	72,440
Watering Trailer and Tank	12,650	-	-	-	-	-	12,650
Safety Barriers	-	-	-	-	-	-	-
Lightening Detectors	31,200	-	-	-	-	-	31,200
Gator	-	-	20,000	-	-	-	20,000
Forester Woodchipper Attachment	45,000	-	-	-	-	-	45,000
Wing Mower	-	-	70,000	-	-	-	70,000
Fork Truck	-	30,000	-	-	-	-	30,000
Miscellaneous Recreation Equipment	5,000	16,000	15,000	15,000	15,000	15,000	81,000
Utility Brush Mower	-	-	10,000	-	-	-	10,000
Replace Trash Cans	10,200	10,000	10,000	12,000	12,000	12,000	66,200
Trailer	-	-	7,000	-	-	-	7,000
Trailer	-	-	10,000	-	-	-	10,000
Paint Sprayer	-	-	-	20,000	-	-	20,000
Mower	-	-	-	17,000	-	-	17,000
John Deere 4500 Tractor	-	-	-	-	-	60,000	60,000
	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	

Park & Recreation Capital (25-225) - Vehicles / Equipment / Park Improvements Summary (continued)

Account Number	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	
Description	Projected	Proposed	Projected	Projected	Projected	Projected	Totals
25-225-60-00-6010							
Park Improvements	$ 229,080	$ 173,900	$ 230,000	$ 330,000	$ 270,000	$ 630,000	$ 1,862,980
Playgrounds - Rotary Park	191,369	-	50,000	-	-	-	241,369
Playgrounds - Prestwick Park	-	50,000	-	-	-	-	50,000
Riverfront Park Projects	-	-	50,000	-	-	-	50,000
Playground Installation Funds	37,711	-	25,000	25,000	25,000	25,000	137,711
Playgrounds - Cannonball Park	-	123,900	-	-	-	-	123,900
Playgrounds - Sunflower Park	-	-	105,000	-	-	-	105,000
Grande Reserve - Park C	-	-	-	40,000	-	-	40,000
Playgrounds - Bridge Park	-	-	-	90,000	-	-	90,000
Playgrounds - Raintree A Park	-	-	-	-	90,000	-	90,000
Playgrounds - Stepping Stones Park	-	-	-	125,000	-	-	125,000
Playgrounds - Bristol Bay Park	-	-	-	50,000	-	-	50,000
Playgrounds - Hiding Spot Park	-	-	-	-	-	165,000	165,000
Playgrounds - Gilbert Park	-	-	-	-	-	80,000	80,000
Playgrounds - Bristol Station Park	-	-	-	-	155,000	-	155,000
Grande Reserve - Park F	-	-	-	-	-	120,000	120,000
Grande Reserve - Park G	-	-	-	-	-	120,000	120,000
Grande Reserve - Park H	-	-	-	-	-	120,000	120,000
	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	
Grand Totals	$ 512,930	$ 474,900	$ 565,000	$ 591,000	$ 539,000	$ 960,000	$ 3,642,830

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

Agenda Item Number

Mayor's Report #8

Tracking Number

CC 2025-44

Agenda Item Summary Memo

Title: Res. Approving a Water Connection Fee Grant to Yorkville Community School District 115

Meeting and Date: City Council – May 13, 2025

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson (Name) Administration (Department)

Agenda Item Notes:

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

Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: May 8, 2025
Subject: Yorkville School District water connection fee waiver

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Summary

Consideration of a grant/water connection fee waiver to the Yorkville School District for their temporary classrooms.

Background

The Yorkville School District is in the middle of constructing three new temporary classroom buildings near Grande Reserve, Autumn Creek, and Bristol Bay elementary schools. Each new building has its own, new water connection and should be charged a water connection fee per City Code. The total value of the water connection fees is $21,000, and the Mayor and staff have recommended waiving the connection fees at this time. Accordingly, Attorney Lamb has drafted a resolution granting a connection fee waiver via an economic development grant.

Recommendation

Staff recommends approval of the resolution providing the water connection fee waiver / grant.

Resolution 2025-____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING A WATER CONNECTION FEE GRANT TO YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115

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, Yorkville Community Unit School District 115 ("*SD115*"), a duly organized and validly existing school district created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State, has experienced growth in its student population due to economic development and corresponding population growth within the City; and

WHEREAS, SD115 is required to expand its facilities to accommodate this influx of students, and plans to build three temporary structures over the summer of 2025, each of which will hold four classrooms; and

WHEREAS, the City is authorized through Section 8-1-2.5 of the Illinois Municipal Code (65 ILCS 5/8-1-2.5), to make grants to any other governmental entity for economic development purposes; and

WHEREAS, the City therefore desires to grant SD115 the cost of connecting the three temporary structures to the City's water infrastructure, said structures being built for the purpose of holding classrooms for new student growth caused by the City's increased economic development and residential growth.

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

Section 1: The above recitals are incorporated herein and made a part of this Resolution.

Section 2: The Corporate Authorities of the City hereby grant funds to Yorkville Community Unit School District 115 an amount not to exceed the funds required to connect three temporary structures, each intended to hold four classrooms to the City's water infrastructure.

Section 3. The City Administrator is hereby authorized to take such actions as may be needed to effectuate the grant awarded pursuant to Section 2 of this Resolution.

Section 4. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

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

_____

CITY CLERK

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

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

_____

MAYOR

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

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)

Meeting and Date: City Council – May 13, 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: PZC – 3/12/25 Action Taken: Moved forward to City Council agenda.

Item Number: PZC 2024-22 & EDC 2025-05

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Sara Mendez (Name) Community Development (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: April 29, 2025
Subject: **PZC 2024-22 Beecher Road Solar, LLC (Expansion)/Nexamp – Solar Farm**

UPDATE FROM APRIL 22ND CITY COUNCIL MEETING:

The petitioner has submitted updated plans showing a change in the height of the solar arrays from the originally proposed 30 feet to 10 feet. Staff directed the petitioner to submit updated plans and a narrative explaining the change after the petitioner presented the new 10-foot height without prior notice at the April 22, 2025, City Council meeting. Due to the lack of communication and significant deviation from the submitted application materials, City Council tabled the item to the May 13, 2025, meeting for the final vote.

All application materials submitted by the petitioner since August 2024 clearly indicated a maximum solar panel height of 30 feet at full tilt. Although the petitioner submitted a revised site plan after the public hearing on March 12, 2025, proposing a 10-foot fence with slats along the south and southeast portions of the solar farm to address concerns from a neighboring property owner, at no point did the petitioner notify staff of any change to the height of the solar arrays prior to the April 22nd meeting.

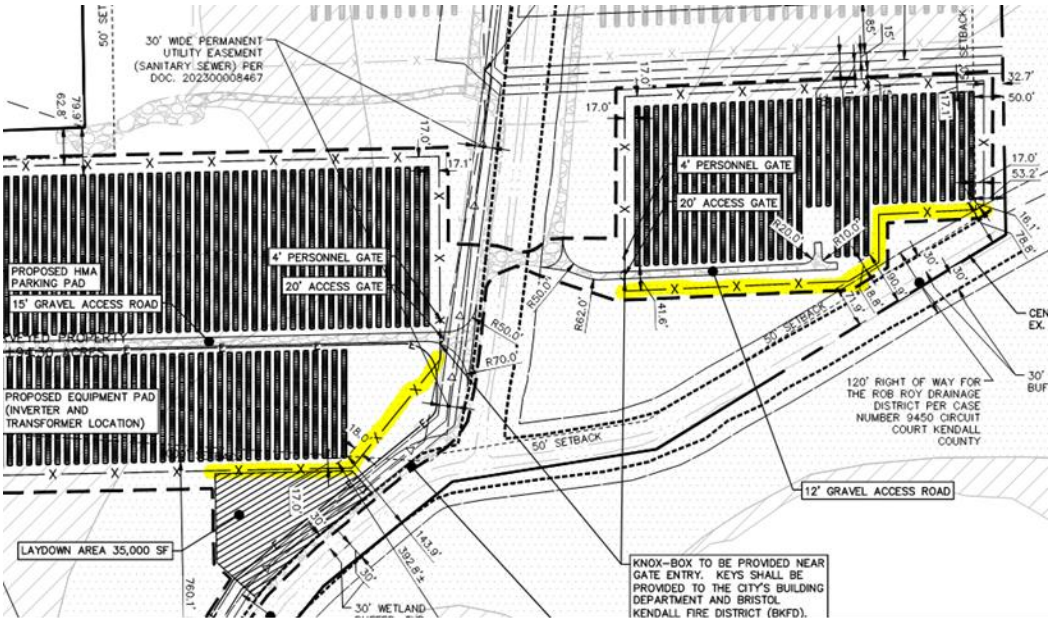
The petitioner's updated narrative states that the change in the height of the solar arrays is in response to public comments received during the public hearing. The petitioner's revised plans will be incorporated into the draft ordinance.

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.

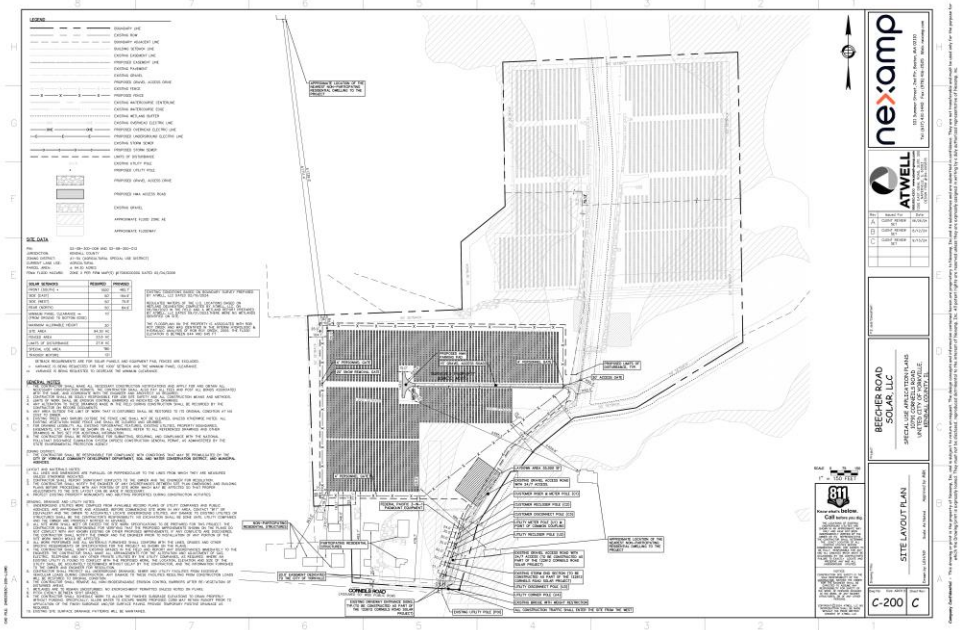
With the revised placement of the solar arrays, the solar farm will now be approximately 2,600 feet west of IL Route 47, compared to the originally planned 4,000 feet. Additionally, the petitioner has adjusted the proposed acreage and number of solar arrays, reducing the total project area from 23.6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

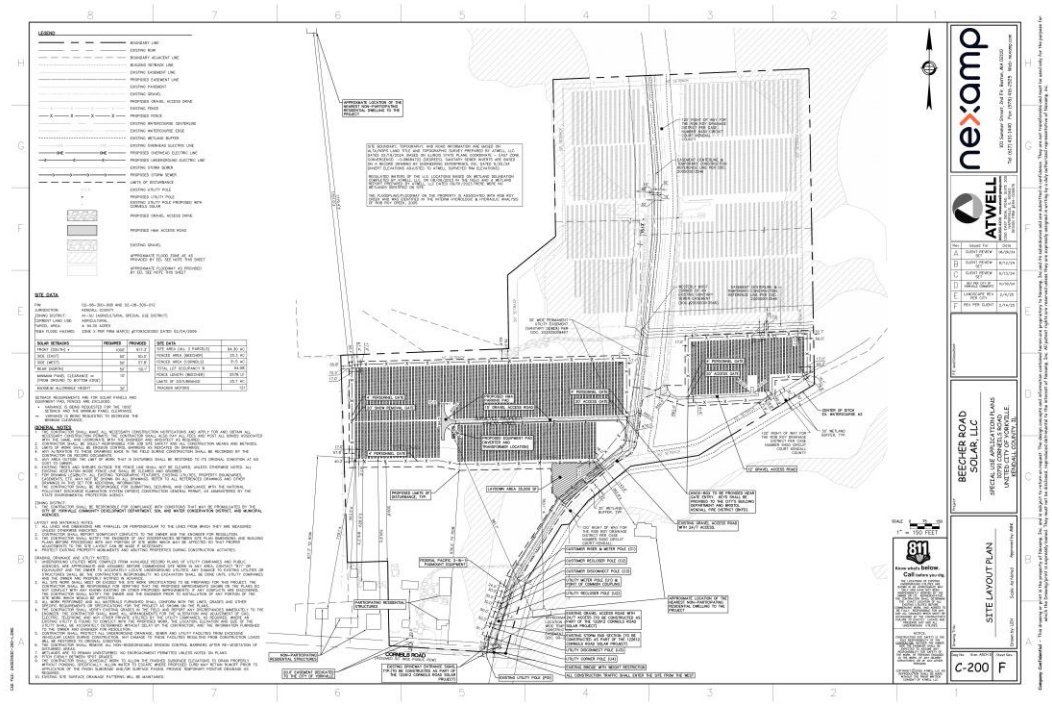
Lastly, the petitioner's revised site plan proposes a 10-foot fence with slats along the south and southeast portions of the solar farm, as highlighted below, to accommodate the request of the property owner directly southeast, who sought a taller fence along their property line. The remainder of the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



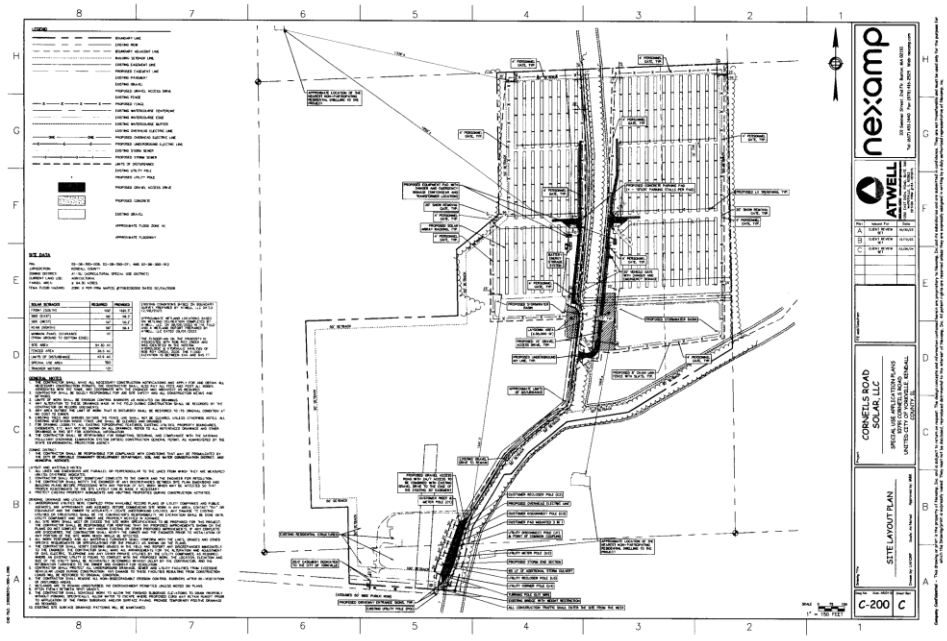
PROJECT SUMMARY:

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 east of Beecher Road, and approximately 2,600 feet west 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.





The proposed solar farm is an expansion of the recently approved Corneils Road Solar project. The property proposed for the solar farm is a part of an approved annexation, rezoning, and special use approval for 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 east of Beecher Road, and approximately 2,600 feet west of IL Route 47 (N Bridge Street), subject to staff recommendations in a memo dated February 21, 2025.

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

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 04.25.25 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
33) Updated Narrative – dated 04.25.25

Ordinance No. 2025-_____

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, EAST OF BEECHER ROAD, AND WEST 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 east of Beecher Road, and approximately 2,600 feet west 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. That the Planning and Zoning Commission made the following findings of fact:

i. That the proposed use will not be unreasonably detrimental, or injurious, to the public health, safety, morals, comfort or general welfare and will be an enhancement to the City as it will provide a source of solar collection through the solar array that will hook directly into the Commonwealth Edison grid, and is environmentally friendly.

ii. That the proposed solar array will be constructed in a manner that will not cause damage to the surrounding property owners.

iii. The proposed solar array will not detrimentally affect the operation and development of surrounding property, and will not impede existing uses on surrounding properties.

iv. Adequate utilities are being provided, as the property is in a location that provides ready access to the Commonwealth Edison grid, along with easy access to Illinois Route 47.

v. Once the solar array is installed and functional, there will be virtually no traffic to the site, due to the nature of the use; and a minimal amount of traffic will occur during the construction phase.

vi. The proposed use is not contrary to the objectives of the City's comprehensive plan, as it complies with all the City's requirements for solar arrays, as well as State requirements for such facilities.

and therefore recommend the City Council approve the requested special use.

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 BEGINNINC; 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"38'2S" 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 LYINC 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 and February 27, 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 April 25, 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 _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY HYETT	_____	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

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
Erosion Control/Contractor Fees				
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
Site Demolition				
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
Racking and Module Removal				
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
Wiring Removal				
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
Power Conditioning Equipment Removal				
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
Equipment Pad Removal				
Remove Pad	1	EACH	$750.00	$750.00
Sub-Total				$750.00
Decommisioning Total (Present Value)				**$152,786.99**
Decommisioning Total (3% Inflation over 25 Years)				**$319,902.03**

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.

Exhibit B

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 – 1st 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)
Mr. Eric Dhuse, Director of Public Works (via email)
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
Mr. Matt Kwiatkowski, NexAmp (via email)
Mr. Dan Kramer, Attorney (via email)
TNP, PGW2, EEI (via e-mail)

\\Milkyway\EEI_Storage\Docs\Public\Yorkville\2024\YO2402-DR Corneils Road Solar, LLC Nexamp Solar-Bennett\Docs\lcoyReview01 Beecher Rd Solar - Landscape.doc

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

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 – 1st Submittal
United City of Yorkville

Dear Krysti:

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

- Final Engineering Plans (12 sheets) dated 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

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
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

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 – 2nd 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.

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
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

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

Exhibit C

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 KWIATKOWSKI

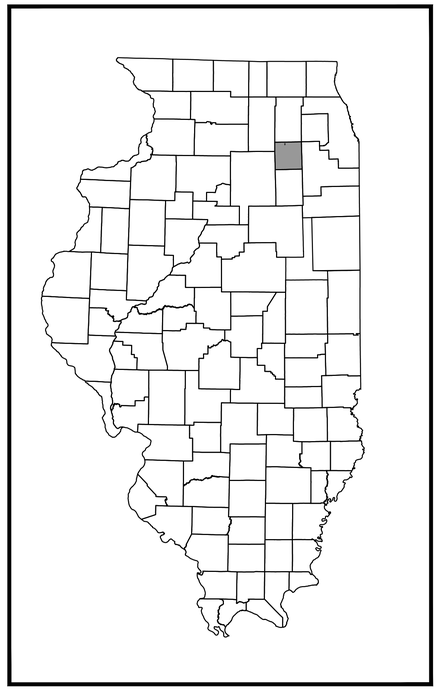
CIVIL ENGINEER/LANDSCAPE ARCHITECT/SURVEYOR
ATWELL, LLC
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
PHONE: (630) 577-0800
FAX: (630) 577-0900
CONTACT: MICHAEL KEITH, P.E.

GOVERNING AGENCIES CONTACTS

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UNITED CITY OF YORKVILLE
651 PRARIE 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



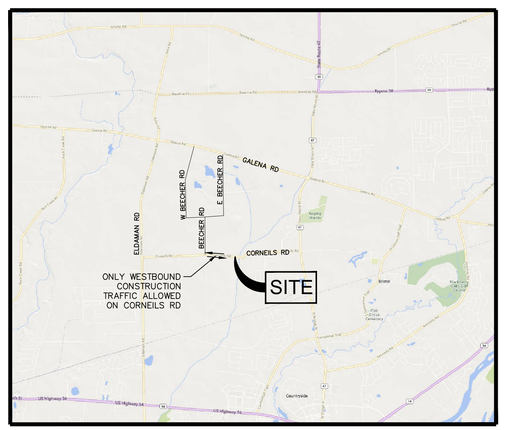
ILLINOIS
NOT TO SCALE

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



KENDALL COUNTY
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 5000'

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

ATWELL
866.850.0200 www.atwell.com
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-005878

Rev	Issued For	Date
C	CLIENT REVIEW SET	9/13/24
D	REV PER 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
H	NOTES UPDATE	4/25/25

P.E. seal/Consultant:

Project:
BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNEILS ROAD
UNITED CITY OF YORKVILLE,
KENDALL COUNTY, IL

Drawing Title:
COVER SHEET
NOT FOR CONSTRUCTION
Drawn by: LEH Scale: As Noted Approved by: MBK

Dwg No: C-000 Size: ARCH D Sheet Rev: H

CAD FILE: 240031830-000-CV.DWG

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LEGEND

- BOUNDARY LINE
- EXISTING ROW
- BOUNDARY ADJACENT LINE
- EXISTING EASEMENT LINE
- EXISTING SETBACK LINE
- 640 / 642 EXISTING CONTOUR
- EXISTING PAVEMENT
- EXISTING GRAVEL
- EXISTING STORM SEWER
- OHE EXISTING OVERHEAD ELECTRIC
- OHTV EXISTING OVERHEAD CABLE
- ROB ROY CREEK
- EXISTING FENCE
- EXISTING WATERCOURSE CENTERLINE
- EXISTING WATERCOURSE EDGE
- EXISTING WETLAND BUFFER
- EXISTING VEGETATION LINE
- 100 BASE FLOOD ELEVATION = 644.06 FT AS PROVIDED IN PRELIMINARY FLOODPLAIN ANALYSIS (SEE NOTE THIS SHEET)
- SECTION CORNER
- ○F FOUND IRON ROD
- ×F FOUND PK NAIL
- EXISTING SIGN
- EXISTING TREE
- EXISTING SANITARY MANHOLE
- EXISTING FLARED END SECTION
- □T EXISTING TELEPHONE RISER
- EXISTING ELECTRIC MARKER
- ○U.P. EXISTING UTILITY POLE
- EXISTING MAILBOX
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING BUILDING
- EXISTING GRAVEL
- APPROXIMATE FLOOD ZONE AE AS PROVIDED BY EEI, SEE NOTE THIS SHEET
- APPROXIMATE FLOODWAY AS PROVIDED BY EEI, SEE NOTE THIS SHEET

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 FOLLOMNG 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, 402.08 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 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, 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

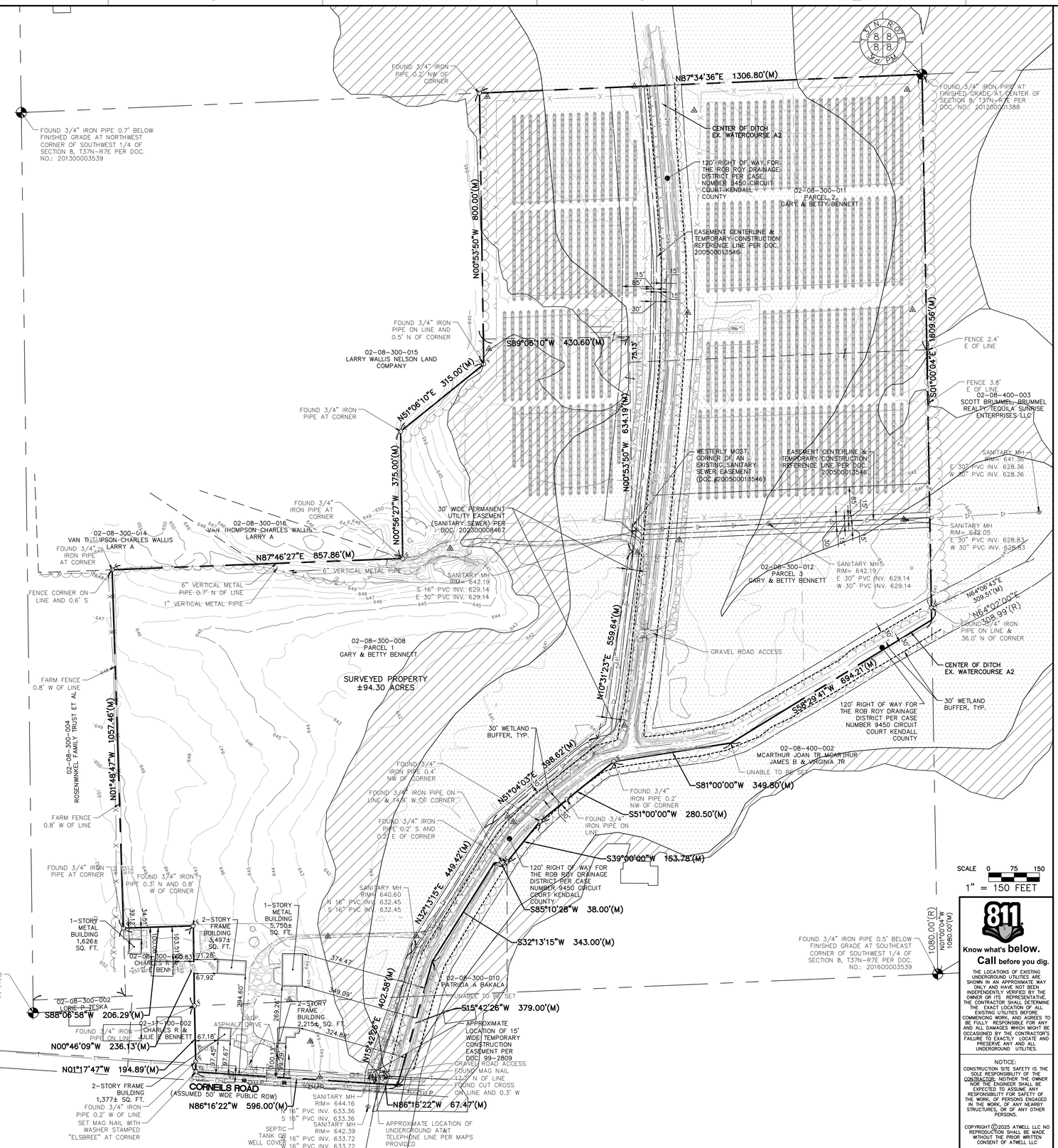
TO A POINT OF BEGINNING; EXCEPT THAT PART THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHERNMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 85°20 25" WEST ALONG SAID CENTER LINE OF CORNEILS ROAD, 67.47 FEET FOR A POINT OF BEGINNING; THENCE NORTH 16°38'23" 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 LYINC 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 ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY PREPARED BY ATWELL, LLC DATED 02/19/2024. BASED ON ILLINOIS STATE PLANE GRID COORDINATE – EAST ZONE. CONVERGENCE: –0.08684722 (DEGREES). SANITARY SEWER INVERTS ARE BASED ON A RECORD DRAWING BY ENGINEERING ENTERPRISES, INC. DATED 9/20/24 (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 IN 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, 2005.

THE BASE FLOOD ELEVATION WAS IDENTIFIED IN THE CORNEILS STORMWATER REPORT BY ATWELL, LLC DATED 3/22/24 AS 644.06 FT



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Tel: (617) 431-1440 Fax: (978) 416-2525 Web: nexamp.com

ATWELL
866.850.4200 www.atwell.com
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-005878

Rev	Issued For	Date
C	CLIENT REVIEW SET	9/13/24
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F	REV PER CLIENT	2/14/25
G	FENCE UPDATE	3/21/25
H	NOTES UPDATE	4/25/25

P.E. seal/Consultant:

Project:
BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNEILS ROAD
UNITTED CITY OF YORKVILLE, KENDALL COUNTY, IL

Drawing Title:
EXISTING CONDITIONS PLAN
NOT FOR CONSTRUCTION
Drawn by: LEH Scale: As Noted Approved by: MBK

Dwg No: C-100 Size: ARCH D Sheet Rev: H

811 Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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CAD FILE: 240031830--100--EC.DWG

LEGEND

- BOUNDARY LINE
- EXISTING ROW
- PROPOSED ROW
- BOUNDARY ADJACENT LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING PAVEMENT
- EXISTING GRAVEL
- PROPOSED GRAVEL ACCESS DRIVE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING WATERCOURSE CENTERLINE
- EXISTING WATERCOURSE EDGE
- EXISTING WETLAND BUFFER
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED OVERHEAD 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 CORNEILS SOLAR
- PROPOSED GRAVEL ACCESS DRIVE
- PROPOSED HMA ACCESS ROAD
- EXISTING GRAVEL
- APPROXIMATE FLOOD ZONE AE AS PROVIDED BY EEI, SEE NOTE THIS SHEET
- APPROXIMATE FLOODWAY AS PROVIDED BY EEI, SEE NOTE THIS SHEET

SITE DATA

PIN: 02-08-300-008 AND 02-08-300-012
JURISDICTION: KENDALL COUNTY
ZONING DISTRICT: A1-SU (AGRICULTURAL SPECIAL USE DISTRICT)
CURRENT LAND USE: AGRICULTURAL
PARCEL AREA: ± 94.30 ACRES
FEMA FLOOD HAZARD: ZONE X PER FIRM MAP(S) #17093C0030G DATED 02/04/2009

SOLAR SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH) *	1000'	902.3'
SIDE (EAST)	50'	50.0'
SIDE (WEST)	50'	57.8'
REAR (NORTH)	50'	50.1'
MINIMUM PANEL CLEARANCE ** (FROM GROUND TO BOTTOM EDGE)	10'	3.0'
MAXIMUM ALLOWABLE HEIGHT***	30'	9'-11" (10' AVG)

SITE DATA	
SITE AREA (ALL 3 PARCELS)	94.30 AC
FENCED AREA (BEECHER)	20.3 AC
FENCED AREA (CORNEILS)	31.5 AC
TOTAL LOT OCCUPANCY %	54.9%
FENCE LENGTH (BEECHER)	5578 LF
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 1000' SETBACK AND THE MINIMUM PANEL CLEARANCE.
- ** VARIANCE IS BEING REQUESTED TO DECREASE THE MINIMUM CLEARANCE.
- *** THE HEIGHT OF THE PANELS WILL BE SET TO BE A MAXIMUM OF 10'; HOWEVER, DUE TO CHANGES IN TOPOGRAPHY, THE PANELS COULD FLUCTUATE 1' IN EITHER DIRECTION. THE PORTION OF THE FENCE THAT WILL BE 10' WILL BE FIELD ADJUSTED TO PROVIDE THE NECESSARY HEIGHT TO SCREEN THE PANELS FROM THE HOUSE TRACK

GENERAL NOTES

1. 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.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
3. LIMITS OF WORK SHALL BE EROSION CONTROL BARRIERS AS INDICATED ON DRAWINGS.
4. ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
5. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
6. 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.
7. 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.
8. 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:

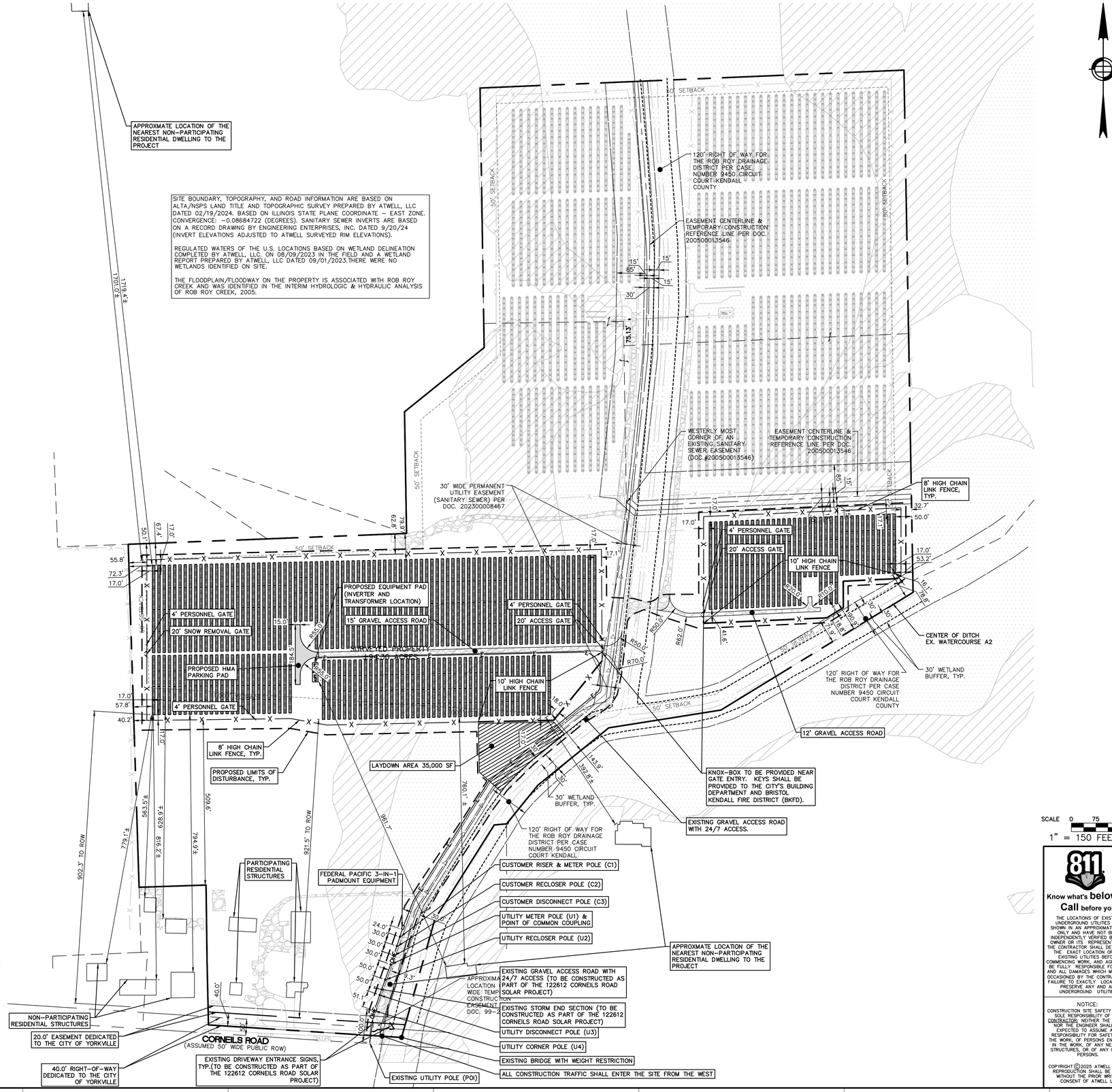
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CONDITIONS THAT MAY BE PROMULGATED BY THE **CITY OF YORKVILLE COMMUNITY DEVELOPMENT DEPARTMENT, SOIL AND WATER CONSERVATION DISTRICT, AND MUNICIPAL AGENCIES.**

LAYOUT AND MATERIALS NOTES:

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
2. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION.
3. 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.
4. PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING 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 NOTIFIED 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 THE PLANS.
4. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT 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 WITHOUT DELAY BY 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 WILL 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. PITCH EVENLY BETWEEN SPOT GRADES.
9. THE CONTRACTOR SHALL SCHEDULE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PONDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
10. EXISTING SITE SURFACE DRAINAGE PATTERNS WILL BE MAINTAINED.



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NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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P.E. seal/Consultant:

Project:
BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNEILS ROAD
UNITTED CITY OF YORKVILLE,
KENDALL COUNTY, IL

Drawing Title:
SITE LAYOUT PLAN
NOT FOR CONSTRUCTION
Drawn by: LEH Scale: As Noted Approved by: MBK

Dwg No: C-200 Size: ARCH D Sheet Rev: H

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LEGEND

- BOUNDARY LINE
- EXISTING ROW
- PROPOSED ROW
- BOUNDARY ADJACENT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- 640 642 EXISTING CONTOUR
- EXISTING STORM SEWER
- LIMITS OF DISTURBANCE
- EXISTING WATERCOURSE CENTERLINE
- EXISTING WATERCOURSE EDGE
- EXISTING WETLAND BUFFER
- 100 100 100 100 100 100 BASE FLOOD ELEVATION = 644.06 FT AS PROVIDED IN PRELIMINARY FLOODPLAIN ANALYSIS (SEE NOTE THIS SHEET)
- APPROXIMATE FLOOD ZONE AE AS PROVIDED BY EEI, SEE NOTE THIS SHEET
- APPROXIMATE FLOODWAY AS PROVIDED BY EEI, SEE NOTE THIS SHEET

SITE BOUNDARY, TOPOGRAPHY, AND ROAD INFORMATION ARE BASED ON ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY PREPARED BY ATWELL, LLC DATED 02/19/2024. BASED ON ILLINOIS STATE PLANE COORDINATE – EAST ZONE. CONVERGENCE: –0.08684722 (DEGREES). SANITARY SEWER INVERTS ARE BASED ON A RECORD DRAWING BY ENGINEERING ENTERPRISES, INC. DATED 9/20/24 (INVERT ELEVATIONS ADJUSTED TO ATWELL SURVEYED RIM ELEVATIONS).

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THE BASE FLOOD ELEVATION WAS IDENTIFIED IN THE CORNEILS STORMWATER REPORT BY ATWELL, LLC DATED 3/22/24 AS 644.06 FT

SITE DATA TABLE	
TOTAL PROJECT AREA (ACRES)	94.3
TOTAL DISTURBED AREA (ACRES)	25.7
*EXISTING IMPERVIOUS AREA (ACRES)	0.7
*PROPOSED IMPERVIOUS AREA (ACRES)	0.7

*WITHIN LIMITS OF DISTURBED AREA

STORMWATER SUMMARY

- THE DRAINAGE AREA WILL NOT BE ALTERED BETWEEN THE EXISTING CONDITIONS AND THE PROPOSED CONDITIONS.
- DUE TO THE LARGE REDUCTION IN CURVE NUMBER BETWEEN THE EXISTING AND PROPOSED CONDITIONS USING FAVORABLE GROUND COVER PLANTINGS, THE PROPOSED RUNOFF WILL BE REDUCED; THUS, CAUSING NO NEGATIVE IMPACTS ON THE DOWNSTREAM TRIBUTARY AREAS. FINAL REPORT AND ANALYSIS WILL BE PROVIDED WITH FINAL ENGINEERING PLANS.

EROSION CONTROL AND SEDIMENTATION NOTES:

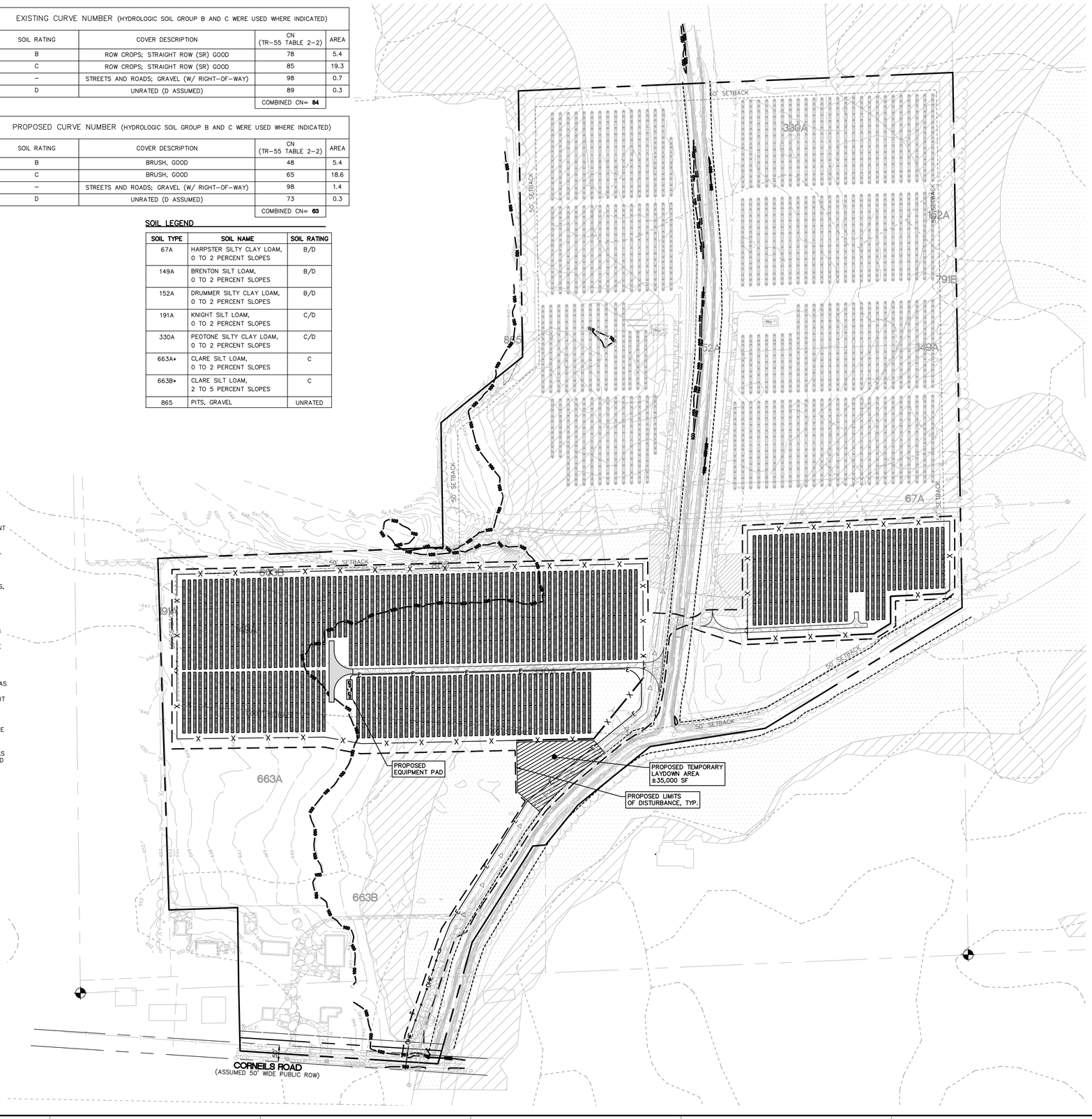
1. AN EROSION CONTROL BARRIER SHALL BE INSTALLED AS INDICATED IN THE PLAN PRIOR TO THE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES DURING THE ENTIRE CONSTRUCTION PERIOD.
3. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHALL BE SWEPT AT THE END OF EACH WORKING DAY.
4. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
5. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF–SITE.
6. SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR THE DURATION OF THE PROJECT.
7. ALL TOPSOIL ENCOUNTERED WITHIN THE LIMITS OF THE PROPOSED PERMANENT AND TEMPORARY GRAVEL ROADS, EQUIPMENT PAD AREA, AND AREAS OF CUT AND FILL SHALL BE STRIPPED AS NEEDED AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE DISPOSED OF ON SITE AS DIRECTED BY OWNER. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
8. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
9. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
10. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS, AND ANY DENUDED SURFACE WHICH WILL BE EXPOSED FOR AN EXTENDED PERIOD OF TIME SHALL BE STABILIZED AS REQUIRED.
11. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO ENSURE THAT CHANNELS, DITCHES, AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION CONTROL BARRIERS ARE IN TACT.
12. DUST SHALL BE CONTROLLED AS NEEDED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR REPRESENTATIVE.
13. CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM MIGRATING OUTSIDE THE LIMIT OF WORK.
14. ADDITIONAL EROSION CONTROL SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR REPRESENTATIVE.
15. CLEAN AND MAINTAIN EROSION CONTROL BARRIER AS REQUIRED DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.
16. OVERALL SITE DEVELOPMENT WILL MAINTAIN EXISTING TOPOGRAPHY AND STORMWATER DRAINAGE PATTERNS.
17. THE OVERALL DEVELOPMENT WILL BE RE–SEEDED AS NEEDED TO DEVELOP A PERMANENT VEGETATIVE COVER AS INDICATED ON THE LANDSCAPE PLAN. COVER CROP OR OTHER TEMPORARY STABILIZATION WILL BE IMPLEMENTED IN THE INTERIM.
18. NO CONSTRUCTION ACTIVITIES, AS PART OF THE SITE DEVELOPMENT, SHALL OCCUR WITHIN ANY DELINEATED WETLANDS OR WETLAND BUFFERS, AS REQUIRED BY THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES.

EXISTING CURVE NUMBER (HYDROLOGIC SOIL GROUP B AND C WERE USED WHERE INDICATED)			
SOIL RATING	COVER DESCRIPTION	CN (TR–55 TABLE 2–2)	AREA
B	ROW CROPS; STRAIGHT ROW (SR) GOOD	78	5.4
C	ROW CROPS; STRAIGHT ROW (SR) GOOD	85	19.3
–	STREETS AND ROADS; GRAVEL (W/ RIGHT–OF–WAY)	98	0.7
D	UNRATED (D ASSUMED)	89	0.3
		COMBINED CN= **84**	

PROPOSED CURVE NUMBER (HYDROLOGIC SOIL GROUP B AND C WERE USED WHERE INDICATED)			
SOIL RATING	COVER DESCRIPTION	CN (TR–55 TABLE 2–2)	AREA
B	BRUSH, GOOD	48	5.4
C	BRUSH, GOOD	65	18.6
–	STREETS AND ROADS; GRAVEL (W/ RIGHT–OF–WAY)	98	1.4
D	UNRATED (D ASSUMED)	73	0.3
		COMBINED CN= **63**	

SOIL LEGEND

SOIL TYPE	SOIL NAME	SOIL RATING
67A	HARPSTER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
149A	BRENTON SILT LOAM, 0 TO 2 PERCENT SLOPES	B/D
152A	DRUMMER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
191A	KNIGHT SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D
330A	PEOTONE SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	C/D
663A*	CLARE SILT LOAM, 0 TO 2 PERCENT SLOPES	C
663B*	CLARE SILT LOAM, 2 TO 5 PERCENT SLOPES	C
865	PITS, GRAVEL	UNRATED



SCALE 0 75 150
1" = 150 FEET

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P.E. seal/Consultant:

Project:
BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNELS ROAD
UNITED CITY OF YORKVILLE,
KENDALL COUNTY, IL

Drawing Title:
STORMWATER MANAGEMENT PLAN
NOT FOR CONSTRUCTION
Drawn by: LEH Scale: As Noted Approved by: MBK

Dwg No: C-300 Size: ARCH D Sheet Rev: H

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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 (640 / 642)
- EXISTING STORM SEWER
- EXISTING OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISTING OVERHEAD CABLE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING VEGETATION LINE
- BASE FLOOD ELEVATION = 644.06 FT
- PROPOSED POLLINATOR FRIENDLY SEED MIX
- PROPOSED IDOT CLASS 7 SEED MIX
- PROPOSED IDOT SEED MIX IN ROW
- APPROXIMATE FLOOD ZONE AE
- APPROXIMATE FLOODWAY
- PROPOSED SHRUBS
- PROPOSED EVERGREEN TREE

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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 CRIBBING 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 STANDARD 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.

PLANT CALCULATIONS

ORDINANCE COMPLIANCE MATRIX
Acres: 25.8 acres
Street Frontage (Corneils Rd): 596.00 feet
USDA Zone: 5 (-20 degrees to -10 degrees)

Ch. 12, LANDSCAPE ORDINACE
Section 8-12-3: GENERAL STANDARDS

Lot landscaping:

requirement	required	provided
2. Nonresidential: 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 trees
"Assume City of Yorkville can adminstratively approve less total shrubs on the basis that a solar development would be hindered by more plant material.	843 shrubs	384 *shrubs

PLANT SCHEDULE

EVERGREEN TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MIXTURE %	
PA	52	*Picea abies 'Cupressina'	Columnar Norway Spruce	20' H	34%	*Request approval of
JS	51	*Juniperus scopulorum 'Cologreen'	Cologreen Juniper	15-20' H	33%	suggested alternative
PF	51	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf Pine	20-25' H	33%	evergreen species
Total	**154**					

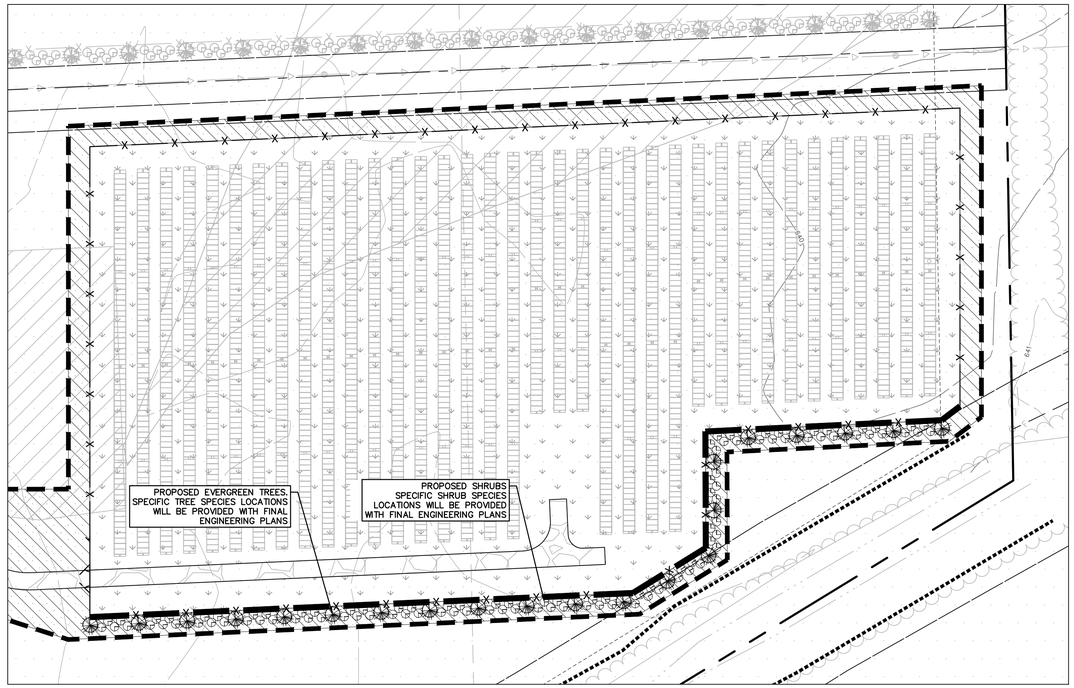
SHRUBS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MIXTURE %
CS	96	Cornus sericea	Redtwig Dogwood	6-12' H	25%
EA	96	Euonymus alatus	Winged Euonymus	8-12' H	25%
ID	96	Ilex decidua	Possumhaw	7-15' H	25%
SN	96	Sambucus nigra canadensis	Common Elderberry	8-12'	25%
Total	**384**				

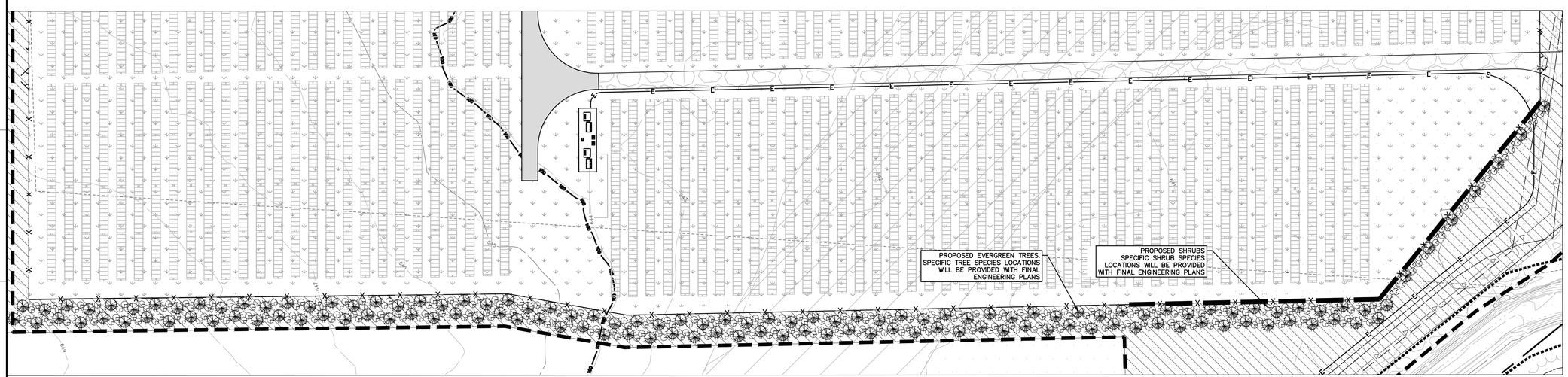
Natural Resource Services

Nexamp Representative Pollinator Friendly Seed Mix

Common Name	Scientific Name	% of Mix	Seeds/ft²
Grasses			
Sideoats Grama	Bouteloua curtipendula	34.25%	9.43
Prairie Brome	Bromus kalmii	0.80%	0.29
Plains Oval Sedge	Carex brevior	2.80%	3.72
Bicknell's Sedge	Carex bicknellii	0.96%	0.75
Troublesome Sedge	Carex molesta	1.84%	2.11
Brown Fox Sedge	Carex vulpinoidea	2.00%	9.18
Silky Wild Rye	Elymus villosus	6.00%	1.52
Little Bluestem	Schizachyrium scoparium	26.96%	18.57
Prairie Dropseed	Sporobolus heterolepis	0.40%	0.29
Forbs			
Common Yarrow	Achillea millefolium	0.44%	3.63
Nodding Onion	Allium cernuum	0.24%	0.08
Lead Plant	Amorpha canescens	1.33%	0.98
Canada Anemone	Anemone canadensis	0.04%	0.02
Wild Columbine	Aquilegia canadensis	0.04%	0.07
Common Milkweed	Asclepias syriaca	0.34%	0.06
Butterfly Milkweed	Asclepias tuberosa	0.32%	0.06
Canada Milkvetch	Astragalus canadensis	1.08%	0.84
Calico Aster	Symphyotrichum lateriflorum	0.04%	0.48
Partridge Pea	Chamaecrista fasciculata	3.11%	0.39
White Prairie Clover	Dalea candida	4.08%	3.56
Purple Prairie Clover	Dalea purpurea	6.02%	4.98
Cream Gentian	Gentiana flavida	0.04%	0.27
Prairie Blazing Star	Liatris pycnostachya	0.24%	0.12
Virginia Mountain Mint	Pycnanthemum virginianum	0.09%	0.95
Prairie Wild Rose	Rosa arkansana	0.29%	0.03
Black-eyed Susan	Rudbeckia hirta	1.92%	8.13
Gray Goldenrod	Solidago nemoralis	0.04%	0.57
Ohio Goldenrod	Solidago ohiensis	0.04%	0.21
Sky Blue Aster	Symphyotrichum oolentangiense	0.16%	0.57
Ohio Spiderwort	Tradescantia ohiensis	0.24%	0.09
Hoary Vervain	Verbena stricta	1.44%	1.85
Golden Alexanders	Zizia aurea	2.40%	1.21



DETAILED LANDSCAPING LAYOUT – EAST
SCALE: 1" = 50'



DETAILED LANDSCAPING LAYOUT – WEST
SCALE: 1" = 50'

SCALE 0 25 50
1" = 50 FEET

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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DESIGN FIRM #184-005878

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F	REV PER CLIENT	2/14/25
G	FENCE UPDATE	3/21/25
H	NOTES UPDATE	4/25/25

P.E. seal/Consultant:

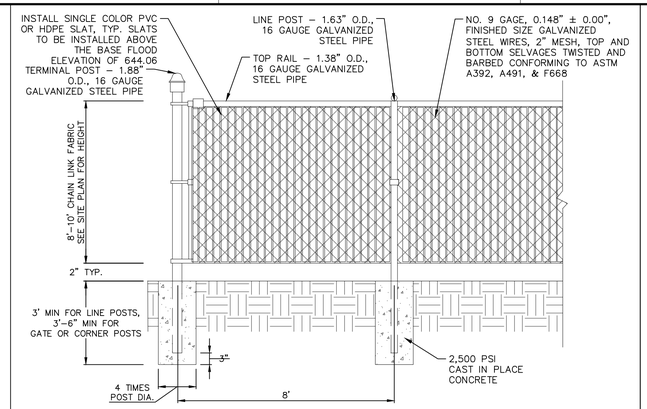
Project:
BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNEILS ROAD
UNITED CITY OF YORKVILLE,
KENDALL COUNTY, IL

Drawing Title:
DETAILED LANDSCAPE PLAN
NOT FOR CONSTRUCTION
Drawn by: LEH Scale: As Noted Approved by: MBK

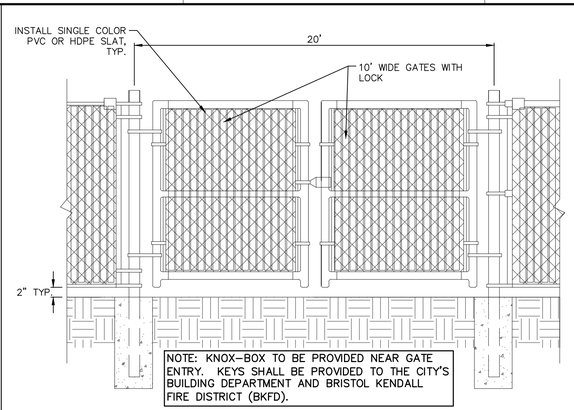
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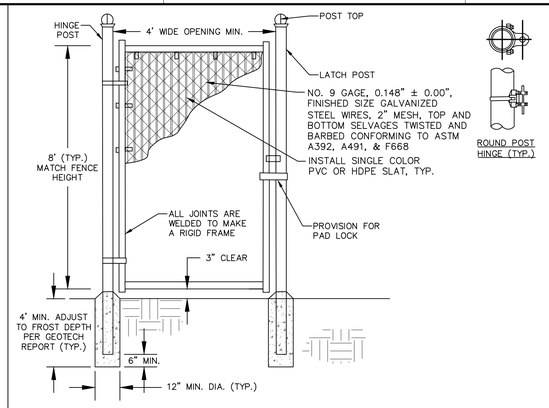
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CHAIN LINK FENCE DETAIL
NOT TO SCALE



CHAIN LINK FENCE WITH GATE
NOT TO SCALE



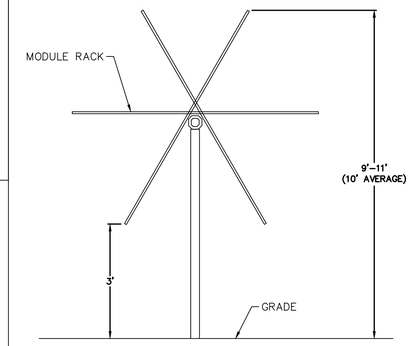
CHAIN LINK FENCE – PERSONNEL GATE
NOT TO SCALE

DANGER

HIGH VOLTAGE - KEEP AWAY
AUTHORIZED PERSONNEL ONLY

NO TRESPASSING. THIS SITE IS MONITORED BY SURVEILLANCE.

"DANGER" WARNING SIGN
NOT TO SCALE



NOTES:
1. TRACKER HEIGHT RANGES ACCOUNT FOR ELEVATION CHANGE.
2. REQUIRED CLEARANCE IS 10' MIN. VARIANCE BEING REQUESTED.
3. THE HEIGHT OF THE PANELS WILL BE SET TO BE A MAXIMUM OF 10'; HOWEVER, DUE TO CHANGES IN TOPOGRAPHY, THE PANELS COULD FLUCTUATE 1' IN EITHER DIRECTION. THE PORTION OF THE FENCE THAT WILL BE 10' WILL BE FIELD ADJUSTED TO PROVIDE THE NECESSARY HEIGHT TO SCREEN THE PANELS FROM THE HOUSE TRACK

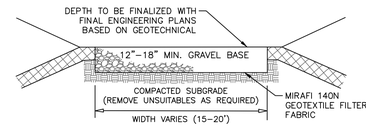
SOLAR ARRAY RACK DETAIL
NOT TO SCALE

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

11" × 8 1/2"

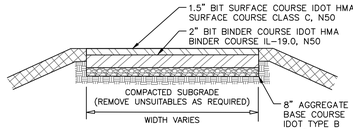
NOTES:
1. WHITE LABEL WITH BLACK LETTERING AND NEXAMP LOGO.
2. INSTALL ON SITE ENTRANCE AND AT EQUIPMENT PADS IN A CONSPICUOUS PLACE.

EMERGENCY CONTACT SIGN
NOT TO SCALE



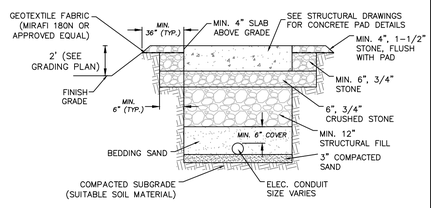
NOTES:
1. REMOVE TOPSOIL AND ALL UNSUITABLE MATERIAL AS REQUIRED AND REPLACE WITH GRAVEL.
2. ACCESS DRIVES TO SLOPE IN THE DIRECTION OF THE EXISTING GRADE AT A MINIMUM OF 2.0% DRIVEWAY SHALL BE GRADED TO ALLOW STORMWATER TO SHEET ACROSS IT AND TO PREVENT PUDDLING.
3. ROAD SECTION SHALL COMPLY WITH RECOMMENDATIONS FROM GEOTECHNICAL REPORT.
4. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II, OR IV AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.

ACCESS DRIVE/TEMPORARY LAYDOWN AREA CROSS SECTION
NOT TO SCALE



NOTES:
1. REMOVE TOPSOIL AND ALL UNSUITABLE MATERIAL AS REQUIRED AND REPLACE WITH GRAVEL.
2. ACCESS DRIVES TO SLOPE IN THE DIRECTION OF THE EXISTING GRADE. DRIVEWAY SHALL BE GRADED TO ALLOW STORMWATER TO SHEET DRAIN ACROSS IT AND TO PREVENT PUDDLING.

HMA ACCESS DRIVE CROSS SECTION
NOT TO SCALE



SUBSOIL EQUIPMENT FOUNDATION DETAIL
NOT TO SCALE

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UNITED CITY OF YORKVILLE, KENDALL COUNTY, IL

Drawing Title:
STANDARD DETAILS
NOT FOR CONSTRUCTION
Drawn by: LEH
Scale: As Noted
Approved by: MBK

Dwg No: C-500
Size: ARCH D
Sheet Rev: H

CAD FILE: 240031836-500-DT.DWG

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Ordinance No. 2025-_____

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, EAST OF BEECHER ROAD, AND WEST 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. That the Planning and Zoning Commission made the following findings of fact:

i. That a particular hardship to the Applicant would result from denying the variance, due to the fact that the original site plan and engineering were submitted to the City under previously existing land use ordinances, and the change in land use regulations in the City since then is not due to any action by the Applicant.

ii. That the conditions necessitating this variance request are unique to the Subject Property, as this is the only variance request by a solar farm applicant who had had their plans previously approved by City staff under City ordinances that are no longer in existence.

iii. The conditions necessitating this variance have not been caused by a person with an interest in the Subject Property, as the requested variance is necessitated by a change in City code.

iv. The requested variance will not be injurious to the public welfare or other property or improvements in the area where the Subject Property is located, as there are no existing uses to the south, north, and west of the Subject Property, and a substantial buffer and fence will be installed to the east.

v. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in public streets, as the proposed use on the Subject Property will not generate substantial traffic, and as the proposed use will not prevent the free flow of light and air to adjacent parcels.

vi. The proposed variation is consistent with official comprehensive plan and other development standards and policies of the city.

and therefore recommend the City Council grant the requested variation.

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 BEGINNINC; 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"38'2S" 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 LYINC 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 April 25, 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 _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY HYETT	_____	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

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 KWIATKOWSKI

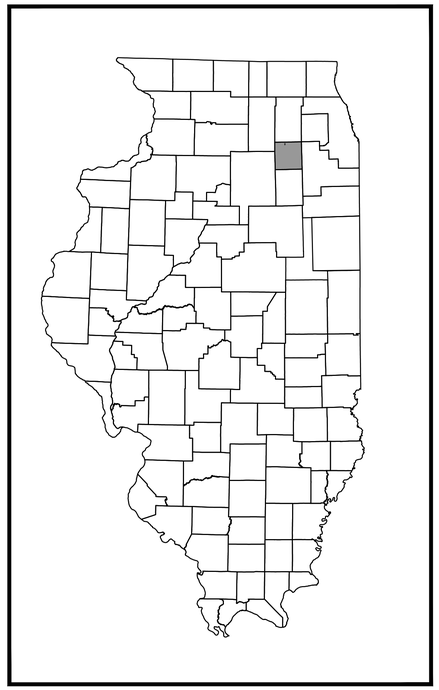
CIVIL ENGINEER/LANDSCAPE ARCHITECT/SURVEYOR
ATWELL, LLC
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
PHONE: (630) 577-0800
FAX: (630) 577-0900
CONTACT: MICHAEL KEITH, P.E.

GOVERNING AGENCIES CONTACTS

PLANNING
UNITED CITY OF YORKVILLE
651 PRARIE 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



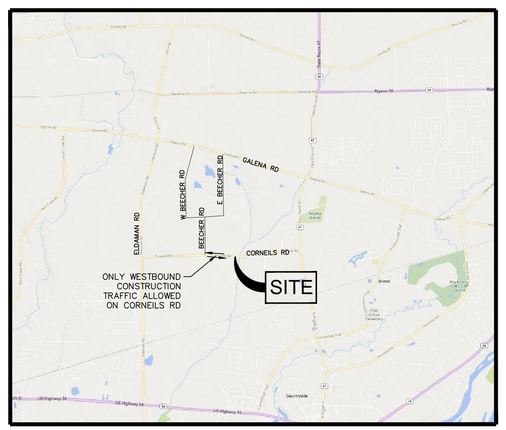
ILLINOIS
NOT TO SCALE

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



KENDALL COUNTY
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 5000'

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Dwg No: C-000 Size: ARCH D Sheet Rev: H

CAD FILE: 240031830-C000-CV.DWG

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LEGEND

- BOUNDARY LINE
- EXISTING ROW
- BOUNDARY ADJACENT LINE
- EXISTING EASEMENT LINE
- EXISTING SETBACK LINE
- 640 / 642 EXISTING CONTOUR
- EXISTING PAVEMENT
- EXISTING GRAVEL
- EXISTING STORM SEWER
- OHE EXISTING OVERHEAD ELECTRIC
- OHTV EXISTING OVERHEAD CABLE
- ROB ROY CREEK
- EXISTING FENCE
- EXISTING WATERCOURSE CENTERLINE
- EXISTING WATERCOURSE EDGE
- EXISTING WETLAND BUFFER
- EXISTING VEGETATION LINE
- 100 BASE FLOOD ELEVATION = 644.06 FT AS PROVIDED IN PRELIMINARY FLOODPLAIN ANALYSIS (SEE NOTE THIS SHEET)
- SECTION CORNER
- ○F FOUND IRON ROD
- ×F FOUND PK NAIL
- EXISTING SIGN
- EXISTING TREE
- EXISTING SANITARY MANHOLE
- EXISTING FLARED END SECTION
- □T EXISTING TELEPHONE RISER
- EXISTING ELECTRIC MARKER
- ○U.P. EXISTING UTILITY POLE
- EXISTING MAILBOX
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING BUILDING
- EXISTING GRAVEL
- APPROXIMATE FLOOD ZONE AE AS PROVIDED BY EEI, SEE NOTE THIS SHEET
- APPROXIMATE FLOODWAY AS PROVIDED BY EEI, SEE NOTE THIS SHEET

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 FOLLOMNG 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, 402.08 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 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, 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

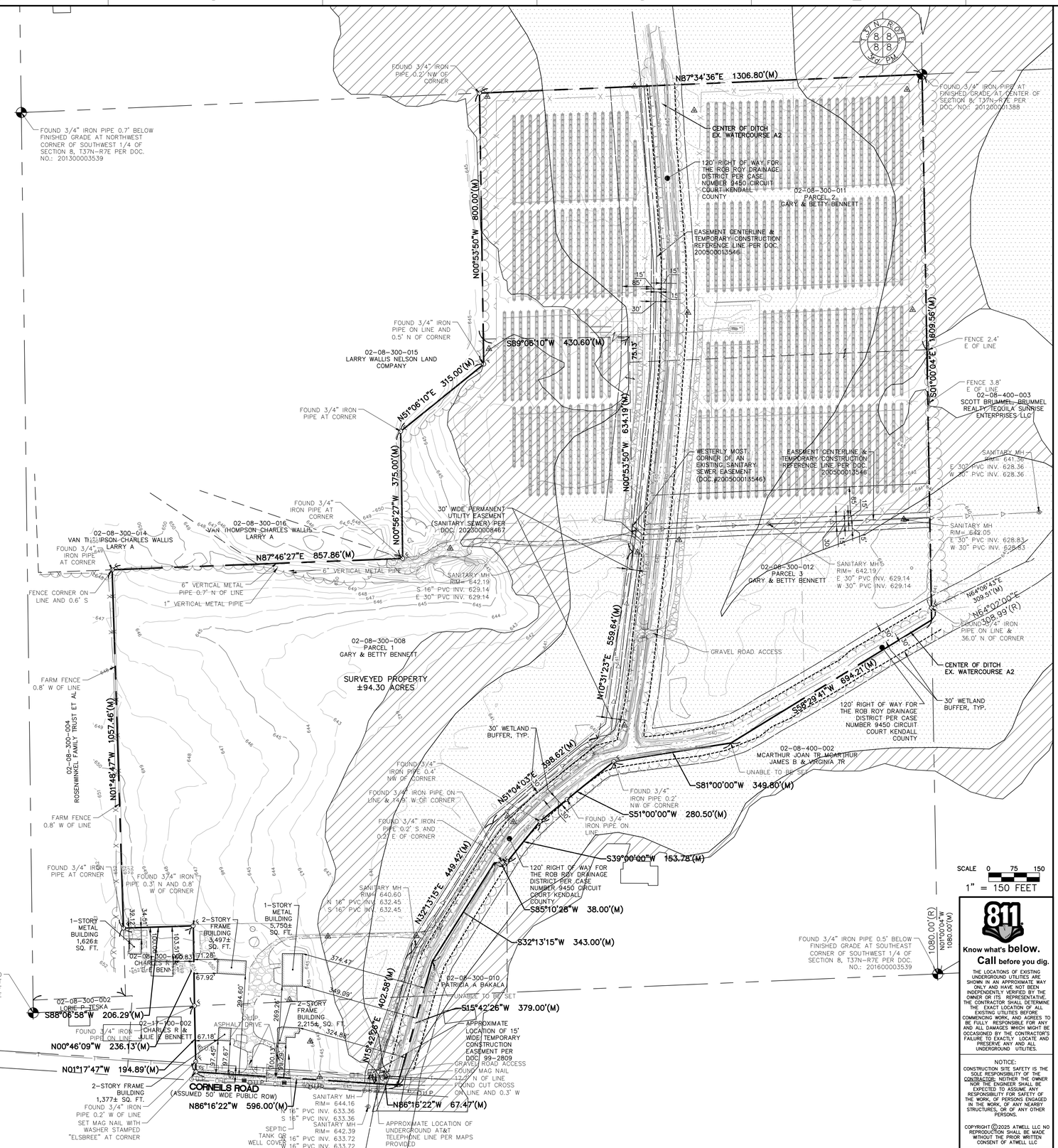
TO A POINT OF BEGINNING; EXCEPT THAT PART THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHERNMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 85°20 25" WEST ALONG SAID CENTER LINE OF CORNEILS ROAD, 67.47 FEET FOR A POINT OF BEGINNING; THENCE NORTH 16°38'23" 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 LYINC 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 ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY PREPARED BY ATWELL, LLC DATED 02/19/2024. BASED ON ILLINOIS STATE PLANE GRID COORDINATE – EAST ZONE. CONVERGENCE: –0.08684722 (DEGREES). SANITARY SEWER INVERTS ARE BASED ON A RECORD DRAWING BY ENGINEERING ENTERPRISES, INC. DATED 9/20/24 (INVERT ELEVATIONS ADJUSTED TO ATWELL SURVEYED RIM ELEVATIONS).

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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 CORNEILS STORMWATER REPORT BY ATWELL, LLC DATED 3/22/24 AS 644.06 FT



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NAPERVILLE, IL 60563
DESIGN FIRM #184-005878

Rev	Issued For	Date
C	CLIENT REVIEW SET	9/13/24
D	REV PER 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
H	NOTES UPDATE	4/25/25

P.E. seal/Consultant:

Project:
BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNEILS ROAD
UNITTED CITY OF YORKVILLE, KENDALL COUNTY, IL

Drawing Title:
EXISTING CONDITIONS PLAN
NOT FOR CONSTRUCTION
Drawn by: LEH Scale: As Noted Approved by: MBK

Dwg No: C-100 Size: ARCH D Sheet Rev: H

811 Know what's below. Call before you dig.
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NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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CAD FILE: 240031830--100--EC.DWG

LEGEND

- BOUNDARY LINE
- EXISTING ROW
- PROPOSED ROW
- BOUNDARY ADJACENT LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING PAVEMENT
- EXISTING GRAVEL
- PROPOSED GRAVEL ACCESS DRIVE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING WATERCOURSE CENTERLINE
- EXISTING WATERCOURSE EDGE
- EXISTING WETLAND BUFFER
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED OVERHEAD 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 CORNEILS SOLAR
- PROPOSED GRAVEL ACCESS DRIVE
- PROPOSED HMA ACCESS ROAD
- EXISTING GRAVEL
- APPROXIMATE FLOOD ZONE AE AS PROVIDED BY EEI, SEE NOTE THIS SHEET
- APPROXIMATE FLOODWAY AS PROVIDED BY EEI, SEE NOTE THIS SHEET

SITE DATA

PIN: 02-08-300-008 AND 02-08-300-012
JURISDICTION: KENDALL COUNTY
ZONING DISTRICT: A1-SU (AGRICULTURAL SPECIAL USE DISTRICT)
CURRENT LAND USE: AGRICULTURAL
PARCEL AREA: ± 94.30 ACRES
FEMA FLOOD HAZARD: ZONE X PER FIRM MAP(S) #17093C0030G DATED 02/04/2009

SOLAR SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH) *	1000'	902.3'
SIDE (EAST)	50'	50.0'
SIDE (WEST)	50'	57.8'
REAR (NORTH)	50'	50.1'
MINIMUM PANEL CLEARANCE ** (FROM GROUND TO BOTTOM EDGE)	10'	3.0'
MAXIMUM ALLOWABLE HEIGHT***	30'	9'-11" (10' AVG)

SITE DATA	
SITE AREA (ALL 3 PARCELS)	94.30 AC
FENCED AREA (BEECHER)	20.3 AC
FENCED AREA (CORNEILS)	31.5 AC
TOTAL LOT OCCUPANCY %	54.9%
FENCE LENGTH (BEECHER)	5578 LF
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 1000' SETBACK AND THE MINIMUM PANEL CLEARANCE.
- ** VARIANCE IS BEING REQUESTED TO DECREASE THE MINIMUM CLEARANCE.
- *** THE HEIGHT OF THE PANELS WILL BE SET TO BE A MAXIMUM OF 10'; HOWEVER, DUE TO CHANGES IN TOPOGRAPHY, THE PANELS COULD FLUCTUATE 1' IN EITHER DIRECTION. THE PORTION OF THE FENCE THAT WILL BE 10' WILL BE FIELD ADJUSTED TO PROVIDE THE NECESSARY HEIGHT TO SCREEN THE PANELS FROM THE HOUSE TRACK

GENERAL NOTES

1. 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.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
3. LIMITS OF WORK SHALL BE EROSION CONTROL BARRIERS AS INDICATED ON DRAWINGS.
4. ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
5. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
6. 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.
7. 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.
8. 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:

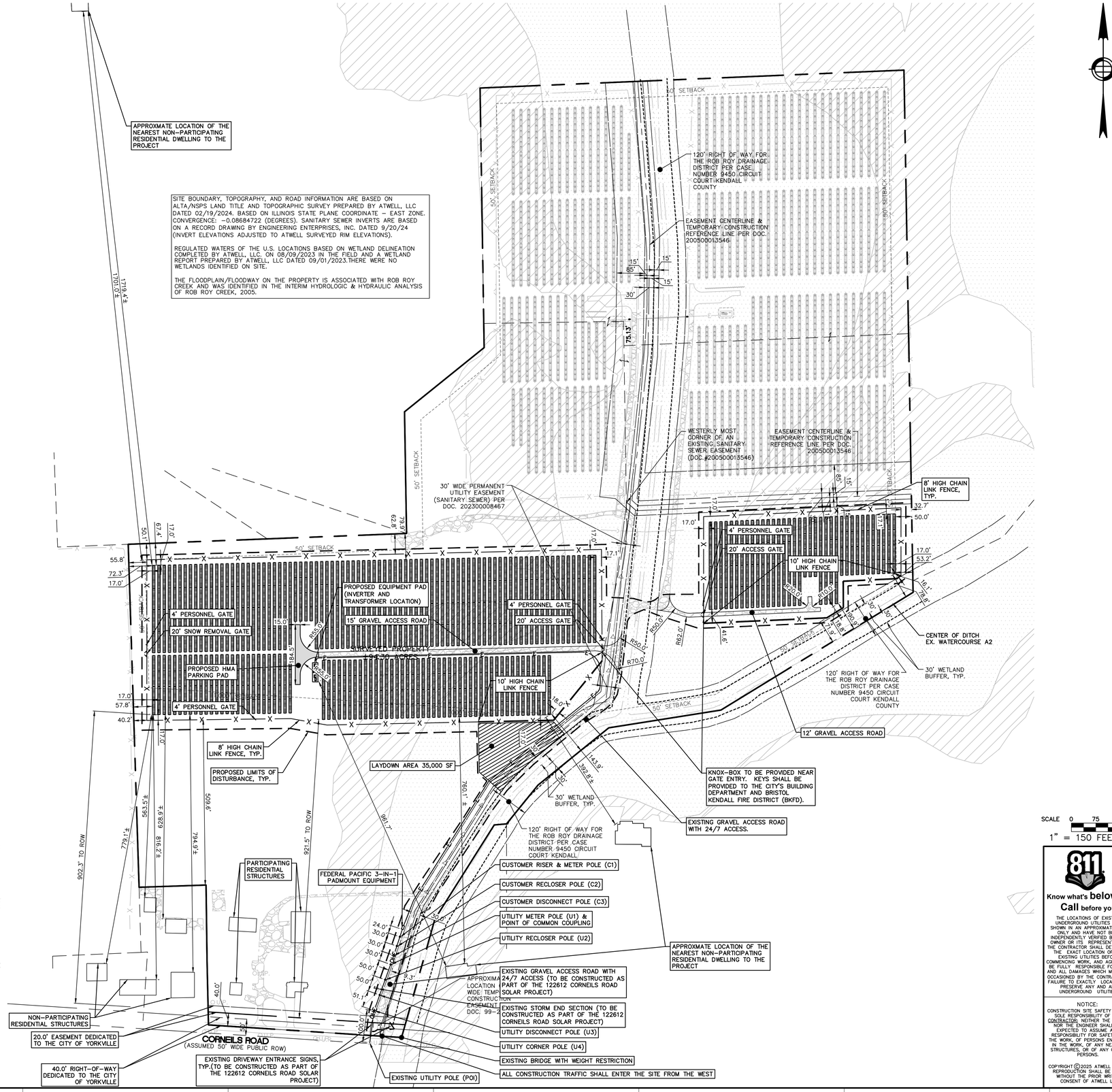
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CONDITIONS THAT MAY BE PROMULGATED BY THE **CITY OF YORKVILLE COMMUNITY DEVELOPMENT DEPARTMENT, SOIL AND WATER CONSERVATION DISTRICT, AND MUNICIPAL AGENCIES.**

LAYOUT AND MATERIALS NOTES:

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
2. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION.
3. 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.
4. PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING 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 NOTIFIED 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 THE PLANS.
4. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT 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 WITHOUT DELAY BY 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 WILL 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. PITCH EVENLY BETWEEN SPOT GRADES.
9. THE CONTRACTOR SHALL SCHEDULE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PONDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
10. EXISTING SITE SURFACE DRAINAGE PATTERNS WILL BE MAINTAINED.



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NAPERVILLE, IL 60563
DESIGN FIRM #184-005878

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P.E. seal/Consultant:

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BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNEILS ROAD
UNITTED CITY OF YORKVILLE,
KENDALL COUNTY, IL

Drawing Title:
SITE LAYOUT PLAN
NOT FOR CONSTRUCTION
Drawn by: LEH Scale: As Noted Approved by: MBK

Dwg No: C-200 Size: ARCH D Sheet Rev: H

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CAD FILE: 240031B3C-200-LDWG

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SITE DATA TABLE	
TOTAL PROJECT AREA (ACRES)	94.3
TOTAL DISTURBED AREA (ACRES)	25.7
*EXISTING IMPERVIOUS AREA (ACRES)	0.7
*PROPOSED IMPERVIOUS AREA (ACRES)	0.7

*WITHIN LIMITS OF DISTURBED AREA

STORMWATER SUMMARY

- THE DRAINAGE AREA WILL NOT BE ALTERED BETWEEN THE EXISTING CONDITIONS AND THE PROPOSED CONDITIONS.
- DUE TO THE LARGE REDUCTION IN CURVE NUMBER BETWEEN THE EXISTING AND PROPOSED CONDITIONS USING FAVORABLE GROUND COVER PLANTINGS, THE PROPOSED RUNOFF WILL BE REDUCED; THUS, CAUSING NO NEGATIVE IMPACTS ON THE DOWNSTREAM TRIBUTARY AREAS. FINAL REPORT AND ANALYSIS WILL BE PROVIDED WITH FINAL ENGINEERING PLANS.

EROSION CONTROL AND SEDIMENTATION NOTES:

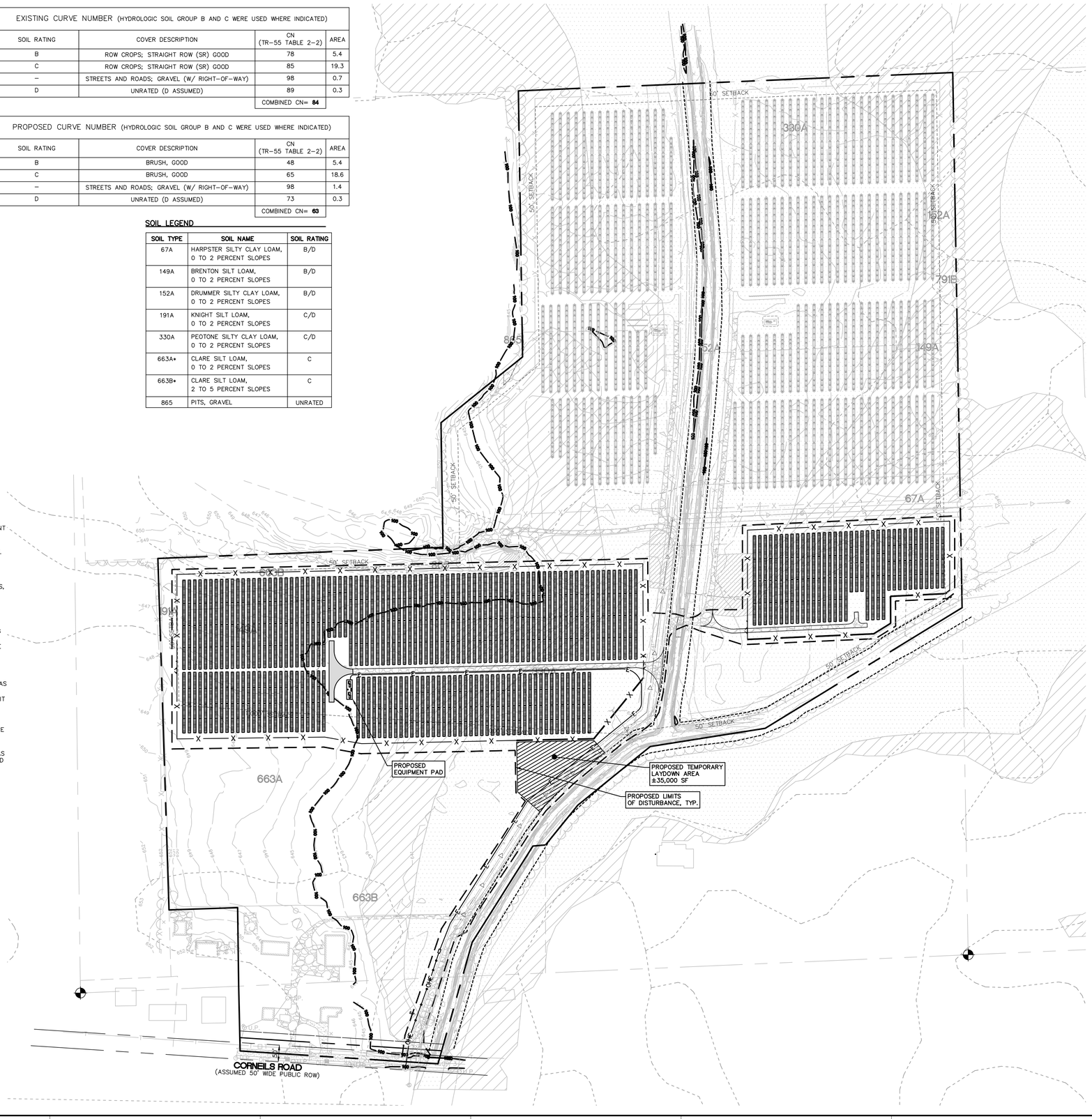
1. AN EROSION CONTROL BARRIER SHALL BE INSTALLED AS INDICATED IN THE PLAN PRIOR TO THE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES DURING THE ENTIRE CONSTRUCTION PERIOD.
3. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHALL BE SWEPT AT THE END OF EACH WORKING DAY.
4. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
5. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF–SITE.
6. SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR THE DURATION OF THE PROJECT.
7. ALL TOPSOIL ENCOUNTERED WITHIN THE LIMITS OF THE PROPOSED PERMANENT AND TEMPORARY GRAVEL ROADS, EQUIPMENT PAD AREA, AND AREAS OF CUT AND FILL SHALL BE STRIPPED AS NEEDED AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE DISPOSED OF ON SITE AS DIRECTED BY OWNER. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
8. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
9. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
10. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS, AND ANY DENUDED SURFACE WHICH WILL BE EXPOSED FOR AN EXTENDED PERIOD OF TIME SHALL BE STABILIZED AS REQUIRED.
11. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO ENSURE THAT CHANNELS, DITCHES, AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION CONTROL BARRIERS ARE IN TACT.
12. DUST SHALL BE CONTROLLED AS NEEDED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR REPRESENTATIVE.
13. CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM MIGRATING OUTSIDE THE LIMIT OF WORK.
14. ADDITIONAL EROSION CONTROL SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR REPRESENTATIVE.
15. CLEAN AND MAINTAIN EROSION CONTROL BARRIER AS REQUIRED DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.
16. OVERALL SITE DEVELOPMENT WILL MAINTAIN EXISTING TOPOGRAPHY AND STORMWATER DRAINAGE PATTERNS.
17. THE OVERALL DEVELOPMENT WILL BE RE–SEEDED AS NEEDED TO DEVELOP A PERMANENT VEGETATIVE COVER AS INDICATED ON THE LANDSCAPE PLAN. COVER CROP OR OTHER TEMPORARY STABILIZATION WILL BE IMPLEMENTED IN THE INTERIM.
18. NO CONSTRUCTION ACTIVITIES, AS PART OF THE SITE DEVELOPMENT, SHALL OCCUR WITHIN ANY DELINEATED WETLANDS OR WETLAND BUFFERS, AS REQUIRED BY THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES.

EXISTING CURVE NUMBER (HYDROLOGIC SOIL GROUP B AND C WERE USED WHERE INDICATED)			
SOIL RATING	COVER DESCRIPTION	CN (TR–55 TABLE 2–2)	AREA
B	ROW CROPS; STRAIGHT ROW (SR) GOOD	78	5.4
C	ROW CROPS; STRAIGHT ROW (SR) GOOD	85	19.3
–	STREETS AND ROADS; GRAVEL (W/ RIGHT–OF–WAY)	98	0.7
D	UNRATED (D ASSUMED)	89	0.3
		COMBINED CN= **84**	

PROPOSED CURVE NUMBER (HYDROLOGIC SOIL GROUP B AND C WERE USED WHERE INDICATED)			
SOIL RATING	COVER DESCRIPTION	CN (TR–55 TABLE 2–2)	AREA
B	BRUSH, GOOD	48	5.4
C	BRUSH, GOOD	65	18.6
–	STREETS AND ROADS; GRAVEL (W/ RIGHT–OF–WAY)	98	1.4
D	UNRATED (D ASSUMED)	73	0.3
		COMBINED CN= **63**	

SOIL LEGEND

SOIL TYPE	SOIL NAME	SOIL RATING
67A	HARPSTER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
149A	BRENTON SILT LOAM, 0 TO 2 PERCENT SLOPES	B/D
152A	DRUMMER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
191A	KNIGHT SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D
330A	PEOTONE SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	C/D
663A*	CLARE SILT LOAM, 0 TO 2 PERCENT SLOPES	C
663B*	CLARE SILT LOAM, 2 TO 5 PERCENT SLOPES	C
865	PITS, GRAVEL	UNRATED



SCALE 0 75 150
1" = 150 FEET

811 Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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P.E. seal/Consultant:

Project:
BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNELS ROAD
UNITED CITY OF YORKVILLE,
KENDALL COUNTY, IL

Drawing Title:
STORMWATER MANAGEMENT PLAN
NOT FOR CONSTRUCTION
Drawn by: LEH Scale: As Noted Approved by: MBK

Dwg No: C-300 Size: ARCH D Sheet Rev: H

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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 (640 / 642)
- EXISTING STORM SEWER
- EXISTING OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISTING OVERHEAD CABLE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING VEGETATION LINE
- BASE FLOOD ELEVATION = 644.06 FT
- PROPOSED POLLINATOR FRIENDLY SEED MIX
- PROPOSED IDOT CLASS 7 SEED MIX
- PROPOSED IDOT SEED MIX IN ROW
- APPROXIMATE FLOOD ZONE AE
- APPROXIMATE FLOODWAY
- PROPOSED SHRUBS
- PROPOSED EVERGREEN TREE

SITE BOUNDARY, TOPOGRAPHY, AND ROAD INFORMATION ARE BASED ON ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY PREPARED BY ATWELL, LLC DATED 02/19/2024. BASED ON ILLINOIS STATE PLANE COORDINATE – EAST ZONE. CONVERGENCE: –0.08684722 (DEGREES). SANITARY SEWER INVERTS ARE BASED ON A RECORD DRAWING BY ENGINEERING ENTERPRISES, INC. DATED 9/20/24 (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 IN 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, 2005.

THE BASE FLOOD ELEVATION WAS IDENTIFIED IN THE CORNEILS STORMWATER REPORT BY ATWELL, LLC DATED 3/22/24 AS 644.06 FT

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 CRIBBING 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 STANDARD 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.

PLANT CALCULATIONS

ORDINANCE COMPLIANCE MATRIX
Acres: 25.8 acres
Street Frontage (Corneils Rd): 596.00 feet
USDA Zone: 5 (-20 degrees to -10 degrees)

Ch. 12, LANDSCAPE ORDINACE
Section 8-12-3: GENERAL STANDARDS

Lot landscaping:

requirement	required	provided
2. Nonresidential: 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 trees
"Assume City of Yorkville can adminstratively approve less total shrubs on the basis that a solar development would be hindered by more plant material.	843 shrubs	384 *shrubs

PLANT SCHEDULE

EVERGREEN TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MIXTURE %	
PA	52	*Picea abies 'Cupressina'	Columnar Norway Spruce	20' H	34%	*Request approval of
JS	51	*Juniperus scopulorum 'Cologreen'	Cologreen Juniper	15-20' H	33%	suggested alternative
PF	51	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf Pine	20-25' H	33%	evergreen species
Total	**154**					

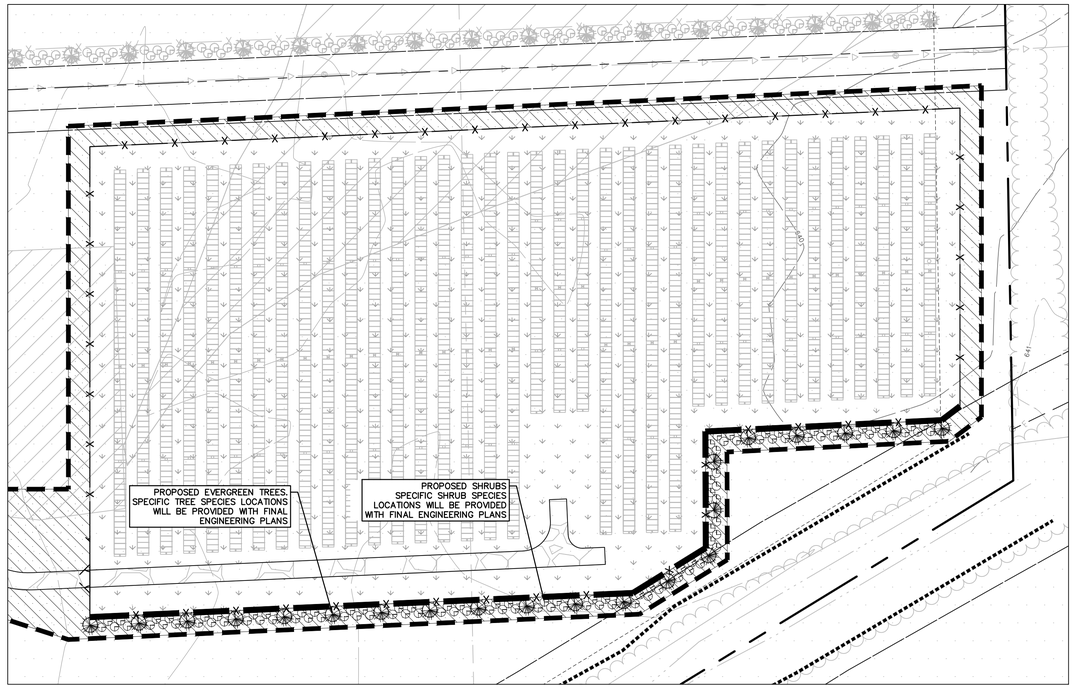
SHRUBS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MIXTURE %
CS	96	Cornus sericea	Redtwig Dogwood	6-12' H	25%
EA	96	Euonymus alatus	Winged Euonymus	8-12' H	25%
ID	96	Ilex decidua	Possumhaw	7-15' H	25%
SN	96	Sambucus nigra canadensis	Common Elderberry	8-12'	25%
Total	**384**				

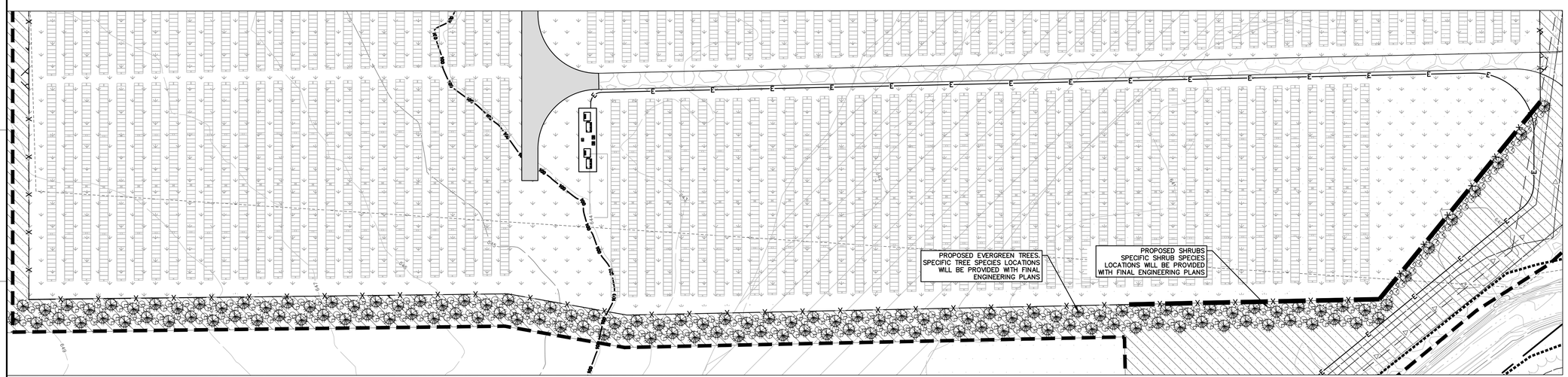
Natural Resource Services

Nexamp Representative Pollinator Friendly Seed Mix

Common Name	Scientific Name	% of Mix	Seeds/ft²
Grasses			
Sideoats Grama	Bouteloua curtipendula	34.25%	9.43
Prairie Brome	Bromus kalmii	0.80%	0.29
Plains Oval Sedge	Carex brevior	2.80%	3.72
Bicknell's Sedge	Carex bicknellii	0.96%	0.75
Troublesome Sedge	Carex molesta	1.84%	2.11
Brown Fox Sedge	Carex vulpinoidea	2.00%	9.18
Silky Wild Rye	Elymus villosus	6.00%	1.52
Little Bluestem	Schizachyrium scoparium	26.96%	18.57
Prairie Dropseed	Sporobolus heterolepis	0.40%	0.29
Forbs			
Common Yarrow	Achillea millefolium	0.44%	3.63
Nodding Onion	Allium cernuum	0.24%	0.08
Lead Plant	Amorpha canescens	1.33%	0.98
Canada Anemone	Anemone canadensis	0.04%	0.02
Wild Columbine	Aquilegia canadensis	0.04%	0.07
Common Milkweed	Asclepias syriaca	0.34%	0.06
Butterfly Milkweed	Asclepias tuberosa	0.32%	0.06
Canada Milkvetch	Astragalus canadensis	1.08%	0.84
Calico Aster	Symphyotrichum lateriflorum	0.04%	0.48
Partridge Pea	Chamaecrista fasciculata	3.11%	0.39
White Prairie Clover	Dalea candida	4.08%	3.56
Purple Prairie Clover	Dalea purpurea	6.02%	4.98
Cream Gentian	Gentiana flavida	0.04%	0.27
Prairie Blazing Star	Liatris pycnostachya	0.24%	0.12
Virginia Mountain Mint	Pycnanthemum virginianum	0.09%	0.95
Prairie Wild Rose	Rosa arkansana	0.29%	0.03
Black-eyed Susan	Rudbeckia hirta	1.92%	8.13
Gray Goldenrod	Solidago nemoralis	0.04%	0.57
Ohio Goldenrod	Solidago ohiensis	0.04%	0.21
Sky Blue Aster	Symphyotrichum oolentangiense	0.16%	0.57
Ohio Spiderwort	Tradescantia ohiensis	0.24%	0.09
Hoary Vervain	Verbena stricta	1.44%	1.85
Golden Alexanders	Zizia aurea	2.40%	1.21



DETAILED LANDSCAPING LAYOUT – EAST
SCALE: 1" = 50'



DETAILED LANDSCAPING LAYOUT – WEST
SCALE: 1" = 50'

SCALE 0 25 50
1" = 50 FEET

811 Know what's below. Call before you dig.

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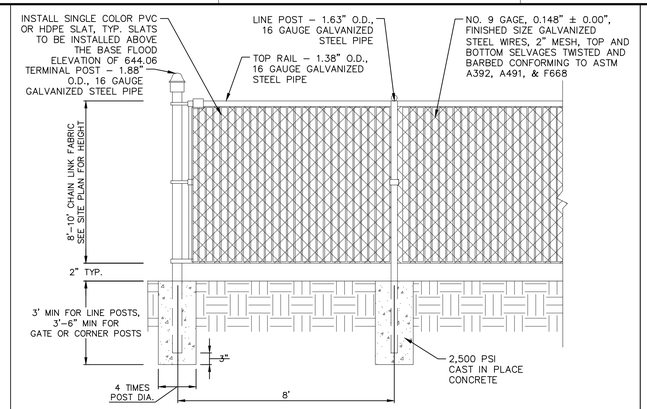
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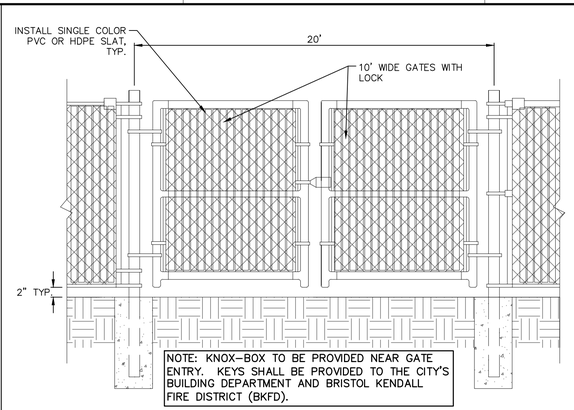
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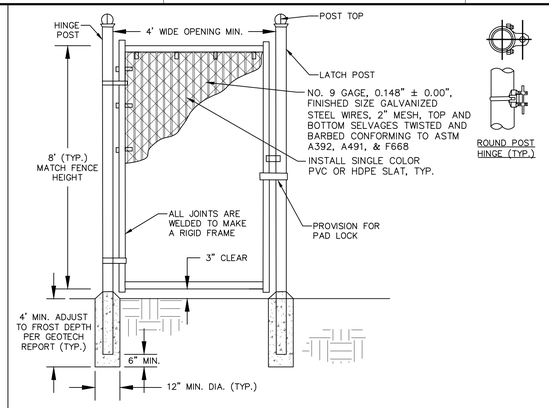
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CHAIN LINK FENCE DETAIL
NOT TO SCALE



CHAIN LINK FENCE WITH GATE
NOT TO SCALE



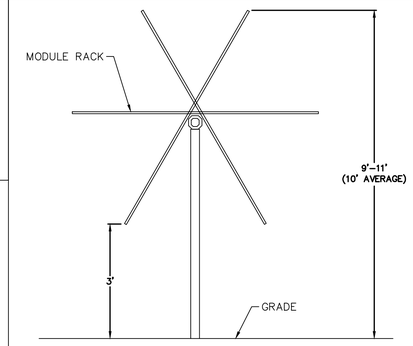
CHAIN LINK FENCE – PERSONNEL GATE
NOT TO SCALE

DANGER

HIGH VOLTAGE - KEEP AWAY
AUTHORIZED PERSONNEL ONLY

NO TRESPASSING. THIS SITE IS MONITORED BY SURVEILLANCE.

"DANGER" WARNING SIGN
NOT TO SCALE



NOTES:
1. TRACKER HEIGHT RANGES ACCOUNT FOR ELEVATION CHANGE.
2. REQUIRED CLEARANCE IS 10' MIN. VARIANCE BEING REQUESTED.
3. THE HEIGHT OF THE PANELS WILL BE SET TO BE A MAXIMUM OF 10'; HOWEVER, DUE TO CHANGES IN TOPOGRAPHY, THE PANELS COULD FLUCTUATE 1' IN EITHER DIRECTION. THE PORTION OF THE FENCE THAT WILL BE 10' WILL BE FIELD ADJUSTED TO PROVIDE THE NECESSARY HEIGHT TO SCREEN THE PANELS FROM THE HOUSE TRACK

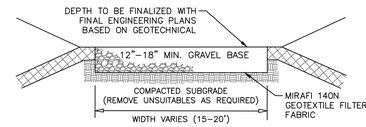
SOLAR ARRAY RACK DETAIL
NOT TO SCALE

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

11" × 8 1/2"

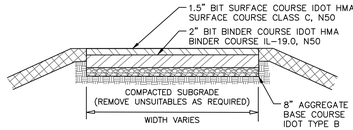
NOTES:
1. WHITE LABEL WITH BLACK LETTERING AND NEXAMP LOGO.
2. INSTALL ON SITE ENTRANCE AND AT EQUIPMENT PADS IN A CONSPICUOUS PLACE.

EMERGENCY CONTACT SIGN
NOT TO SCALE



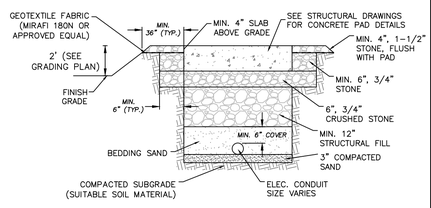
NOTES:
1. REMOVE TOPSOIL AND ALL UNSUITABLE MATERIAL AS REQUIRED AND REPLACE WITH GRAVEL.
2. ACCESS DRIVES TO SLOPE IN THE DIRECTION OF THE EXISTING GRADE AT A MINIMUM OF 2.0% DRIVEWAY SHALL BE GRADED TO ALLOW STORMWATER TO SHEET ACROSS IT AND TO PREVENT PUDDLING.
3. ROAD SECTION SHALL COMPLY WITH RECOMMENDATIONS FROM GEOTECHNICAL REPORT.
4. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II, OR IV AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.

ACCESS DRIVE/TEMPORARY LAYDOWN AREA CROSS SECTION
NOT TO SCALE



NOTES:
1. REMOVE TOPSOIL AND ALL UNSUITABLE MATERIAL AS REQUIRED AND REPLACE WITH GRAVEL.
2. ACCESS DRIVES TO SLOPE IN THE DIRECTION OF THE EXISTING GRADE. DRIVEWAY SHALL BE GRADED TO ALLOW STORMWATER TO SHEET DRAIN ACROSS IT AND TO PREVENT PUDDLING.

HMA ACCESS DRIVE CROSS SECTION
NOT TO SCALE



SUBSOIL EQUIPMENT FOUNDATION DETAIL
NOT TO SCALE

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Sheet Rev: H

CAD FILE: 240031836-500-DT.DWG

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Memorandum

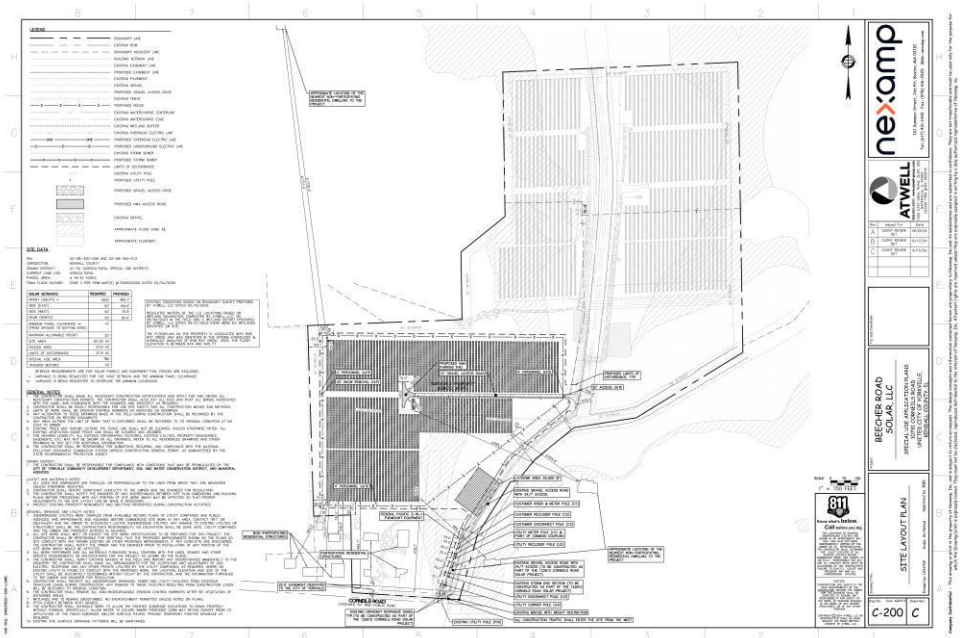
To: Planning and Zoning Commission
From: Sara Mendez, Planner I
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: February 21, 2025
Subject: **PZC 2024-22 Beecher Road Solar, LLC (Expansion)/Nexamp – Solar Farm**

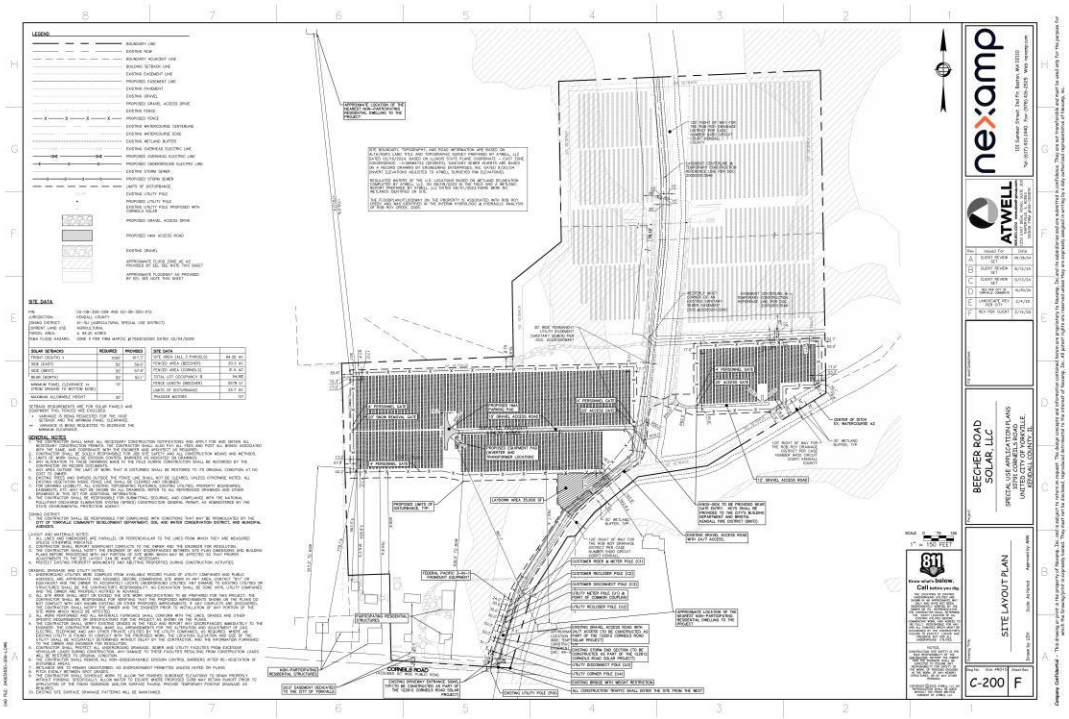
UPDATE:

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.

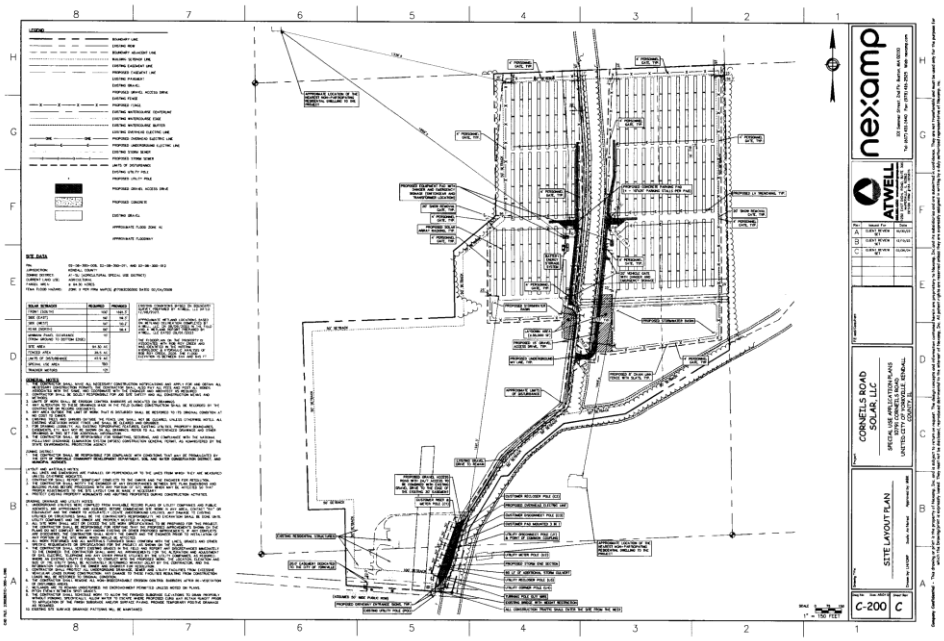
PROJECT SUMMARY:

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.





The proposed solar farm is an expansion of the recently approved Corneils Road Solar project. The property proposed for the solar farm is a part of an approved annexation, rezoning, and special use approval for 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 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:

	Zoning	Land Use
North	A-1 Agricultural (Special Use) District	Corneils Road Solar
South	Westbury South Village (R-4)	Agriculture
East	IL Route 47 Former Westbury East Village (A-1)	Agriculture/Approved Yorkville Renewables Solar Farm
West	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

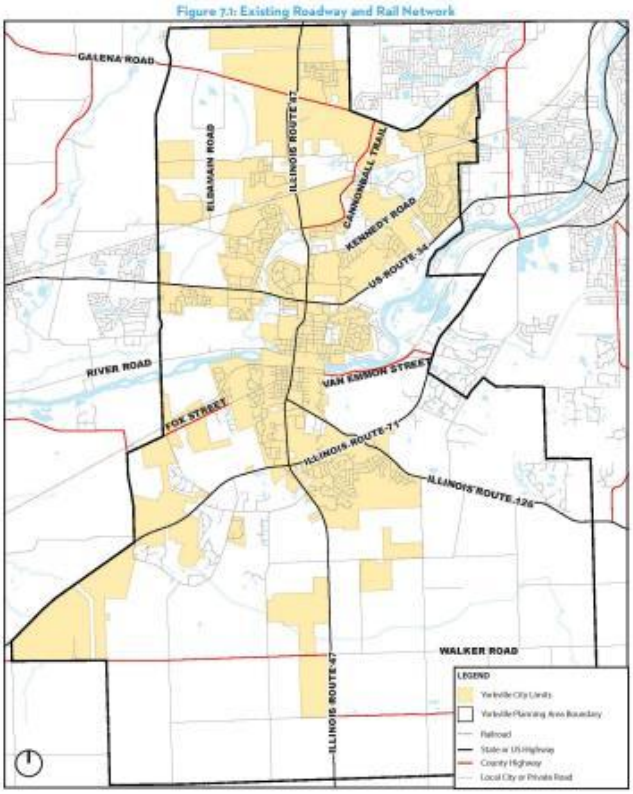
Section 10-4-13 Alternative Energy Use Standards in the City's Unified Development Ordinance provides setback specifics for solar farm uses in the A-1 Agricultural District. The following compares the yard setbacks required for solar farm uses and the petitioner's previously proposed setbacks and their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

	Minimum Setback for Equipment to Property Line	Previously Proposed Setback	Updated Proposed Setbacks
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:

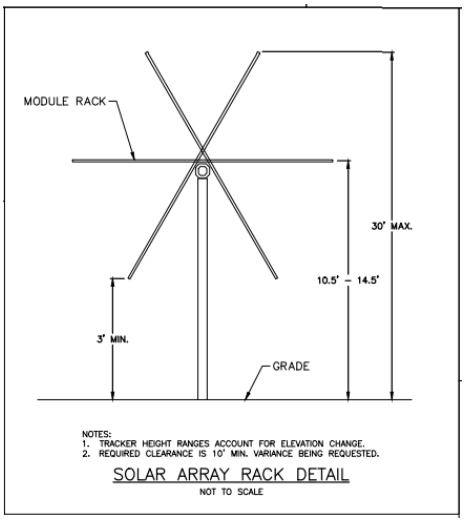
Section 10-4-13: Alternative Energy Use Standards of the City's Unified Development Ordinance establishes zoning parameters and regulations by which solar and wind systems may be installed in the city, which were used in the review of this request. The following describes how the proposed plan meets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

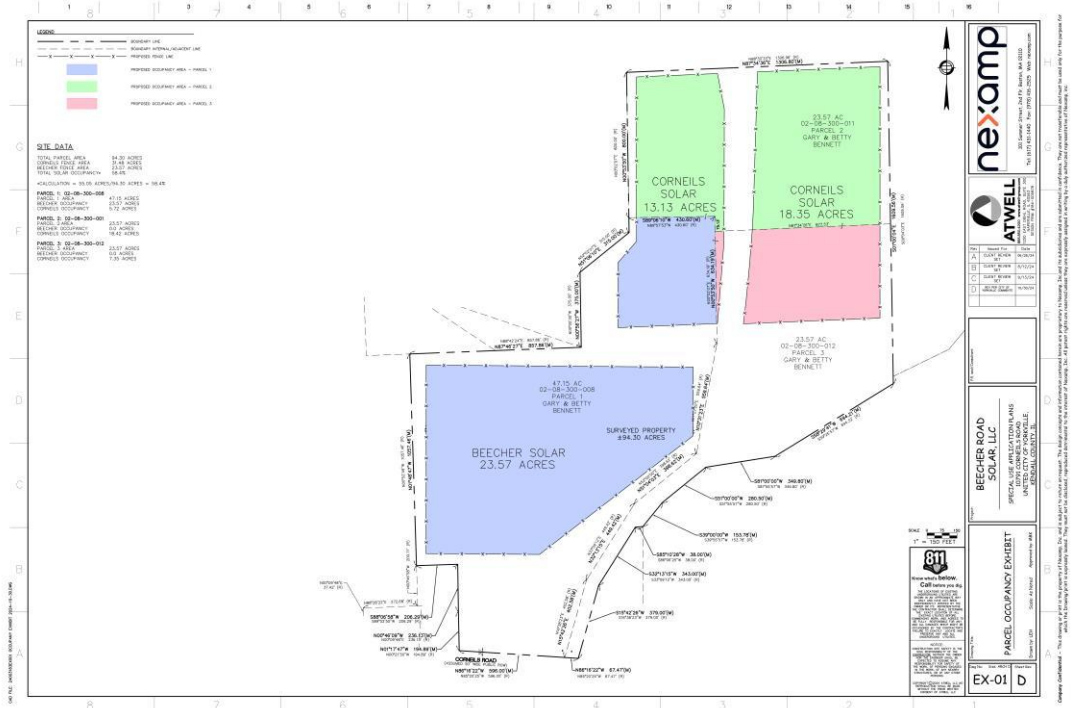
Section 10-4-13-A.2 of the City's Unified Development Ordinance states solar and wind farms shall be an accessory to the principal permitted use of a site. Therefore, the area and scale of the solar farm must be less than the primary agricultural land use. Per the petitioner's updated site plans for 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%).

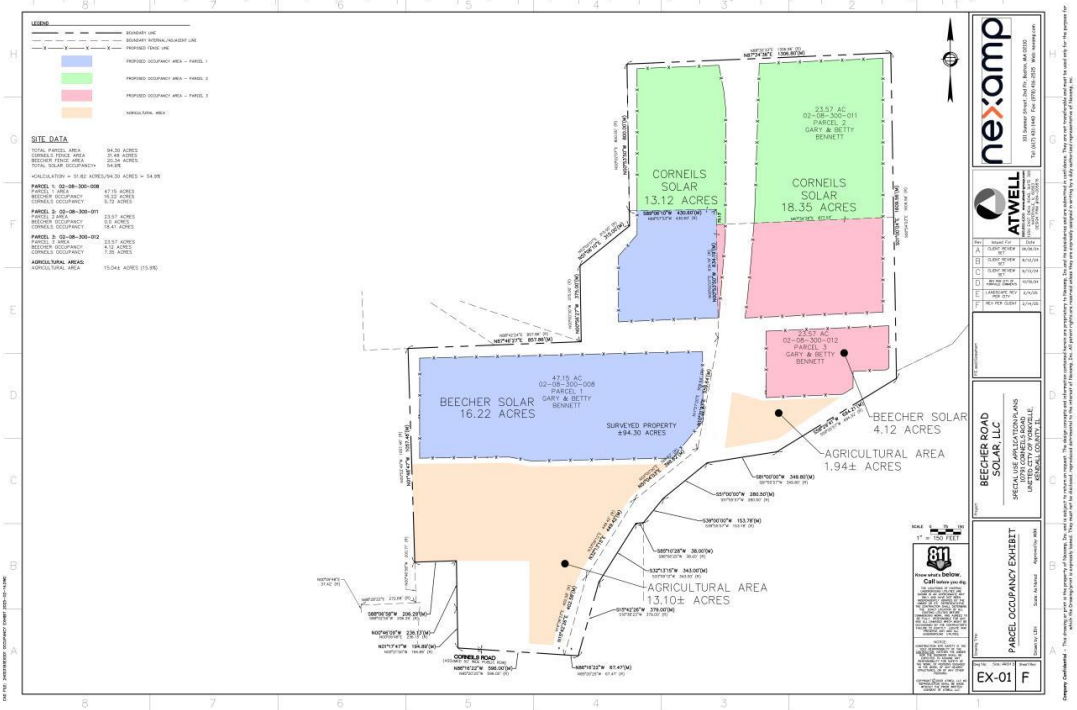
During staff review of the total acreage occupied by both the approved Corneils Road Solar project and the proposed Beecher Road Solar project, there was some confusion regarding whether the solar farm use would exceed the primary agricultural land use. To clarify, staff requested that the petitioner 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.

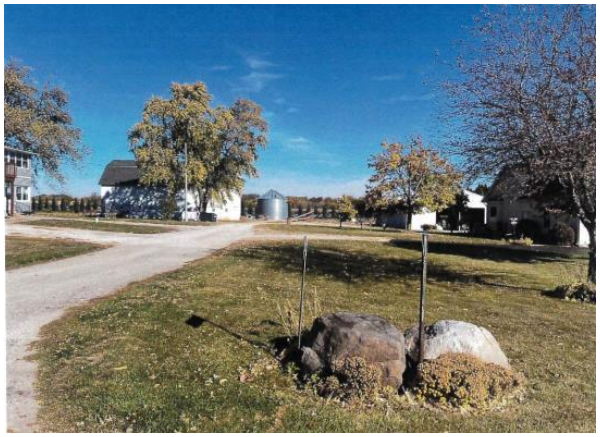




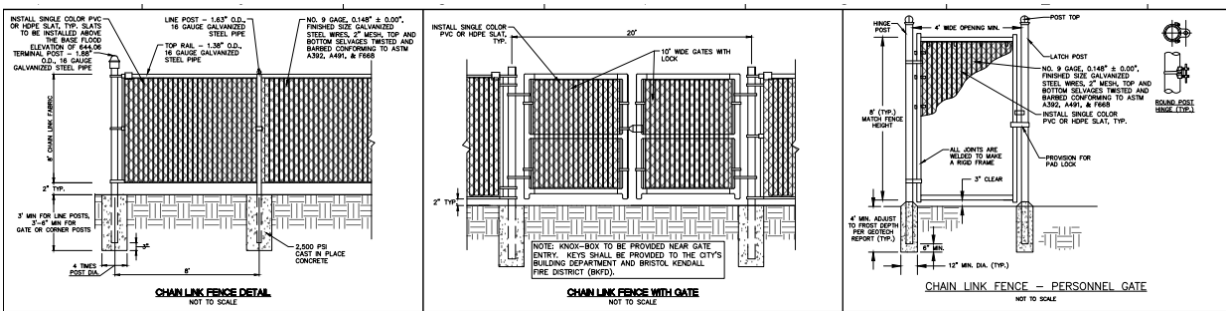
Distance from Residential Properties.
In addition to meeting the required minimum setbacks, the previously proposed closest array/module of the solar farm was 119.2 feet from the nearest residential parcel to the south along Corneils Road. The petitioner's updated plans now show the closest array/module 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.



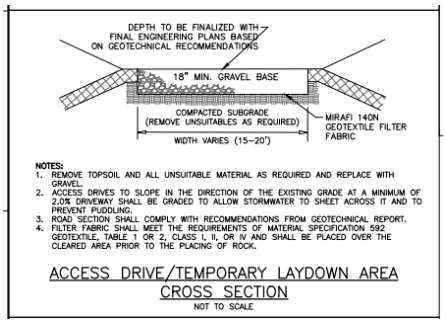
Noise
The transformer is the greatest source of noise on the property. As the petitioner previously proposed, the transformer was 995.5 feet to the nearest residence located to the south on Corneils. Per the petitioner's updated exhibit (C-200 F Site Plan Layout), the transformer is 961.7 feet to the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

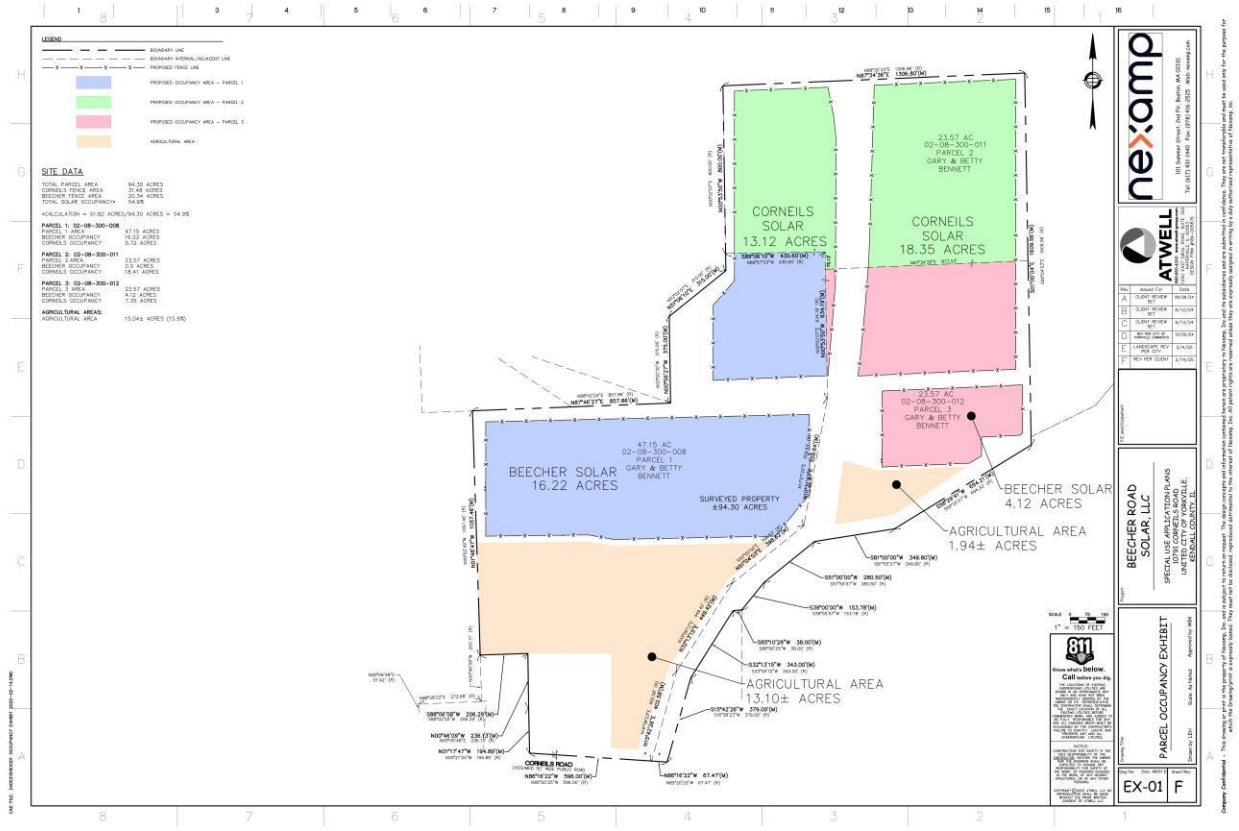
Previously, staff expressed opposition to the proposed expansion of the solar farm beyond the approved Corneils Road Solar project due to the 482-foot setback variance from the nearest solar array to the roadway network. However, with the petitioner's revised plans increasing the setback from Corneils 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.



SPECIAL USE STANDARDS:

Section 10-8-5-D states specific standards for special use which all recommendation bodies will review. The petitioner has provided answers to each of the criteria in the application 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 establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.
3. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage or other necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The proposed special use is not contrary to the objectives of the official comprehensive plan of the City as amended.

VARIANCE STANDARDS:

Section 10-8-9-C states specific standards for variations which all recommendation bodies will review. The petitioner has provided answers to each of the criteria in the application 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. 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

CABLE SCHEDULE

CIRCUIT ID	VOLTAGE RATING	CONDUCTOR QUANTITY, SIZE AND MATERIAL	WIRE TYPE	QUANTITY OF CONDUITS	SIZE OF CONDUITS	CONDUIT TYPE	NOTES
A	277V	(2) #6 CU	COPPER WIRE	1	1"	PVC	
B	277V	(3) #12 CU + (1) #12 CU GND	MV-105	1	1"	PVC	
C	-	FACTORY INSTALLED	-	-	-	-	
D	480V	(3) 500 kcmil AL + (1) #4 AL G	MARINE 2	1	3"	PVC	

PROTECTIVE RELAY SETTINGS

INVERTER PROTECTIVE FUNCTIONS	TRIP OUTPUT	VOLTAGE SETTING (LV1) PU (V)	FREQUENCY SETTING (HZ)	TOTAL CLEARING TIME (TC) (SEC)	CURRENT SETTING SEC (PU)
27P1 - FAST UNDERVOLTAGE	X	(302) 3599 (ESON)		90 (1.5)	
27P2 - UNDERVOLTAGE	X	(305.6) 6335.4 (88%)		1260 (21)	
59P1 - OVERVOLTAGE	X	(132) 7458.5 (110%)		780 (13)	
59P2 - FAST OVERVOLTAGE	X	(144) 8039.5 (120%)		9.6 (0.16)	
81UP1 - UNDERFREQUENCY	X		57	9.6 (0.16)	
81UP2 - UNDERFREQUENCY	X		58.5	18000 (300)	
81OP1 - OVERFREQUENCY	X		60.5	18000 (300)	
81OP2 - OVERFREQUENCY	X		62	9.6 (0.16)	
47 - PHASE OVERCURRENT	X	(113) 6819.6 (97%) x 1.1 (1.25) 7503.1 (107%)	59.5Hz% to 60.5Hz	CURVE: U4 T D 7.0	3.95 (338.8A)
51 G - GROUND OVERCURRENT	X			CURVE: U4 T D 3.0	0.586 (113.7A)
79 - RECLOSER	X			18000 (1800)	
ALARM	X		-	+120	

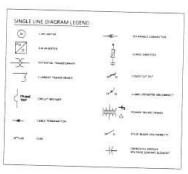
* VOLTAGE SETTING VALUES ARE L-N
* ALL TRIP TIMES ARE INCLUSIVE OF RECLOSER OPENING (~2 CYCLES)

INVERTER (INV 01 / INV 02) PROTECTIVE SETTINGS

INVERTER PROTECTIVE FUNCTIONS	VOLTAGE SETTING PU (V,p)	FREQUENCY SETTING (HZ)	TOTAL CLEARING TIME (TC) (SEC)
27 - FAST UNDERVOLTAGE	300 (50%)		90 (1.5)
27 - UNDERVOLTAGE	420 (70%)		1440 (24)
27 - UNDERVOLTAGE	528 (88%)		1200 (20)
59 - OVERVOLTAGE	660 (110%)		780 (13)
59 - FAST OVERVOLTAGE	720 (120%)		9.6 (0.16)
81 - UNDERFREQUENCY		57.0	9.6 (0.16)
81 - UNDERFREQUENCY		58.5	18000 (300)
81 - OVERFREQUENCY		60.5	18000 (300)
81 - OVERFREQUENCY		62.0	9.6 (0.16)

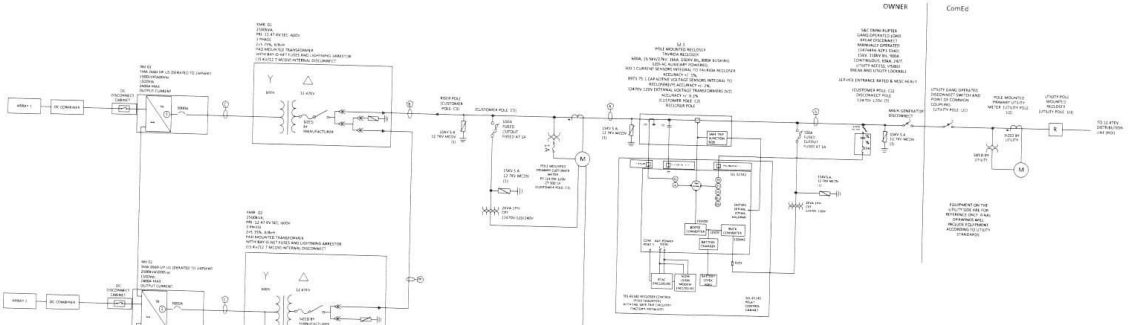
* VOLTAGE SETTING VALUES ARE L-N
* SETTINGS ARE BASED ON IEEE 1547-2018 FOR CATEGORY III, VOLUME 2 CURVE

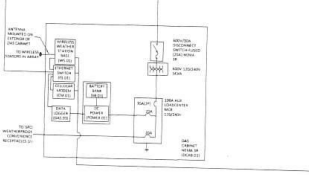
SINGLE LINE DIAGRAM LEGEND

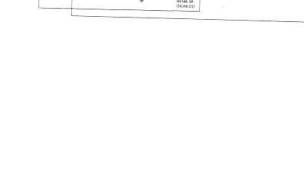


OWNER

ComEd



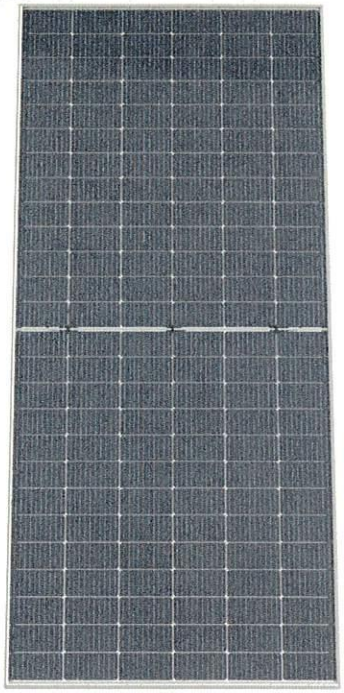




HELIENE

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.

Intertek

ISO 9001:2015 Certified

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

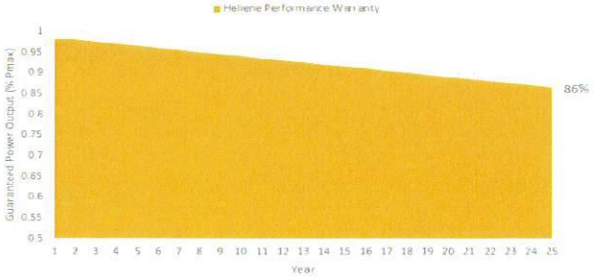
- Established in 2010, Heliene is recognized as highly bankable Tier 1 manufacturer of solar modules and has been approved for use by the U.S. Department of Defense, U.S. Army Corps of Engineers and from numerous top tier utility scale project debt providers
- By investing heavily in research and development,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

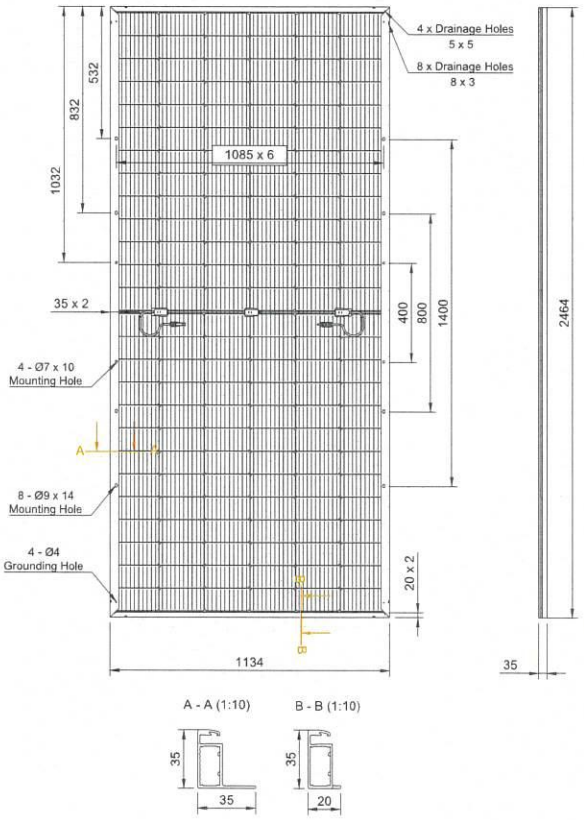
No Compromise Guarantee

15 Year Product Warranty
25 Year Linear Performance Guarantee

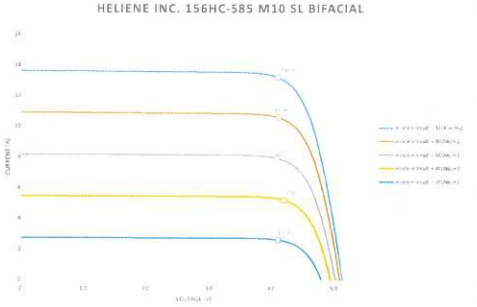


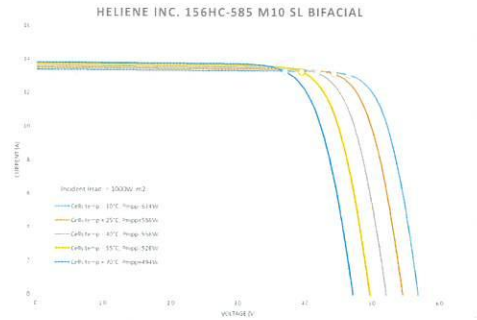
www.heliene.com

Dimensions for 156HC M10 SL Bifacial Series Modules



I-V Curves 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: Irradiation 1000 W/m² - 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/m², 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 / 2400 Pa
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

The specifications and key features contained in this datasheet may deviate slightly from our actual products due to the ongoing innovation and product enhancements. PV modules should be handled and installed only by qualified people. Please carefully read safety and installation instructions available for download from Heliene website before using Heliene PV modules. For warranty details, please refer to Product Warranty Document, also available for download from Heliene website.

January 9, 2024

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

To whom it may concern

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,

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

nexamp

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

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
Erosion Control/Contractor Fees				
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
Site Demolition				
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
Racking and Module Removal				
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
Wiring Removal				
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
Power Conditioning Equipment Removal				
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
Equipment Pad Removal				
Remove Pad	1	EACH	$750.00	$750.00
Sub-Total				$750.00
Decommisioning Total (Present Value)				**$152,786.99**
Decommisioning Total (3% Inflation over 25 Years)				**$319,902.03**

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.

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^2 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!

PV Name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced
	deg	deg	min	min	kWh
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



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

Name: Truck
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	41.694649	-88.463070	643.73	7.00	650.73
2	41.694681	-88.461353	639.17	7.00	646.17
3	41.694457	-88.461096	641.75	7.00	648.75
4	41.693127	-88.461353	641.46	7.00	648.46
5	41.692422	-88.462491	641.11	7.00	648.11
6	41.691413	-88.463392	641.20	7.00	648.20
7	41.691413	-88.465216	645.37	7.00	652.37
8	41.690339	-88.465344	653.58	7.00	660.58
9	41.690435	-88.468048	654.20	7.00	661.20
10	41.690259	-88.464057	643.76	7.00	650.76
11	41.691413	-88.463413	641.05	7.00	648.05
12	41.692406	-88.462555	640.92	7.00	647.92
13	41.693159	-88.461268	639.13	7.00	646.13
14	41.694473	-88.461074	639.43	7.00	646.43
15	41.694633	-88.461375	639.59	7.00	646.59
16	41.694649	-88.463070	643.73	7.00	650.73

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



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

Name: Tree
Upper edge height: 60.0 ft



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 provi 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.

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^2 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!

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

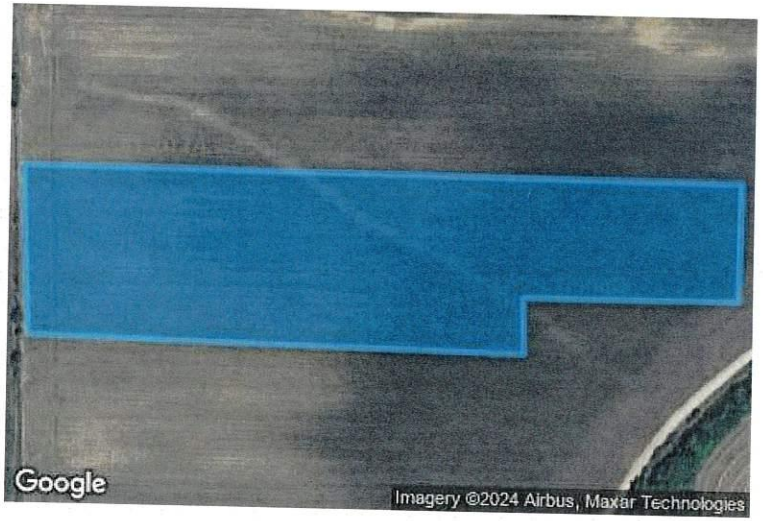
Component Data

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

Name: Truck
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	41.694649	-88.463070	643.73	7.00	650.73
2	41.694681	-88.461353	639.17	7.00	646.17
3	41.694457	-88.461096	641.75	7.00	648.75
4	41.693127	-88.461353	641.46	7.00	648.46
5	41.692422	-88.462491	641.11	7.00	648.11
6	41.691413	-88.463392	641.20	7.00	648.20
7	41.691413	-88.465216	645.37	7.00	652.37
8	41.690339	-88.465344	653.58	7.00	660.58
9	41.690435	-88.468048	654.20	7.00	661.20
10	41.690259	-88.464057	643.76	7.00	650.76
11	41.691413	-88.463413	641.05	7.00	648.05
12	41.692406	-88.462555	640.92	7.00	647.92
13	41.693159	-88.461268	639.13	7.00	646.13
14	41.694473	-88.461074	639.43	7.00	646.43
15	41.694633	-88.461375	639.59	7.00	646.59
16	41.694649	-88.463070	643.73	7.00	650.73

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



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

Name: Tree
Upper edge height: 60.0 ft



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 provi 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.

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^2 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!

PV Name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced
	deg	deg	min	min	kWh
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

Name: Truck
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	41.694649	-88.463070	643.73	7.00	650.73
2	41.694681	-88.461353	639.17	7.00	646.17
3	41.694457	-88.461096	641.75	7.00	648.75
4	41.693127	-88.461353	641.46	7.00	648.46
5	41.692422	-88.462491	641.11	7.00	648.11
6	41.691413	-88.463392	641.20	7.00	648.20
7	41.691413	-88.465216	645.37	7.00	652.37
8	41.690339	-88.465344	653.58	7.00	660.58
9	41.690435	-88.468048	654.20	7.00	661.20
10	41.690259	-88.464057	643.76	7.00	650.76
11	41.691413	-88.463413	641.05	7.00	648.05
12	41.692406	-88.462555	640.92	7.00	647.92
13	41.693159	-88.461268	639.13	7.00	646.13
14	41.694473	-88.461074	639.43	7.00	646.43
15	41.694633	-88.461375	639.59	7.00	646.59
16	41.694649	-88.463070	643.73	7.00	650.73

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



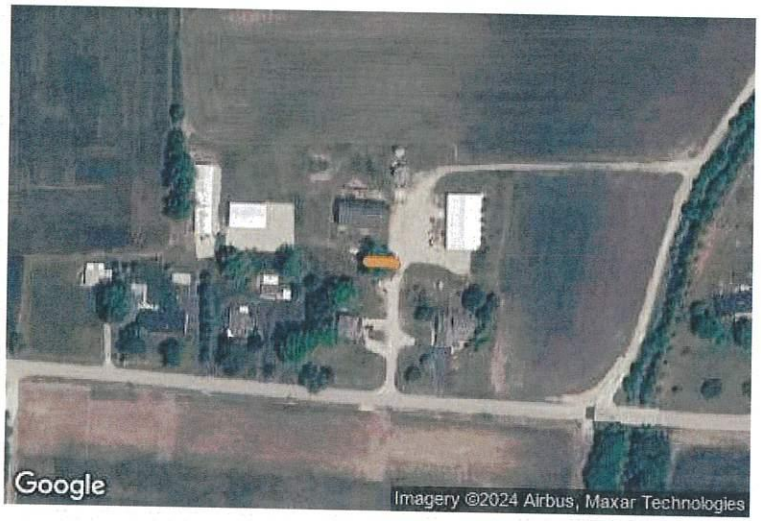
Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.693104	-88.460069	640.86
2	41.692944	-88.461335	639.50
3	41.692118	-88.462644	636.52
4	41.691381	-88.463287	636.76
5	41.690340	-88.463792	639.94
6	41.691333	-88.463298	635.18
7	41.692126	-88.462644	637.45
8	41.692960	-88.461346	641.33
9	41.693104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



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

Name: Tree
Upper edge height: 60.0 ft



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 provi 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 betweenNexamp 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 distribute 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.

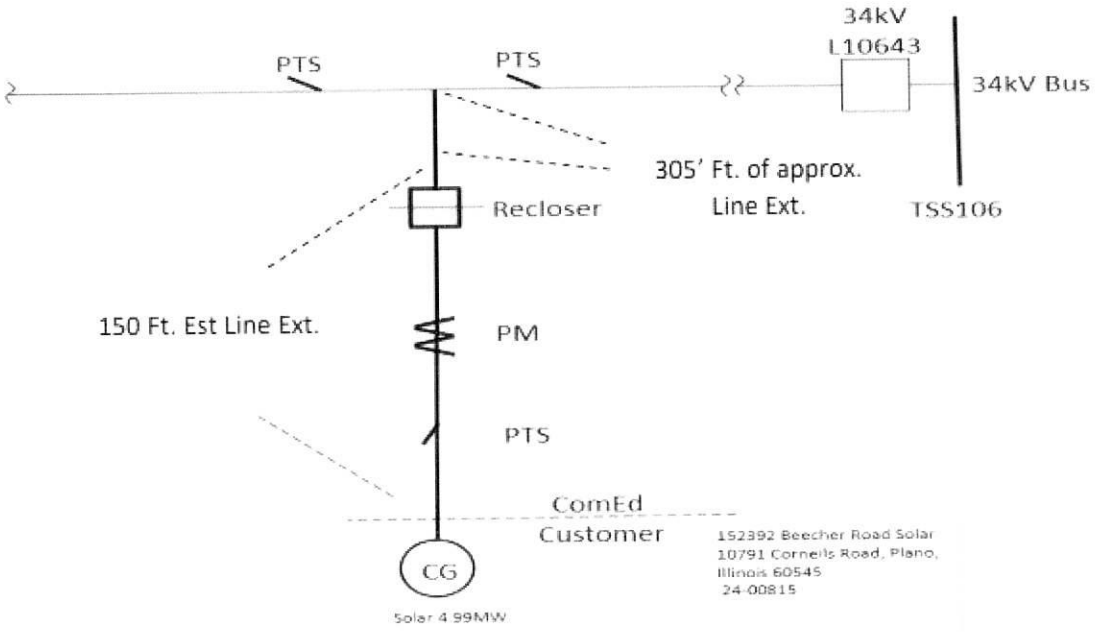
3. Component specifications for equipment identified in the one-line diagram.

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.



[redacted]

4990kW

Attachment 3

Description, Costs and Time Required to Build and Install the EDC's Interconnection Facilities

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

1. Facilities Address/ Location: 10791 Corneils Road,Plano, Illinois 60545

2. Capacity: 4990 kW

3. Required interconnection facilities, including any required metering*.

[redacted]

[redacted] 4990kW

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

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

**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.

[redacted] 4990kW

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.

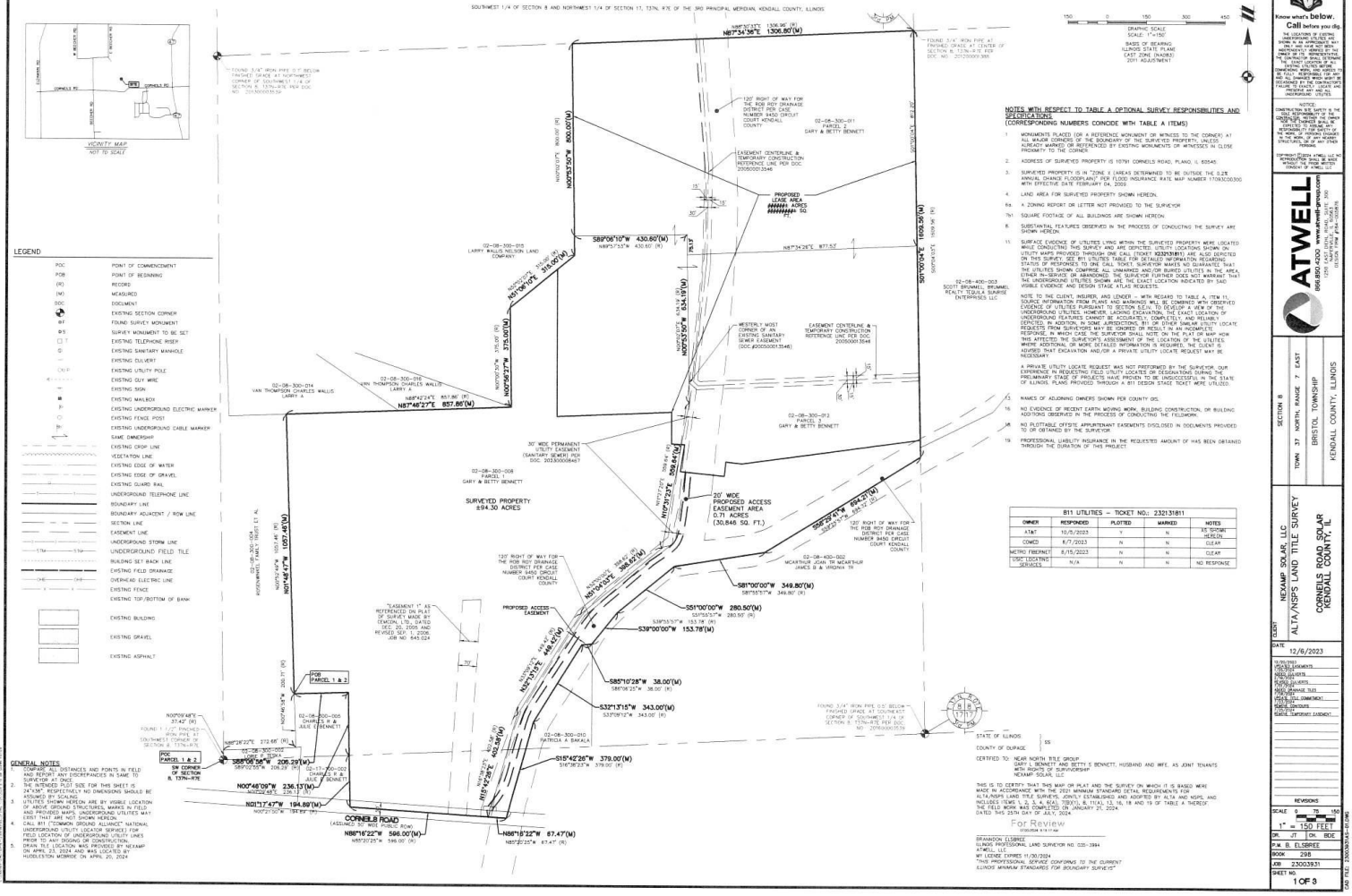
1.8 Each of the Parties shall provide the other party access to areas under its control as reasonably necessary to permit the other Party to perform its obligations under this Agreement, including operation and maintenance obligations. A Party that obtains such access shall comply with all safety rules 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."

ALTA/NSPS LAND TITLE SURVEY

SOUTHWEST 1/4 OF SECTION 8 AND NORTHWEST 1/4 OF SECTION 17, T37N, R7E OF THE 3RD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS



LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
(R)	RECORD
(M)	MEASURED
DOC	DOCUMENT
	EXISTING SECTION CORNER
IPF	FOUND SURVEY MONUMENT
IPS	SURVEY MONUMENT TO BE SET
	EXISTING TELEPHONE RISER
	EXISTING SANITARY MANHOLE
	EXISTING CULVERT
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING SIGN
	EXISTING MAILBOX
	EXISTING UNDERGROUND ELECTRIC MARKER
	EXISTING FENCE POST
	EXISTING UNDERGROUND CABLE MARKER
	SAME OWNERSHIP
	EXISTING CROP LINE
	VEGETATION LINE
	EXISTING EDGE OF WATER
	EXISTING EDGE OF GRAVEL
	EXISTING GUARD RAIL
	UNDERGROUND TELEPHONE LINE
	BOUNDARY LINE
	BOUNDARY ADJACENT / ROW LINE
	SECTION LINE
	EASEMENT LINE
	UNDERGROUND STORM LINE
	UNDERGROUND FIELD TILE
	BUILDING SET BACK LINE
	EXISTING FIELD DRAINAGE
	OVERHEAD ELECTRIC LINE
	EXISTING FENCE
	EXISTING TOP/BOTTOM OF BANK
	EXISTING BUILDING
	EXISTING GRAVEL
	EXISTING ASPHALT

NOTES WITH RESPECT TO TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS
(CORRESPONDING NUMBERS COINCIDE WITH TABLE A ITEMS)

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
2. ADDRESS OF SURVEYED PROPERTY IS 10791 CORNELIS ROAD, PLANO, IL 60545.
3. SURVEYED PROPERTY IS IN "ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)" PER FLOOD INSURANCE RATE MAP NUMBER 17093C0030G WITH EFFECTIVE DATE FEBRUARY 04, 2009.
4. LAND AREA FOR SURVEYED PROPERTY SHOWN HEREON.
6a. A ZONING REPORT OR LETTER NOT PROVIDED TO THE SURVEYOR.
7a1. SQUARE FOOTAGE OF ALL BUILDINGS ARE SHOWN HEREON.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN HEREON.
11. SURFACE EVIDENCE OF UTILITIES LYING WITHIN THE SURVEYED PROPERTY WERE LOCATED WHILE CONDUCTING THIS SURVEY AND ARE DEPICTED. UTILITY LOCATIONS SHOWN ON UTILITY MAPS PROVIDED THROUGH ONE CALL (TICKET #232131811) ARE ALSO DEPICTED ON THIS SURVEY. SEE 811 UTILITIES TABLE FOR DETAILED INFORMATION REGARDING STATUS OF RESPONSES TO ONE CALL TICKET. SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UNMARKED AND/OR BURIED UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED BY SAID VISIBLE EVIDENCE AND DESIGN STAGE ATLAS REQUESTS.

   NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES WITHIN THE SURVEY AREA. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR SIMILAR ONE-CALL LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTS THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

   A PRIVATE UTILITY LOCATE REQUEST WAS NOT PREFORMED BY THE SURVEYOR. OUR EXPERIENCE IN REQUESTING FIELD UTILITY LOCATES OR DESIGNATIONS DURING THE PRELIMINARY STAGE OF PROJECTS HAVE PROVEN TO BE UNSUCCESSFUL IN THE STATE OF ILLINOIS. PLANS PROVIDED THROUGH A 811 DESIGN STAGE TICKET WERE UTILIZED.
13. NAMES OF ADJOINING OWNERS SHOWN PER COUNTY GIS.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. NO PLOTTABLE OFFSITE APPURTENANT EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.
19. PROFESSIONAL LIABILITY INSURANCE IN THE REQUESTED AMOUNT OF HAS BEEN OBTAINED THROUGH THE DURATION OF THIS PROJECT.

811 UTILITIES – TICKET NO.: 232131811

OWNER	RESPONDED	PLOTTED	MARKED	NOTES
AT&T	10/5/2023	Y	N	AS SHOWN HEREON
COMED	8/7/2023	N	N	CLEAR
METRO FIBERNET	8/15/2023	N	N	CLEAR
USIC LOCATING SERVICES	N/A	N	N	NO RESPONSE

GENERAL NOTES

1. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE.
2. THE INTENDED PLOT SIZE FOR THIS SHEET IS 24"X36", RESPECTIVELY NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.
3. UTILITIES SHOWN HEREON ARE BY VISIBLE LOCATION OF ABOVE GROUND STRUCTURES, MARKS IN FIELD AND/OR PLANS PROVIDED. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
4. CALL 811 ("COMMON GROUND ALLIANCE" NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
5. DRAIN TILE LOCATION WAS PROVIDED BY NEXAMP ON APRIL 23, 2024 AND WAS LOCATED BY HUDDLESTON MCBRIDE ON APRIL 20, 2024

STATE OF ILLINOIS }
} SS
COUNTY OF DUPAGE }

CERTIFIED TO: NEAR NORTH TITLE GROUP
GARY L BENNETT AND BETTY S BENNETT, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
NEXAMP SOLAR, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(b)(1), 8, 11(a), 13, 16, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 21, 2024.
DATED THIS 25TH DAY OF JULY, 2024.

For Review
7/25/2024 8:19:17 AM

BRANDON ELSBREE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3994
ILLINOIS, THE
MY LICENSE EXPIRES 11/30/2024
"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS"

811 Know what's below. Call before you dig.

NOTICE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE (ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE FOR CONTROL OF THE WORK, OF PERSONS CHARGED WITH THE EXECUTION OF THE WORK, OR OF ANY OTHER PERSONS.

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Lisle, IL 60532

SECTION 8
TOWN 37 NORTH, RANGE 7 EAST
BRISTOL TOWNSHIP
KENDALL COUNTY, ILLINOIS

CLIENT
NEXAMP SOLAR, LLC
ALTA/NSPS LAND TITLE SURVEY
CORNELIS ROAD SOLAR
KENDALL COUNTY, IL

DATE
12/6/2023

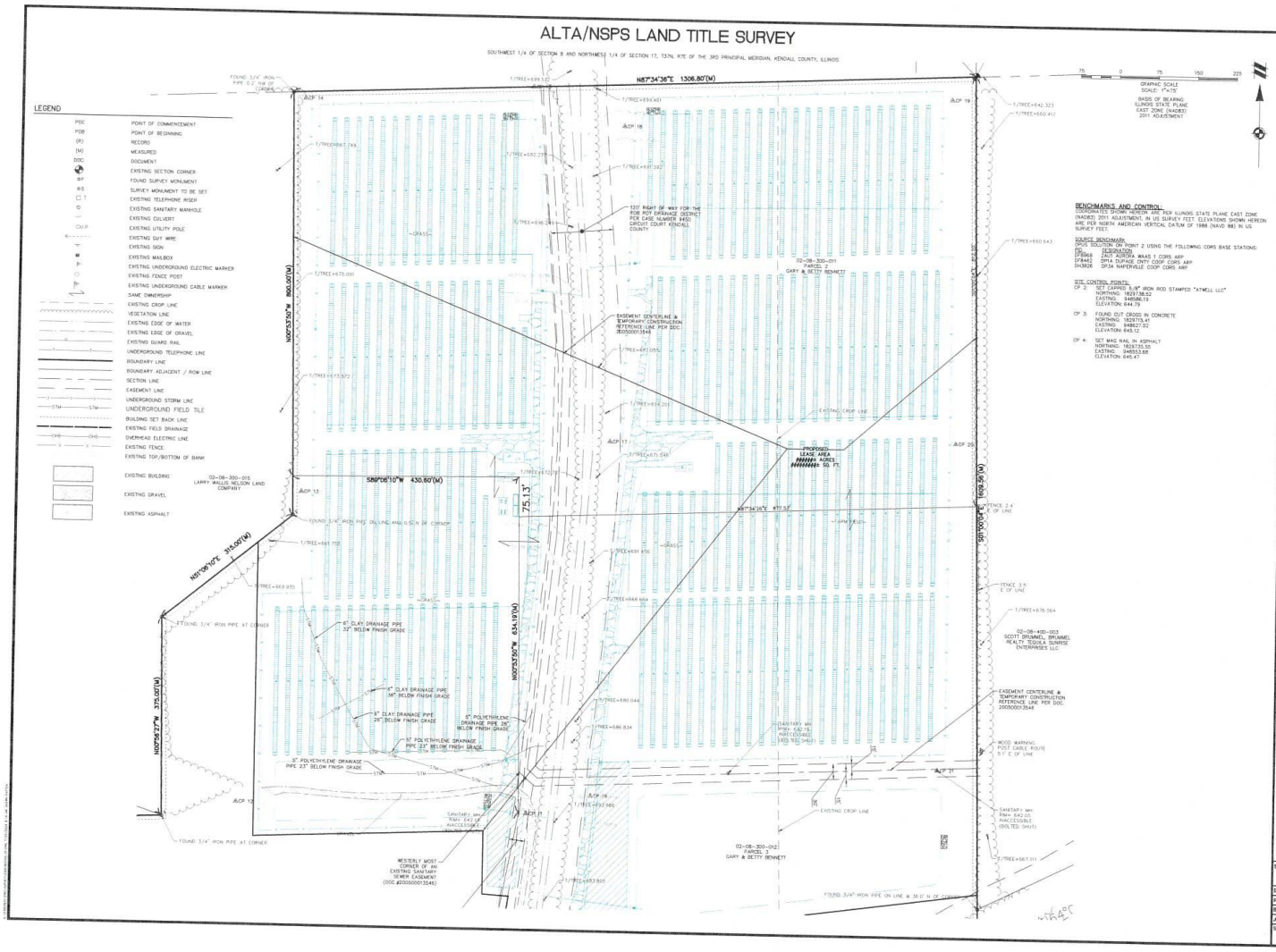
REVISIONS
PROPOSED EASEMENTS
ADDED SUBJECTS
PLOTTED SUBJECTS
PLOTTED
ADDED DRAINAGE TILES
PLOTTED
ADDED TITLE COMMITMENT
PLOTTED
ADDED EASEMENTS
PLOTTED
ADDED TEMPORARY EASEMENT

SCALE: 0 75 150
1" = 150 FEET
DR. JT CH. BDE
P.M. B. ELSBREE
BOOK 298
JOB 23003931
SHEET NO. 1 OF 3

CAD FILE: 23003931-01.dwg

ALTA/NSPS LAND TITLE SURVEY

SOUTHWEST 1/4 OF SECTION 8 AND NORTHWEST 1/4 OF SECTION 17, T37N, R7E OF THE 3RD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS



LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
(R)	RECORD
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	EXISTING SECTION CORNER
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	EXISTING FENCE POST
	EXISTING UNDERGROUND CABLE MARKER
	SAME OWNERSHIP
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	EXISTING GUARD RAIL
	UNDERGROUND TELEPHONE LINE
	BOUNDARY LINE
	BOUNDARY ADJACENT / ROW LINE
	SECTION LINE
	EASEMENT LINE
STM	UNDERGROUND STORM LINE
	UNDERGROUND FIELD TILE
	BUILDING SET BACK LINE
	EXISTING FIELD DRAINAGE
OHE	OVERHEAD ELECTRIC LINE
	EXISTING FENCE
	EXISTING TOP/BOTTOM OF BANK
	EXISTING BUILDING
	EXISTING GRAVEL
	EXISTING ASPHALT

GRAPHIC SCALE
SCALE: 1"=75'

BASIS OF BEARINGS
ILLINOIS STATE PLANE
EAST ZONE (NAD83)
2011 ADJUSTMENT

BENCHMARKS AND CONTROL:

COORDINATES SHOWN HEREON ARE PER ILLINOIS STATE PLANE EAST ZONE (NAD83) 2011 ADJUSTMENT, IN US SURVEY FEET. ELEVATIONS SHOWN HEREON ARE PER NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IN US SURVEY FEET.

SOURCE BENCHMARK
OPUS SOLUTION ON POINT 2 USING THE FOLLOWING CORS BASE STATIONS:

ID	DESIGNATION
DF8965	CNT AURORA WAAS 1 CORS ARP
DF8462	DPIA DUPAGE CNTY COOP CORS ARP
DH3826	DP34 NAPERVILLE COOP CORS ARP

SITE CONTROL POINTS:

CP 2: SET CAPPED 5/8" IRON ROD STAMPED "ATWELL LLC"
NORTHING: 1629738.52
EASTING: 948586.19
ELEVATION: 644.79

CP 3: FOUND CUT CROSS IN CONCRETE
NORTHING: 1629715.41
EASTING: 948827.82
ELEVATION: 645.12

CP 4: SET MAG NAIL IN ASPHALT
NORTHING: 1629735.55
EASTING: 948553.68
ELEVATION: 645.47

Know what's Below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
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NAPERVILLE, IL 60563
DESIGN FIRM #184-005816

SECTION 8
TOWN 37 NORTH, RANGE 7 EAST
BRISTOL TOWNSHIP
KENDALL COUNTY, ILLINOIS

CLIENT
NEXAMP SOLAR, LLC

ALTA/NSPS LAND TITLE SURVEY
CORNELIS ROAD SOLAR
KENDALL COUNTY, IL

DATE: 12/6/2023

SURVEYING
PROPOSED EASEMENTS
PROPOSED LEASE AREA
PROPOSED LEASE AREA
PROPOSED LEASE AREA

ALTA/NSPS LAND TITLE SURVEY

SOUTHWEST 1/4 OF SECTION 8 AND NORTHWEST 1/4 OF SECTION 17, 37N, R7E OF THE 3RD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS

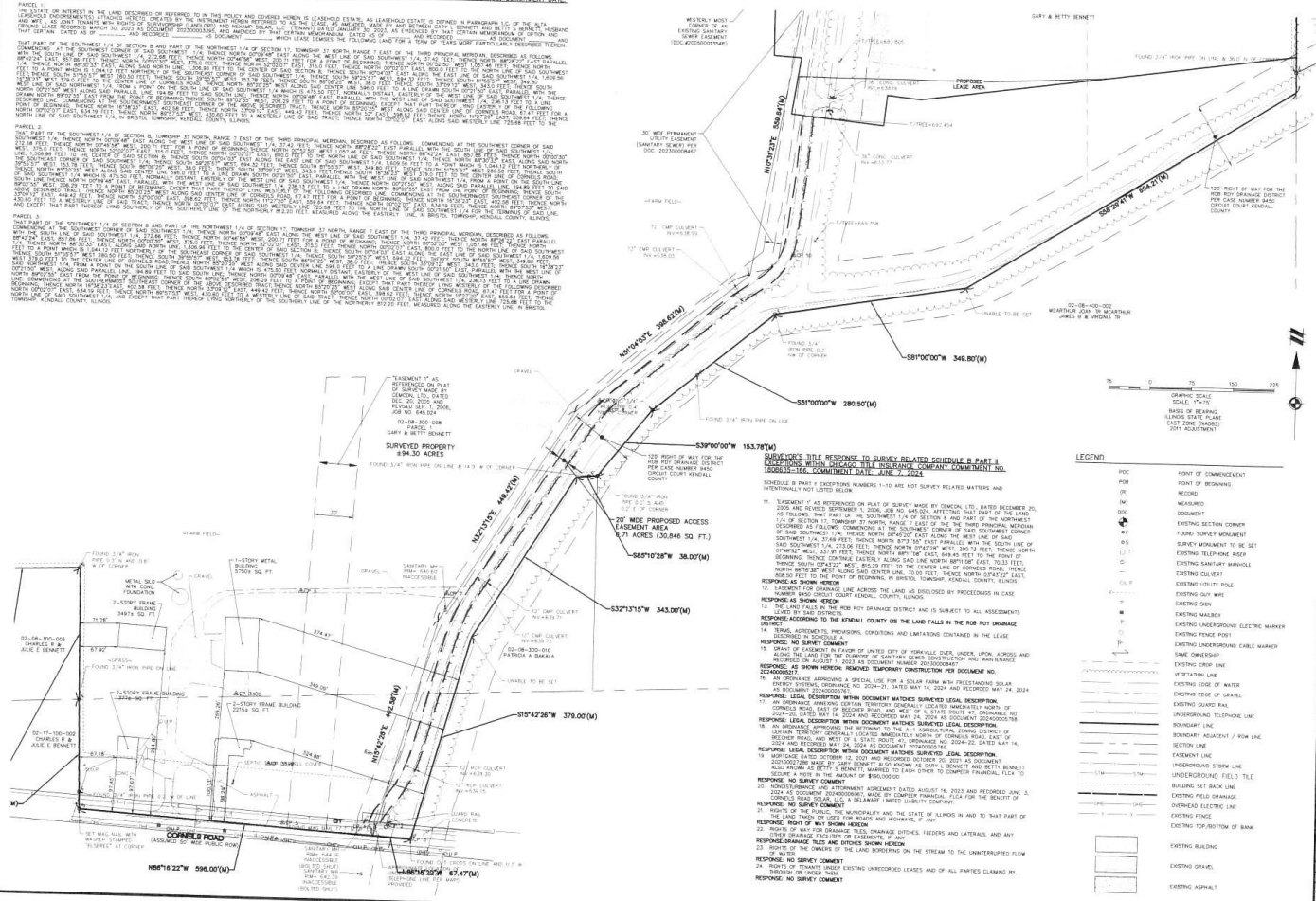
LEGAL DESCRIPTION PER HEAR NORTH TITLE GROUP AS ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. IL1808635-166, COMMITMENT DATE: JUNE 7, 2022 AT 12:00 A.M.

PARCEL 1:
THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS POLICY AND COVERED HEREIN IS LEASEHOLD ESTATE, AS LEASEHOLD ESTATE IS DEFINED IN PARAGRAPH 3.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, AS AMENDED, MADE BY AND BETWEEN GARY AND BETTY E BENNETT, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP (LANDLORD) AND NEXAMP SOLAR, LLC (TENANT) DATED JANUARY 30, 2023, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF OPTION AND LEASE AGREEMENT DATED AS OF _____ AND RECORDED _____ AS DOCUMENT _____ WHICH LEASE REMISES THE FOLLOWING LAND FOR A TERM OF YEARS MORE PARTICULARLY DESCRIBED THEREIN:

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°48'39" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 89°20'21" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 272.68 FEET; THENCE NORTH 00°48'39" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 89°20'21" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 1,306.84 FEET; THENCE NORTH 00°50'03" WEST, 370.0 FEET; THENCE NORTH 50°05'07" EAST FOR A POINT OF BEGINNING; THENCE NORTH 00°50'03" WEST, 1,044.12 FEET TO A POINT WHICH IS 1,044.12 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 8; THENCE SOUTH 89°20'21" WEST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 37°53'17" WEST 280.50 FEET; THENCE SOUTH 00°48'39" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,606.56 FEET; THENCE SOUTH 89°20'21" WEST, 849.82 FEET; THENCE SOUTH 00°48'39" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 1,606.56 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4; THENCE NORTH 00°50'03" EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4, 1,606.56 FEET TO THE CENTER LINE OF CORNELIS ROAD; THENCE NORTH 89°20'21" EAST ALONG SAID CENTER LINE, 1,306.84 FEET; THENCE NORTH 00°48'39" EAST, 37.42 FEET; THENCE NORTH 89°20'21" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 272.68 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF LYING WESTERLY OF THE FOLLOWED DESCRIBED LINE: COMMENCING AT THE SOUTHERMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 89°20'21" EAST ALONG SAID CENTER LINE OF CORNELIS ROAD, 1,306.84 FEET; THENCE NORTH 00°48'39" EAST, 37.42 FEET; THENCE NORTH 89°20'21" EAST, 272.68 FEET; THENCE NORTH 00°48'39" EAST, 1,606.56 FEET; THENCE NORTH 89°20'21" EAST, 849.82 FEET; THENCE NORTH 00°48'39" EAST, 1,606.56 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE NORTH 00°50'03" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89°20'21" EAST ALONG SAID NORTH LINE, 1,306.84 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 00°48'39" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,606.56 FEET TO THE CENTER LINE OF CORNELIS ROAD; THENCE SOUTH 89°20'21" WEST, 849.82 FEET; THENCE SOUTH 00°48'39" EAST, 1,606.56 FEET; THENCE SOUTH 89°20'21" WEST, 272.68 FEET; THENCE SOUTH 00°48'39" EAST, 37.42 FEET; THENCE SOUTH 89°20'21" WEST, 1,306.84 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF LYING WESTERLY OF THE FOLLOWED DESCRIBED LINE: COMMENCING AT THE SOUTHERMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 89°20'21" EAST ALONG SAID CENTER LINE OF CORNELIS ROAD, 1,306.84 FEET; THENCE NORTH 00°48'39" EAST, 37.42 FEET; THENCE NORTH 89°20'21" EAST, 272.68 FEET; THENCE NORTH 00°48'39" EAST, 1,606.56 FEET; THENCE NORTH 89°20'21" EAST, 849.82 FEET; THENCE NORTH 00°48'39" EAST, 1,606.56 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE NORTH 00°50'03" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89°20'21" EAST ALONG SAID NORTH LINE, 1,306.84 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 00°48'39" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,606.56 FEET TO THE CENTER LINE OF CORNELIS ROAD; THENCE SOUTH 89°20'21" WEST, 849.82 FEET; THENCE SOUTH 00°48'39" EAST, 1,606.56 FEET; THENCE SOUTH 89°20'21" WEST, 272.68 FEET; THENCE SOUTH 00°48'39" EAST, 37.42 FEET; THENCE SOUTH 89°20'21" WEST, 1,306.84 FEET TO THE POINT OF BEGINNING, 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.

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 SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°48'39" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 89°20'21" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 272.68 FEET; THENCE NORTH 00°48'39" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 1,606.56 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 89°20'21" WEST ALONG SAID NORTH LINE, 1,306.84 FEET TO THE CENTER OF CORNELIS ROAD; THENCE NORTH 00°50'03" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89°20'21" WEST, 1,306.84 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 00°48'39" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 1,606.56 FEET TO THE CENTER LINE OF CORNELIS ROAD; THENCE SOUTH 89°20'21" WEST, 849.82 FEET; THENCE SOUTH 00°48'39" EAST, 1,606.56 FEET; THENCE SOUTH 89°20'21" WEST, 272.68 FEET; THENCE SOUTH 00°48'39" EAST, 37.42 FEET; THENCE SOUTH 89°20'21" WEST, 1,306.84 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF LYING WESTERLY OF THE FOLLOWED DESCRIBED LINE: COMMENCING AT THE SOUTHERMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 89°20'21" EAST ALONG SAID CENTER LINE OF CORNELIS ROAD, 1,306.84 FEET; THENCE NORTH 00°48'39" EAST, 37.42 FEET; THENCE NORTH 89°20'21" EAST, 272.68 FEET; THENCE NORTH 00°48'39" EAST, 1,606.56 FEET; THENCE NORTH 89°20'21" EAST, 849.82 FEET; THENCE NORTH 00°48'39" EAST, 1,606.56 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE NORTH 00°50'03" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89°20'21" EAST ALONG SAID NORTH LINE, 1,306.84 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 00°48'39" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,606.56 FEET TO THE CENTER LINE OF CORNELIS ROAD; THENCE SOUTH 89°20'21" WEST, 849.82 FEET; THENCE SOUTH 00°48'39" EAST, 1,606.56 FEET; THENCE SOUTH 89°20'21" WEST, 272.68 FEET; THENCE SOUTH 00°48'39" EAST, 37.42 FEET; THENCE SOUTH 89°20'21" WEST, 1,306.84 FEET TO THE POINT OF BEGINNING, 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.

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 SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°48'39" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 89°20'21" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 272.68 FEET; THENCE NORTH 00°48'39" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 89°20'21" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 1,306.84 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 89°20'21" WEST ALONG SAID NORTH LINE, 1,306.84 FEET TO THE CENTER LINE OF CORNELIS ROAD; THENCE NORTH 00°50'03" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89°20'21" WEST, 1,306.84 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 00°48'39" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 1,606.56 FEET TO THE CENTER LINE OF CORNELIS ROAD; THENCE SOUTH 89°20'21" WEST, 849.82 FEET; THENCE SOUTH 00°48'39" EAST, 1,606.56 FEET; THENCE SOUTH 89°20'21" WEST, 272.68 FEET; THENCE SOUTH 00°48'39" EAST, 37.42 FEET; THENCE SOUTH 89°20'21" WEST, 1,306.84 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF LYING WESTERLY OF THE FOLLOWED DESCRIBED LINE: COMMENCING AT THE SOUTHERMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 89°20'21" EAST ALONG SAID CENTER LINE OF CORNELIS ROAD, 1,306.84 FEET; THENCE NORTH 00°48'39" EAST, 37.42 FEET; THENCE NORTH 89°20'21" EAST, 272.68 FEET; THENCE NORTH 00°48'39" EAST, 1,606.56 FEET; THENCE NORTH 89°20'21" EAST, 849.82 FEET; THENCE NORTH 00°48'39" EAST, 1,606.56 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE NORTH 00°50'03" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89°20'21" EAST ALONG SAID NORTH LINE, 1,306.84 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 00°48'39" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,606.56 FEET TO THE CENTER LINE OF CORNELIS ROAD; THENCE SOUTH 89°20'21" WEST, 849.82 FEET; THENCE SOUTH 00°48'39" EAST, 1,606.56 FEET; THENCE SOUTH 89°20'21" WEST, 272.68 FEET; THENCE SOUTH 00°48'39" EAST, 37.42 FEET; THENCE SOUTH 89°20'21" WEST, 1,306.84 FEET TO THE POINT OF BEGINNING, 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.


WESTERLY MOST CORNER OF AN EXISTING SANITARY SEWER EASEMENT (DOC.#2005000013548)
GARY & BETTY BENNETT
PROPOSED LEASE AREA
30' WIDE PERMANENT UTILITY EASEMENT (SANITARY SEWER) PER DOC. 2023000008457
N13°29'33"E 558.62'(M)
S52°25'47"E 804.21'(M)
120' RIGHT OF WAY FOR THE ROB ROY DRAINAGE DISTRICT PER CASE NUMBER 94SC CIRCUIT COURT KENDALL COUNTY
02-08-400-002 MCARTHUR JOAN W MCARTHUR JAMES B & VIRGINIA TR
N51°04'53"E 368.67'(M)
S81°00'00"W 349.80'(M)
S51°00'00"W 280.50'(M)
S39°00'00"W 153.78'(M)
"EASEMENT 1" AS REFERENCED ON PLAT OF SURVEY MADE BY DEMCON, LTD., DATED DEC. 20, 2005 AND REVISED SEP. 1, 2006, JOB NO. 040.024
02-08-300-008 PARCEL 1
GARY & BETTY BENNETT
SURVEYED PROPERTY ±94.30 ACRES
120' RIGHT OF WAY FOR THE ROB ROY DRAINAGE DISTRICT PER CASE NUMBER 94SC CIRCUIT COURT KENDALL COUNTY
N32°10'13"E 449.42'(M)
20' WIDE PROPOSED ACCESS EASEMENT AREA (1.71 ACRES (30,846 SQ. FT.)
S85°10'28"W 38.00'(M)
S32°13'15"W 343.00'(M)
S15°42'26"W 379.00'(M)
N57°42'49"E 405.58'(M)
N86°16'22"W 596.00'(M)
N86°16'22"W 67.47'(M)
CORNELIS ROAD
02-08-300-005 CHARLES R & JULIE E BENNETT
02-17-100-002 CHARLES R & JULIE E BENNETT
02-08-300-010 PATRICK A BAKALA
1-STORY METAL BUILDING 5700± SQ. FT.
METAL SILO WITH CONC. FOUNDATION
2-STORY FRAME BUILDING 3497± SQ. FT.
2-STORY FRAME BUILDING 2215± SQ. FT.
2-STORY FRAME BUILDING 1372± SQ. FT.
SEPTIC UNDER GRASS
SANITARY MH RIM= 840.60 INACCESSIBLE
WELL HOUSE
SET MAG NAIL WITH WASHER STAMPED "ELSBREE" AT CORNER
SET 5/8" IRON ROD W/ CAP STAMPED "ELSBREE" AT CORNER
FOUND 3/4" IRON PIPE 0.3' N & W OF CORNER
FOUND 3/4" IRON PIPE AT CORNER
FOUND 3/4" IRON PIPE 0.2' S AND 0.2' E OF CORNER
FOUND 3/4" IRON PIPE 0.2' S AND 0.2' W OF CORNER
FOUND 3/4" IRON PIPE ON LINE
UNABLE TO BE SET
12" CMP CULVERT INV.=839.71
12" CMP CULVERT INV.=838.03
12" CMP CULVERT INV.=839.73
12" RCP CULVERT INV.=839.20
12" RCP CULVERT INV.=839.00
GUARD RAIL
GUARD RAIL CONCRETE
OHU
OHU
OHU
OHU
UNDERGROUND ELECTRIC LINE WITH ABOVE GROUND TRANSFORMER PROVIDED
FOUND 3/4" IRON PIPE 0.3' S & 0.3' W OF CORNER
FOUND 3/4" IRON PIPE 0.3' S & 0.3' E OF CORNER
ASPHALT
GRAVEL
GRASS
WARM FIELD
WARM FIELD
TREE=667.805
TREE=667.454
TREE=669.358
TREE=668.19
TREE=668.05
TREE=668.03
TREE=668.03
TREE=668.03

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

Sarah Mendez
City Planner
smendez@yorkville.il.us

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

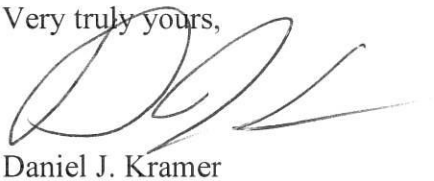
Dear Krysti and Sarah

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,



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

ATWELL

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 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 BEGINNINC; 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”38'2S" 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 \MTH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 272.68 FEET; THENCE NORTH 00°46'58" WEST, 200.71 FEET FOR A POINT OF BEGINNINC; 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”30'3S" 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

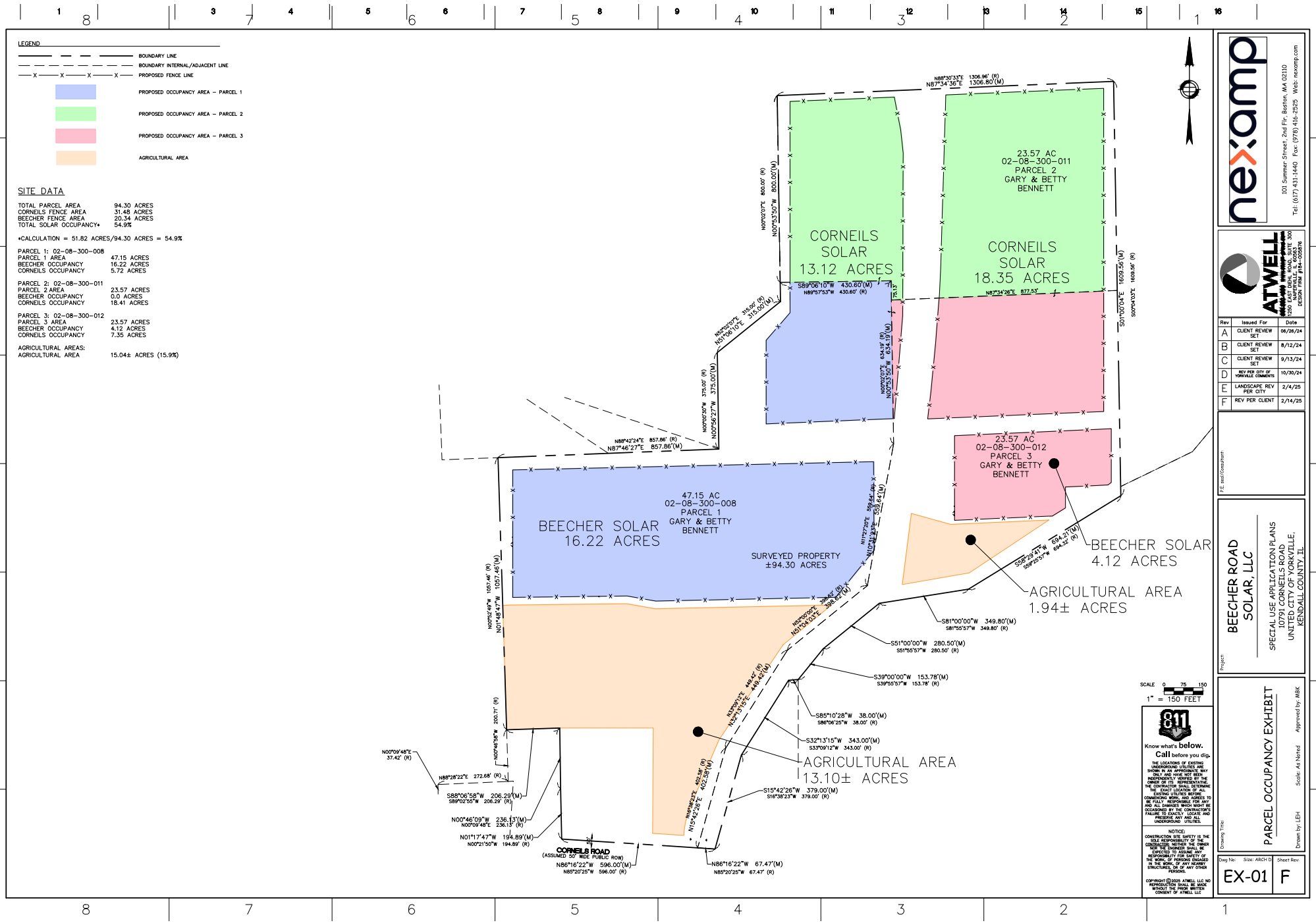
280.50 FEET; THENCE SOUTH 39°55'57" WEST, 153.78 FEET; THENCE SOUTH 86"06'25" WEST, 38.0 FEET; THENCE SOUTH 33"09'12" WEST, 343.0 FEET; THENCE SOUTH 16"38'23" WEST 379.0 FEET TO THE CENTER LINE OF CORNEILS ROAD; THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE 596.0 FEET TO A LINE DRAWN SOUTH 00"21'50' 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 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°38'23" 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 SOUTH WEST 1/4 FOR THE TERMINUS OF SAID LINE, AND EXCEPT THAT PART THEREOF LYINC SOUTHERLY OF THE SOUTHERLY LINE OF THE NORTHERLY 812.20 FEET, MEASURED ALONG THE EASTERLY LINE, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS;

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, S75.0 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 LYINC NORTHERLY OF THE SOUTHERLY LINE OF THE NORTHERLY 812.20 FEET, MEASURED ALONG THE EASTERLY LINE, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.



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ATWELL
1805 EAST NEW YORK STREET, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-003876

Rev	Issued For	Date
A	CLIENT REVIEW SET	06/26/24
B	CLIENT REVIEW SET	8/12/24
C	CLIENT REVIEW SET	9/13/24
D	REV PER CITY OF YORKVILLE COMMENTS	10/30/24
E	LANDSCAPE REV PER CITY	2/4/25
F	REV PER CLIENT	2/14/25

P.E. seal/Consultant:

Project: BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNELIS ROAD
UNITED CITY OF YORKVILLE,
KENDALL COUNTY, IL

Drawing Title: PARCEL OCCUPANCY EXHIBIT
Drawn by: LEH Scale: As Noted Approved by: MBK

Dwg No: EX-01 Size: ARCH D Sheet Rev: F

CAD FILE: 24003183X001 OCCUPANCY EXHIBIT [2025-02-14].DWG

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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.

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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

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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 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.

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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;

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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
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PLANO IL 60545

JOHN MEYER
90 SHORE DR
OGDEN DUNES IN 463681007

MCARTHUR JOAN TR MCARTHUR JAMES B VIRGINIA TR
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PLANO IL 60545

VAN THOMPSON CHARLES WALLIS LARRY A
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FREMONT IN 46737

JOHN MEYER
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CHARLES R JULIE E BENNETT
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GARY L BETTY S BENNETT
10791 CORNIELS RD
PLANO IL 60545

GARY BETTY BENNETT
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GARY L BETTY S BENNETT
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MCARTHUR JOAN TR MCARTHUR JAMES B VIRGINIA TR
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CHICAGO WB INVESTORS LLC
c/o SAM ZABALA
315 FLATBUSH AVE 302
BROOKLYN NY 11217

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

GARY BETTY BENNETT
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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

Parcel Number
02-08-300-008

Tax Year
2023 (Payable 2024)

Sale Status
None

Property Class
0011 - HOMESITE-DWELLING

Net Taxable Value
169,338

Township
Bristol Township

Tract Number

Legal Description
SEC.17-37-7 DOC.87-1552

Site Address
10791 CORNEILS RD
PLANO, IL 60545

Neighborhood Code

Tax Code
BR001 -

Tax Rate
8.202910

Acres
47.1859

Lot Size

Owner Name & Address
BENNETT, GARY & BETTY
10791 CORNEILS RD
PLANO, IL, 60545

Land Use

Tax Status
Taxable

Total Tax
$14,126.40

Mailing Address

TIF Base Value
0

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
Tax Billed	$6,945.32	$6,945.32	$13,890.64
Penalty Billed	$0.00	$0.00	$0.00
Cost Billed	$0.00	$0.00	$0.00
Fees/Liens/SSA Billed	$117.88	$117.88	$235.76
Total Billed	$7,063.20	$7,063.20	$14,126.40
Amount Paid	$7,063.20	$0.00	$7,063.20
Total Unpaid	**$0.00**	**$7,063.20**	**$7,063.20**
Paid By	**BENNETT, GARY & BETTY**		
Date Paid	**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
Totals	**47.1859**	**21,550**

Click to open Farmland Details

No Genealogy Information

Related Names

Parcel Owner BENNETT, GARY & BETTY
10791 CORNEILS RD
PLANO, IL, 60545

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

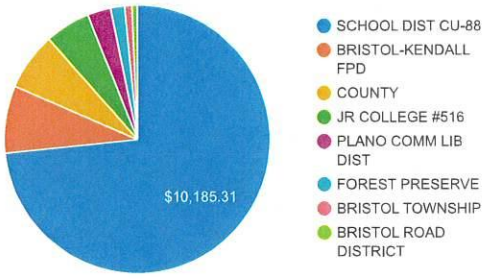
Sales History

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

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
TOTAL	**8.202910**	**$13,890.64**



Property Information

Parcel Number
02-08-300-012

Site Address

Owner Name & Address
BENNETT, GARY L & BETTY S
10791 CORNIELS RD
PLANO, IL, 60545

Tax Year
2023 (Payable 2024)

Sale Status
None

Neighborhood Code

Land Use

Property Class
0021 - FARMLAND

Tax Code
BR001 -

Tax Status
Taxable

Net Taxable Value
12,560

Tax Rate
8.202910

Total Tax
$1,139.80

Township
Bristol Township

Acres
21.9399

Mailing Address

Tract Number

Lot Size

TIF Base Value
0

Legal Description
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
Tax Billed	$515.15	$515.15	$1,030.30
Penalty Billed	$0.00	$0.00	$0.00
Cost Billed	$0.00	$0.00	$0.00
Fees/Liens/SSA Billed	$54.75	$54.75	$109.50
Total Billed	$569.90	$569.90	$1,139.80
Amount Paid	$569.90	$0.00	$569.90
Total Unpaid	**$0.00**	**$569.90**	**$569.90**
Paid By	**BENNETT, GARY L & BETTY S**		
Date Paid	**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
Totals	**21.9399**	**12,560**

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

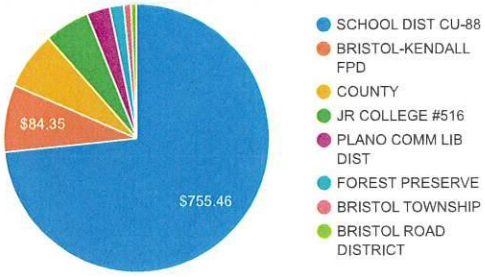
Sales History

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
TOTAL	**8.202910**	**$1,030.30**



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 30th 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 6th.***

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 date 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 abo 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



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 KWIATKOWSKI

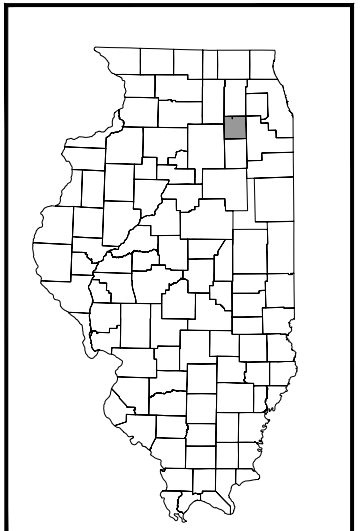
CIVIL ENGINEER/LANDSCAPE ARCHITECT/SURVEYOR
ATWELL, LLC
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
PHONE: (630) 577-0800
FAX: (630) 577-0900
CONTACT: MICHAEL KEITH, P.E.

GOVERNING AGENCIES CONTACTS

PLANNING
UNITED CITY OF YORKVILLE
651 PRARIE POINTE DRIVE
YORKVILLE, IL 60560
(630) 553-8573
CONTACT: KRYSTI BARKSDALE-NOBLE

HIGHWAY
UNITED CITY OF YORKVILLE ENGINEERING DEPARTMENT
651 PRAIRIE POINTE DRIVE
YORKVILLE, ILLINOIS, 60560
(630) 466-6700

EROSION & SEDIMENTATION
KENDALL COUNTY SOIL & WATER CONSERVATION DISTRICT
7775A ROUTE 47
YORKVILLE, IL 60560
(630) 553-5821 X 3
CONTACT: JULIE BROWN



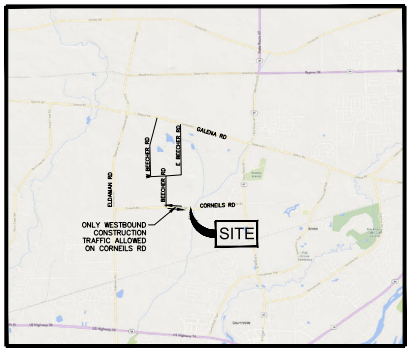
ILLINOIS
NOT TO SCALE

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



KENDALL COUNTY
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 5000'

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

ATWELL
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-003876

Rev	Issued For	Date
C	CLIENT REVIEW SET	9/13/24
D	REV PER 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
H	NOTES UPDATE	4/25/25

P.E. seal/Consultant:

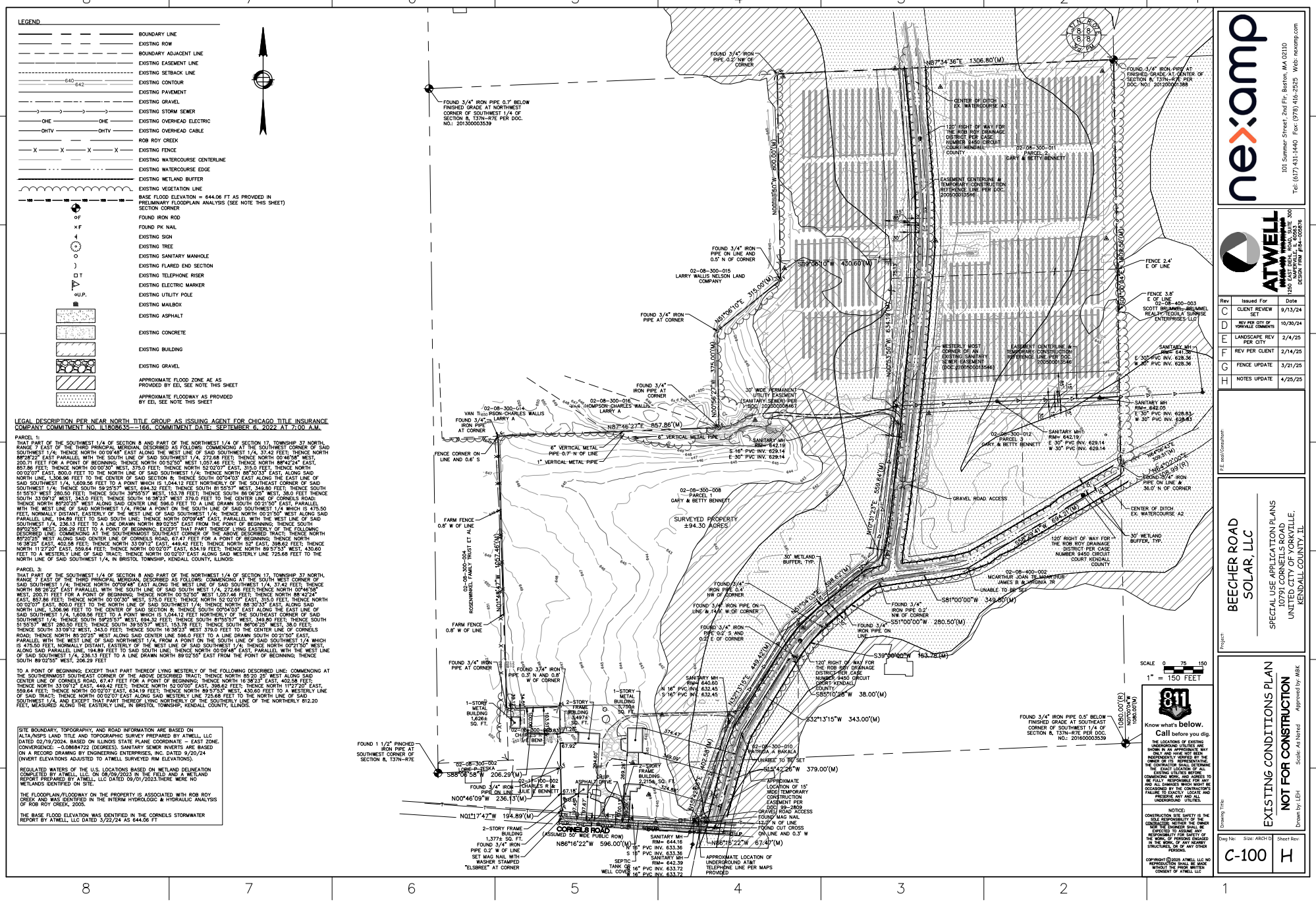
Project:
BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNEILS ROAD
UNITED CITY OF YORKVILLE, KENDALL COUNTY, IL

Drawing Title:
COVER SHEET
NOT FOR CONSTRUCTION
Scale: As Noted Approved by: MBK
Drawn by: LEH

Dwg No:	Size: ARCH D	Sheet Rev:
C-000		H

CAD FILE: 240031830-000-CV.DWG

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LEGAL DESCRIPTION PER NEAR NORTH TITLE GROUP AS ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. IL18086635---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°26'22" 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 CORNELS 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 CORNELS 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 CORNELS 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 CORNELS 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°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.

SITE BOUNDARY, TOPOGRAPHY, AND ROAD INFORMATION ARE BASED ON ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY PREPARED BY ATWELL, LLC DATED 02/19/2024. BASED ON ILLINOIS STATE PLANE COORDINATE – EAST ZONE. CONVERGENCE: -0.08684722 (DEGREES). SANITARY SEWER INVERTS ARE BASED ON A RECORD DRAWING BY ENGINEERING ENTERPRISES, INC. DATED 9/20/24 (INVERT ELEVATIONS ADJUSTED TO ATWELL SURVEYED RIM ELEVATIONS).

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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 CORNELS STORMWATER REPORT BY ATWELL, LLC DATED 3/22/24 AS 644.06 FT

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ATWELL
ONE SOUTH WACKER DRIVE, SUITE 2300
CHICAGO, ILLINOIS 60606
NAPERVILLE, IL 60563
DESIGN FIRM #184-003876

Rev	Issued For	Date
C	CLIENT REVIEW SET	9/13/24
D	REV PER 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
H	NOTES UPDATE	4/25/25

P.E. seal/Constructor:

Project:
BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNELS ROAD
UNITED CITY OF YORKVILLE,
KENDALL COUNTY, IL

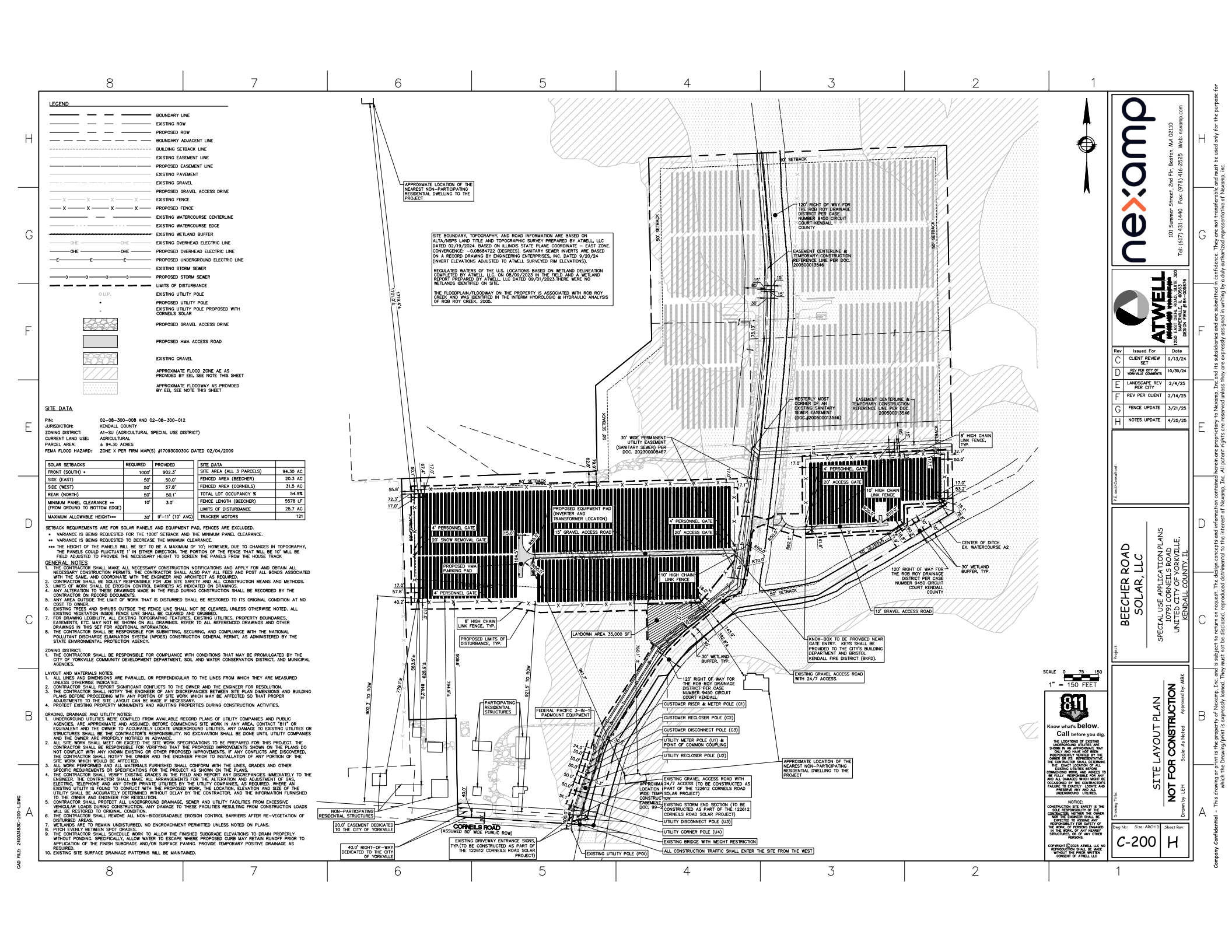
Drawing Title:
EXISTING CONDITIONS PLAN
NOT FOR CONSTRUCTION

Drawn by: LEH | Scale: As Noted | Approved by: MBK

Dwg No: C-100 | Size: ARCH D | Sheet Rev: H

CAD FILE: 240031830--100-ECDWG

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LEGEND
BOUNDARY LINE
EXISTING ROW
PROPOSED ROW
BOUNDARY ADJACENT LINE
BUILDING SETBACK LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EXISTING PAVEMENT
EXISTING GRAVEL
PROPOSED GRAVEL ACCESS DRIVE
EXISTING FENCE
PROPOSED FENCE
EXISTING WATERCOURSE CENTERLINE
EXISTING WATERCOURSE EDGE
EXISTING WETLAND BUFFER
EXISTING OVERHEAD ELECTRIC LINE
PROPOSED OVERHEAD 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 CORNELIS SOLAR
PROPOSED GRAVEL ACCESS DRIVE
PROPOSED HMA ACCESS ROAD
EXISTING GRAVEL
APPROXIMATE FLOOD ZONE AE AS PROVIDED BY EEI, SEE NOTE THIS SHEET
APPROXIMATE FLOODWAY AS PROVIDED BY EEI, SEE NOTE THIS SHEET
SITE DATA
PIN: 02-08-300-008 AND 02-08-300-012
JURISDICTION: KENDALL COUNTY
ZONING DISTRICT: A1-SU (AGRICULTURAL SPECIAL USE DISTRICT)
CURRENT LAND USE: AGRICULTURAL
PARCEL AREA: ± 94.30 ACRES
FEMA FLOOD HAZARD: ZONE X PER FIRM MAP(S) #17093C0030G DATED 02/04/2009
SOLAR SETBACKS | REQUIRED | PROVIDED
FRONT (SOUTH) * | 1000' | 902.3'
SIDE (EAST) | 50' | 50.0'
SIDE (WEST) | 50' | 57.8'
REAR (NORTH) | 50' | 50.1'
MINIMUM PANEL CLEARANCE ** (FROM GROUND TO BOTTOM EDGE) | 10' | 3.0'
MAXIMUM ALLOWABLE HEIGHT*** | 30' | 9'-11" (10' AVG)
SITE DATA | |
SITE AREA (ALL 3 PARCELS) | 94.30 AC
FENCED AREA (BEECHER) | 20.3 AC
FENCED AREA (CORNELIS) | 31.5 AC
TOTAL LOT OCCUPANCY % | 54.9%
FENCE LENGTH (BEECHER) | 5578 LF
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 1000' SETBACK AND THE MINIMUM PANEL CLEARANCE.
** VARIANCE IS BEING REQUESTED TO DECREASE THE MINIMUM CLEARANCE.
*** THE HEIGHT OF THE PANELS WILL BE SET TO BE A MAXIMUM OF 10'; HOWEVER, DUE TO CHANGES IN TOPOGRAPHY, THE PANELS COULD FLUCTUATE 1' IN EITHER DIRECTION. THE PORTION OF THE FENCE THAT WILL BE 10' WILL BE FIELD ADJUSTED TO PROVIDE THE NECESSARY HEIGHT TO SCREEN THE PANELS FROM THE HOUSE TRACK
GENERAL NOTES:
1. 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.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
3. LIMITS OF WORK SHALL BE EROSION CONTROL BARRIERS AS INDICATED ON DRAWINGS.
4. ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
5. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
6. 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.
7. 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.
8. 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, SOIL 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 INDICATED.
2. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION.
3. 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.
4. PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING 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 NOTIFIED 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 THE PLANS.
4. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT 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 WITHOUT DELAY BY 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 WILL 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. PITCH EVENLY BETWEEN SPOT GRADES.
9. THE CONTRACTOR SHALL SCHEDULE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PONDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
10. EXISTING SITE SURFACE DRAINAGE PATTERNS WILL BE MAINTAINED.
APPROXIMATE LOCATION OF THE NEAREST NON-PARTICIPATING RESIDENTIAL DWELLING TO THE PROJECT
SITE BOUNDARY, TOPOGRAPHY, AND ROAD INFORMATION ARE BASED ON ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY PREPARED BY ATWELL, LLC DATED 02/19/2024. BASED ON ILLINOIS STATE PLANE COORDINATE – EAST ZONE. CONVERGENCE: -0.08684722 (DEGREES). SANITARY SEWER INVERTS ARE BASED ON A RECORD DRAWING BY ENGINEERING ENTERPRISES, INC. DATED 9/20/24 (INVERT ELEVATIONS ADJUSTED TO ATWELL SURVEYED RIM ELEVATIONS).
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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.
50' SETBACK
120' RIGHT OF WAY FOR THE ROB ROY DRAINAGE DISTRICT PER CASE NUMBER 9450 CIRCUIT COURT KENDALL COUNTY
EASEMENT CENTERLINE & TEMPORARY CONSTRUCTION REFERENCE LINE PER DOC. 2005000013546
WESTERLY MOST CORNER OF AN EXISTING SANITARY SEWER EASEMENT (DOC.#2005000013546)
30' WIDE PERMANENT UTILITY EASEMENT (SANITARY SEWER) PER DOC. 2023000008467
8' HIGH CHAIN LINK FENCE, TYP.
4' PERSONNEL GATE
20' ACCESS GATE
10' HIGH CHAIN LINK FENCE
PROPOSED EQUIPMENT PAD (INVERTER AND TRANSFORMER LOCATION)
15' GRAVEL ACCESS ROAD
4' PERSONNEL GATE
20' SNOW REMOVAL GATE
PROPOSED HMA PARKING PAD
4' PERSONNEL GATE
CENTER OF DITCH EX. WATERCOURSE A2
30' WETLAND BUFFER, TYP.
120' RIGHT OF WAY FOR THE ROB ROY DRAINAGE DISTRICT PER CASE NUMBER 9450 CIRCUIT COURT KENDALL COUNTY
12' GRAVEL ACCESS ROAD
KNOX-BOX TO BE PROVIDED NEAR GATE ENTRY. KEYS SHALL BE PROVIDED TO THE CITY'S BUILDING DEPARTMENT AND BRISTOL KENDALL FIRE DISTRICT (BKFD).
EXISTING GRAVEL ACCESS ROAD WITH 24/7 ACCESS.
8' HIGH CHAIN LINK FENCE, TYP.
PROPOSED LIMITS OF DISTURBANCE, TYP.
LAYDOWN AREA 35,000 SF
30' WETLAND BUFFER, TYP.
120' RIGHT OF WAY FOR THE ROB ROY DRAINAGE DISTRICT PER CASE NUMBER 9450 CIRCUIT COURT KENDALL
PARTICIPATING RESIDENTIAL STRUCTURES
FEDERAL PACIFIC 3-IN-1 PADMOUNT EQUIPMENT
CUSTOMER RISER & METER POLE (C1)
CUSTOMER RECLOSER POLE (C2)
CUSTOMER DISCONNECT POLE (C3)
UTILITY METER POLE (U1) & POINT OF COMMON COUPLING
UTILITY RECLOSER POLE (U2)
APPROXIMATE LOCATION OF THE NEAREST NON-PARTICIPATING RESIDENTIAL DWELLING TO THE PROJECT
APPROXIMATE LOCATION OF 24/7 ACCESS (TO BE CONSTRUCTED AS PART OF THE 122612 CORNELIS ROAD SOLAR PROJECT)
EXISTING GRAVEL ACCESS ROAD WITH LOCATION OF EXISTING 30' WIDE TEMP CONSTRUCTION EASEMENT DOC. 99-
EXISTING STORM END SECTION (TO BE CONSTRUCTED AS PART OF THE 122612 CORNELIS ROAD SOLAR PROJECT)
UTILITY DISCONNECT POLE (U3)
UTILITY CORNER POLE (U4)
EXISTING BRIDGE WITH WEIGHT RESTRICTION
ALL CONSTRUCTION TRAFFIC SHALL ENTER THE SITE FROM THE WEST
EXISTING UTILITY POLE (PO1)
NON-PARTICIPATING RESIDENTIAL STRUCTURES
20.0' EASEMENT DEDICATED TO THE CITY OF YORKVILLE
40.0' RIGHT-OF-WAY DEDICATED TO THE CITY OF YORKVILLE
CORNELIS ROAD (ASSUMED 50' WIDE PUBLIC ROW)
EXISTING DRIVEWAY ENTRANCE SIGNS, TYP.(TO BE CONSTRUCTED AS PART OF THE 122612 CORNELIS ROAD SOLAR PROJECT)
SCALE 0 75 150
1" = 150 FEET
811 Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER IS EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
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P.E. seal/Consultant:
Project:
BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNELIS ROAD
UNITED CITY OF YORKVILLE, KENDALL COUNTY, IL
Drawing Title:
SITE LAYOUT PLAN
NOT FOR CONSTRUCTION
Drawn by: LEH Scale: As Noted Approved by: MBK
Dwg No: C-200 Size: ARCH D Sheet Rev: H
CAD FILE: 240031830-200-LDWG
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LEGEND

- BOUNDARY LINE
- EXISTING ROW
- PROPOSED ROW
- BOUNDARY ADJACENT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING CONTOUR (640 / 642)
- EXISTING STORM SEWER
- LIMITS OF DISTURBANCE
- EXISTING WATERCOURSE CENTERLINE
- EXISTING WATERCOURSE EDGE
- EXISTING WETLAND BUFFER
- BASE FLOOD ELEVATION = 644.06 FT AS PROVIDED IN PRELIMINARY FLOODPLAIN ANALYSIS (SEE NOTE THIS SHEET)
- APPROXIMATE FLOOD ZONE AE AS PROVIDED BY EEI, SEE NOTE THIS SHEET
- APPROXIMATE FLOODWAY AS PROVIDED BY EEI, SEE NOTE THIS SHEET

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THE BASE FLOOD ELEVATION WAS IDENTIFIED IN THE CORNELIS STORMWATER REPORT BY ATWELL, LLC DATED 3/22/24 AS 644.06 FT

SITE DATA TABLE	
TOTAL PROJECT AREA (ACRES)	94.3
TOTAL DISTURBED AREA (ACRES)	25.7
+EXISTING IMPERVIOUS AREA (ACRES)	0.7
+PROPOSED IMPERVIOUS AREA (ACRES)	0.7

+WITHIN LIMITS OF DISTURBED AREA

STORMWATER SUMMARY

- THE DRAINAGE AREA WILL NOT BE ALTERED BETWEEN THE EXISTING CONDITIONS AND THE PROPOSED CONDITIONS.
- DUE TO THE LARGE REDUCTION IN CURVE NUMBER BETWEEN THE EXISTING AND PROPOSED CONDITIONS USING FAVORABLE GROUND COVER PLANTINGS, THE PROPOSED RUNOFF WILL BE REDUCED; THUS, CAUSING NO NEGATIVE IMPACTS ON THE DOWNSTREAM TRIBUTARY AREAS. FINAL REPORT AND ANALYSIS WILL BE PROVIDED WITH FINAL ENGINEERING PLANS.

EROSION CONTROL AND SEDIMENTATION NOTES:

1. AN EROSION CONTROL BARRIER SHALL BE INSTALLED AS INDICATED IN THE PLAN PRIOR TO THE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES DURING THE ENTIRE CONSTRUCTION PERIOD.
3. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE SWEPT AT THE END OF EACH WORKING DAY.
4. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
5. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF-SITE.
6. SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR THE DURATION OF THE PROJECT.
7. ALL TOPSOIL ENCOUNTERED WITHIN THE LIMITS OF THE PROPOSED PERMANENT AND TEMPORARY GRAVEL ROADS, EQUIPMENT PAD AREA, AND AREAS OF CUT AND FILL SHALL BE STRIPPED AS NEEDED AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE DISPOSED OF ON SITE AS DIRECTED BY OWNER. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
8. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
9. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
10. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS, AND ANY DENUDED SURFACE WHICH WILL BE EXPOSED FOR AN EXTENDED PERIOD OF TIME SHALL BE STABILIZED AS REQUIRED.
11. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASE DURING CONSTRUCTION TO ENSURE THAT CHANNELS, DITCHES, AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION CONTROL BARRIERS ARE IN TACT.
12. DUST SHALL BE CONTROLLED AS NEEDED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR REPRESENTATIVE.
13. CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM MIGRATING OUTSIDE THE LIMIT OF WORK.
14. ADDITIONAL EROSION CONTROL SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR REPRESENTATIVE.
15. CLEAN AND MAINTAIN EROSION CONTROL BARRIER AS REQUIRED DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.
16. OVERALL SITE DEVELOPMENT WILL MAINTAIN EXISTING TOPOGRAPHY AND STORMWATER DRAINAGE PATTERNS.
17. THE OVERALL DEVELOPMENT WILL BE RE-SEEDED AS NEEDED TO DEVELOP A PERMANENT VEGETATIVE COVER AS INDICATED ON THE LANDSCAPE PLAN. COVER CROP OR OTHER TEMPORARY STABILIZATION WILL BE IMPLEMENTED IN THE INTERIM.
18. NO CONSTRUCTION ACTIVITIES, AS PART OF THE SITE DEVELOPMENT, SHALL OCCUR WITHIN ANY DELINEATED WETLANDS OR WETLAND BUFFERS, AS REQUIRED BY THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES.

EXISTING CURVE NUMBER (HYDROLOGIC SOIL GROUP B AND C WERE USED WHERE INDICATED)

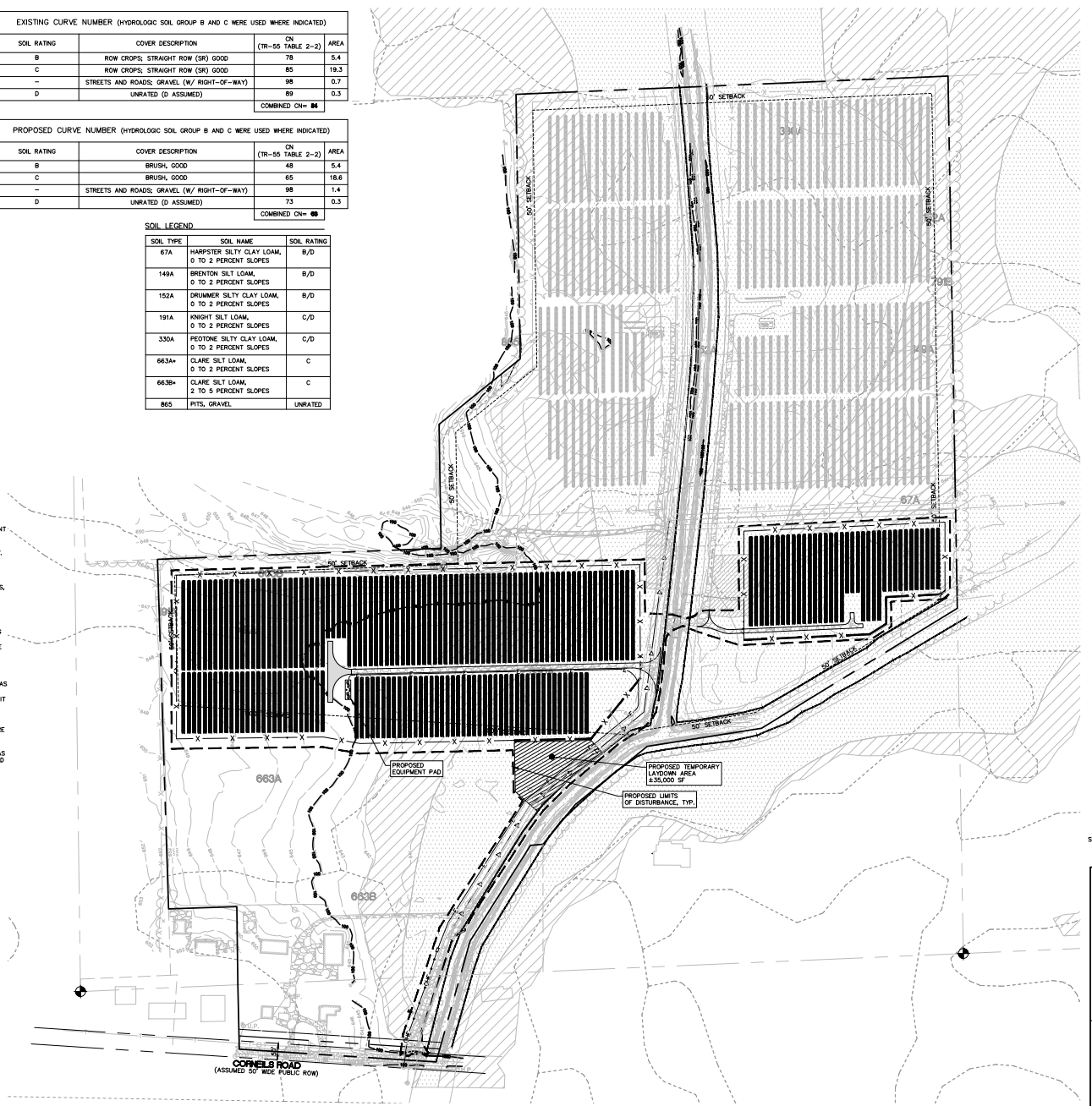
SOIL RATING	COVER DESCRIPTION	CN (TR-55 TABLE 2-2)	AREA
B	ROW CROPS; STRAIGHT ROW (SR) GOOD	78	5.4
C	ROW CROPS; STRAIGHT ROW (SR) GOOD	85	19.3
–	STREETS AND ROADS; GRAVEL (W/ RIGHT-OF-WAY)	98	0.7
D	UNRATED (D ASSUMED)	89	0.3
		COMBINED CN= 84	

PROPOSED CURVE NUMBER (HYDROLOGIC SOIL GROUP B AND C WERE USED WHERE INDICATED)

SOIL RATING	COVER DESCRIPTION	CN (TR-55 TABLE 2-2)	AREA
B	BRUSH, GOOD	48	5.4
C	BRUSH, GOOD	65	18.6
–	STREETS AND ROADS; GRAVEL (W/ RIGHT-OF-WAY)	98	1.4
D	UNRATED (D ASSUMED)	73	0.3
		COMBINED CN= 68	

SOIL LEGEND

SOIL TYPE	SOIL NAME	SOIL RATING
67A	HARPSTER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
149A	BRENTON SILTY LOAM, 0 TO 2 PERCENT SLOPES	B/D
152A	DRUMMER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
191A	KNIGHT SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D
330A	PEOTONE SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	C/D
663A+	CLARE SILT LOAM, 0 TO 2 PERCENT SLOPES	C
663B+	CLARE SILT LOAM, 2 TO 5 PERCENT SLOPES	C
865	PITS, GRAVEL	UNRATED



SCALE 0 75 150
1" = 150 FEET

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER IS EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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Rev	Issued For	Date
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G	FENCE UPDATE	3/21/25
H	NOTES UPDATE	4/25/25

P.E. seal/Consultant:

Project:
BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNELIS ROAD
UNITED CITY OF YORKVILLE,
KENDALL COUNTY, IL

Drawing Title:
STORMWATER MANAGEMENT PLAN
NOT FOR CONSTRUCTION
Drawn by: LEH | Scale: As Noted | Approved by: MBK

Dwg No: C-300 | Size: ARCH D | Sheet Rev: H

CAD FILE: 240031830-300-GDWG

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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 (640 / 642)
- EXISTING STORM SEWER
- EXISTING OVERHEAD ELECTRIC (OHE)
- PROPOSED UNDERGROUND ELECTRIC (E)
- PROPOSED OVERHEAD ELECTRIC (OHE)
- EXISTING OVERHEAD CABLE (OHTV)
- EXISTING FENCE (X)
- PROPOSED FENCE (X)
- EXISTING VEGETATION LINE
- BASE FLOOD ELEVATION = 644.06 FT
- PROPOSED POLLINATOR FRIENDLY SEED MIX
- PROPOSED IDOT CLASS 7 SEED MIX
- PROPOSED IDOT SEED MIX IN ROW
- APPROXIMATE FLOOD ZONE AE
- APPROXIMATE FLOODWAY
- PROPOSED SHRUBS
- PROPOSED EVERGREEN TREE

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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 CRIBBING 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 STANDARD 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.

PLANT CALCULATIONS

ORDINANCE COMPLIANCE MATRIX

Acres: 25.8 acres

Street Frontage (Cornells Rd): 696.00 feet

USDA Zone: 5 (-20 degrees to -10 degrees)

Ch. 12, LANDSCAPE ORDINANCE

Section 8-12-3: GENERAL STANDARDS

Lot landscaping:

requirement	required	provided
2. Nonresidential: 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 trees
Assume City of Yorkville can administratively approve less total shrubs on the basis that a solar development would be hindered by more plant material	843 shrubs	384 *shrubs

PLANT SCHEDULE

EVERGREEN TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MIXTURE %	
PA	52	*Picea abies 'Cupressina'	Columnar Norway Spruce	20' H	34%	*Request approval of
JS	51	*Juniperus scopulorum 'Cologreen'	Cologreen Juniper	15-20' H	33%	suggested alternative
PF	51	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf Pine	20-25' H	33%	evergreen species
Total	154					

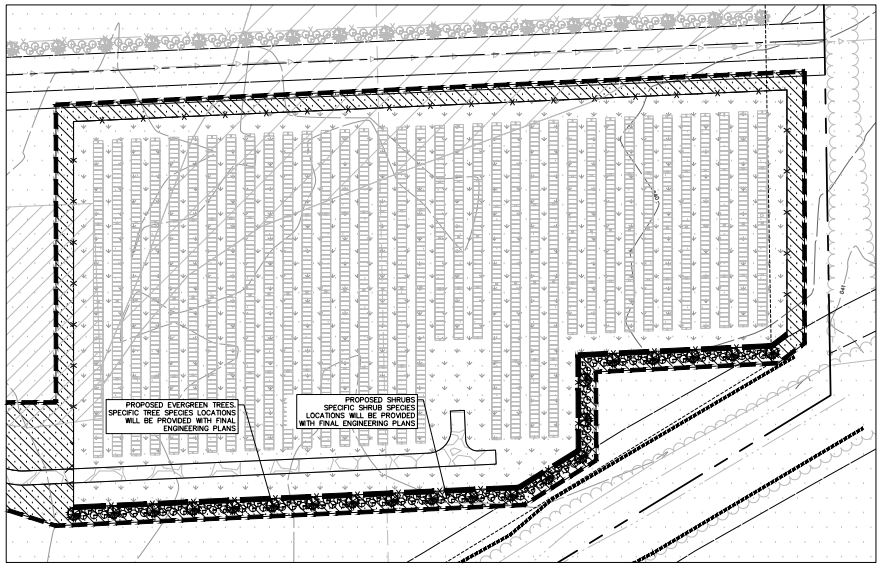
SHRUBS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MIXTURE %
CS	96	Cornus sericea	Redtwig Dogwood	6-12' H	25%
EA	96	Euonymus alatus	Winged Euonymus	8-12' H	25%
ID	96	Ilex decidua	Possumhaw	7-15' H	25%
SN	96	Sambucus nigra canadensis	Common Elderberry	8-12'	25%
Total	384				

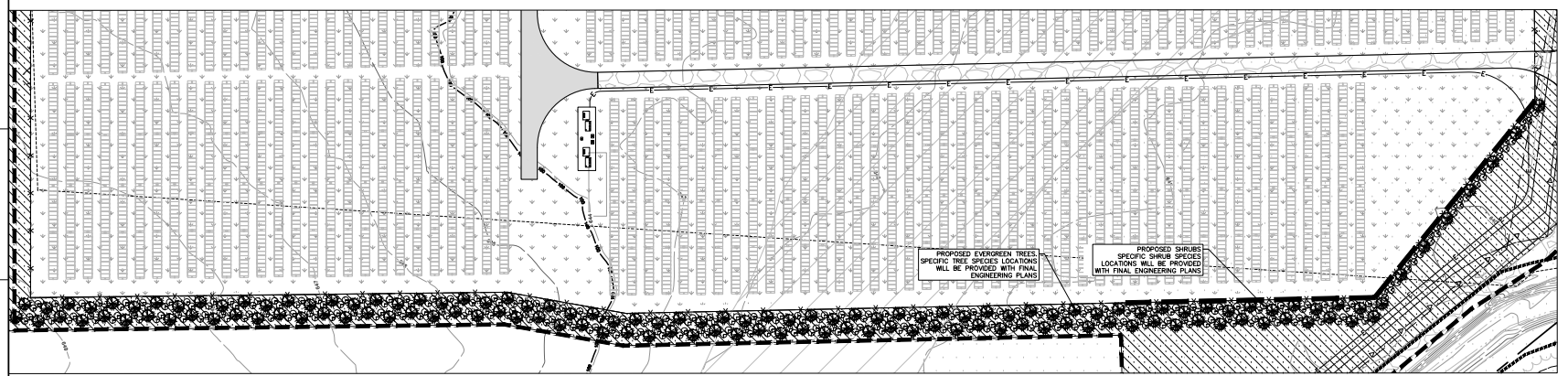
Natural Resource Services

Nexamp Representative Pollinator Friendly Seed Mix

Common Name	Scientific Name	% of Mix	Seeds/ft²
Grasses			
Sideoats Grama	Bouteloua curtipendula	34.25%	9.43
Prairie Brome	Bromus kalmii	0.80%	0.29
Plains Oval Sedge	Carex brevior	2.80%	3.72
Bicknell's Sedge	Carex bicknellii	0.96%	0.75
Troublesome Sedge	Carex molesta	1.84%	2.11
Brown Fox Sedge	Carex vulpinoidea	2.00%	9.18
Silky Wild Rye	Elymus villosus	6.00%	1.52
Little Bluestem	Schizachyrium scoparium	26.96%	18.57
Prairie Dropseed	Sporobolus heterolepis	0.40%	0.29
Forbs			
Common Yarrow	Achilea millefolium	0.44%	3.83
Nodding Onion	Allium cernuum	0.24%	0.08
Lead Plant	Amorpha canescens	1.33%	0.98
Canada Anemone	Anemone canadensis	0.04%	0.02
Wild Columbine	Aquilegia canadensis	0.04%	0.07
Common Milkweed	Asclepias syriaca	0.04%	0.00
Butterfly Milkweed	Asclepias tuberosa	0.32%	0.06
Canada Milkvetch	Astragalus canadensis	1.08%	0.84
Calico Aster	Symphyotrichum lateriflorum	0.04%	0.48
Partridge Pea	Chamaecrista fasciculata	3.11%	0.39
White Prairie Clover	Dalea candida	4.08%	3.56
Purple Prairie Clover	Dalea purpurea	6.02%	4.98
Cream Gentian	Gentiana flavida	0.04%	0.27
Prairie Blazing Star	Liatris pycnostachya	0.24%	0.12
Virginia Mountain Mint	Pycnanthemum virginianum	0.09%	0.95
Prairie Wild Rose	Rosa arkansana	0.29%	0.03
Black-eyed Susan	Rudbeckia hirta	1.92%	8.13
Gray Goldenrod	Solidago nemoralis	0.04%	0.57
Ohio Goldenrod	Solidago ohioensis	0.04%	0.21
Sky Blue Aster	Symphyotrichum oolentangiense	0.16%	0.57
Ohio Spiderwort	Tradescantia ohiensis	0.24%	0.09
Hoary Vervain	Verbena stricta	1.44%	1.85
Golden Alexanders	Zizia aurea	2.40%	1.21



DETAILED LANDSCAPING LAYOUT – EAST
SCALE: 1" = 50'



DETAILED LANDSCAPING LAYOUT – WEST
SCALE: 1" = 50'

SCALE 0 25 50
1" = 50 FEET

811 Know what's below. Call before you dig.

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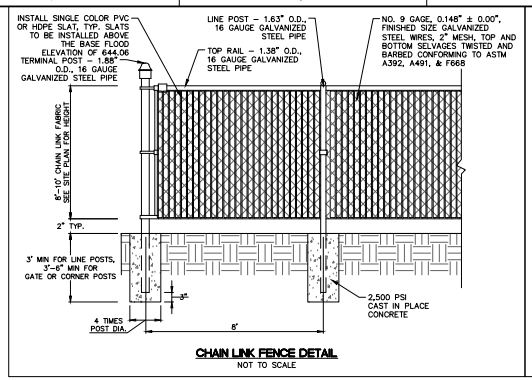
Project:
BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNELL ROAD
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Drawing Title:
DETAILED LANDSCAPE PLAN
NOT FOR CONSTRUCTION
Drawn by: LEH Scale: As Noted Approved by: MBK

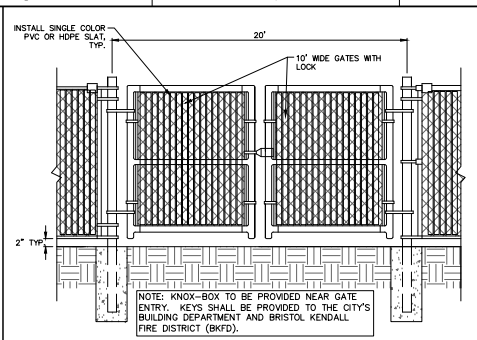
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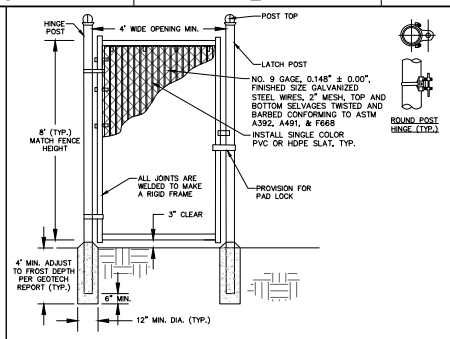
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CHAIN LINK FENCE DETAIL
NOT TO SCALE



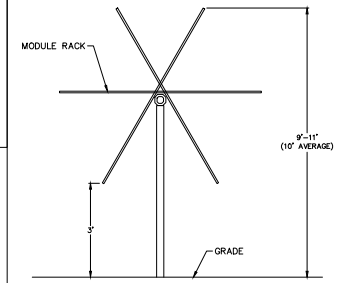
CHAIN LINK FENCE WITH GATE
NOT TO SCALE



CHAIN LINK FENCE – PERSONNEL GATE
NOT TO SCALE

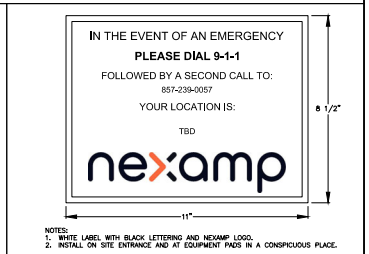


"DANGER" WARNING SIGN
NOT TO SCALE



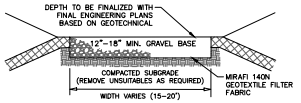
NOTES:
1. TRACKER HEIGHT RANGES ACCOUNT FOR ELEVATION CHANGE.
2. REQUIRED CLEARANCE IS 10' MIN. VARIANCE BEING REQUESTED.
3. THE HEIGHT OF THE PANELS WILL BE SET TO BE A MAXIMUM OF 10'; HOWEVER, DUE TO CHANGES IN TOPOGRAPHY, THE PANELS COULD FLUCTUATE 1' IN EITHER DIRECTION. THE PORTION OF THE FENCE THAT WILL BE 10' WILL BE FIELD ADJUSTED TO PROVIDE THE NECESSARY HEIGHT TO SCREEN THE PANELS FROM THE HOUSE TRACK

SOLAR ARRAY RACK DETAIL
NOT TO SCALE



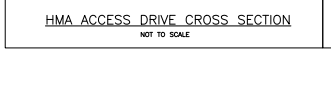
NOTES:
1. WHITE LABEL WITH BLACK LETTERING AND NEXAMP LOGO.
2. INSTALL ON SITE ENTRANCE AND AT EQUIPMENT PADS IN A CONSPICUOUS PLACE.

EMERGENCY CONTACT SIGN
NOT TO SCALE



NOTES:
1. REMOVE TOPSOIL AND ALL UNSUITABLE MATERIAL AS REQUIRED AND REPLACE WITH GRAVEL.
2. ACCESS DRIVES TO SLOPE IN THE DIRECTION OF THE EXISTING GRADE AT A MINIMUM OF 2.0% DRIVEWAY SHALL BE GRADED TO ALLOW STORMWATER TO SHEET ACROSS IT AND TO PREVENT PUDDLING.
3. ROAD SECTION SHALL COMPLY WITH RECOMMENDATIONS FROM GEOTECHNICAL REPORT.
4. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II, OR IV AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.

ACCESS DRIVE/TEMPORARY LAYDOWN AREA CROSS SECTION
NOT TO SCALE



NOTES:
1. REMOVE TOPSOIL AND ALL UNSUITABLE MATERIAL AS REQUIRED AND REPLACE WITH GRAVEL.
2. ACCESS DRIVES TO SLOPE IN THE DIRECTION OF THE EXISTING GRADE. DRIVEWAY SHALL BE GRADED TO ALLOW STORMWATER TO SHEET DRAIN ACROSS IT AND TO PREVENT PUDDLING.

HMA ACCESS DRIVE CROSS SECTION
NOT TO SCALE



SUBSOIL EQUIPMENT FOUNDATION DETAIL
NOT TO SCALE

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D	REV PER 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
H	NOTES UPDATE	4/25/25

P.E. seal/Consultant:

Project:
BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNELL ROAD
UNITED CITY OF YORKVILLE,
KENDALL COUNTY, IL

Drawing Title:
STANDARD DETAILS
NOT FOR CONSTRUCTION
Scale: As Noted
Approved by: MBK
Drawn by: LEH

Dwg No: C-500
Size: ARCH D
Sheet Rev: H

CAD FILE: 240031830-500-DTLDWG

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United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR SPECIAL USE

INTENT AND PURPOSE

The purpose of the zoning code is based upon the authority of the City to divide its land into districts by use, bulk, and structures, in a substantially uniform manner. It is recognized that while some uses are permitted under the zoning code to keep uniformity, a case-by-case analysis must be conducted for certain permitted uses to discover the impact of those uses on neighboring land. In these cases a special use must be granted.

This packet explains the process to successfully submit and complete an Application for Special Use. It includes a detailed description of the process, outlines required submittal materials, and contains the application for special use.

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 4, Section 9: Special Uses" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP 1

APPLICATION SUBMITTAL

SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- ☐ One (1) original signed and notarized application.
- ☐ Legal description of the property in Microsoft Word.
- ☐ Three (3) copies each of the exhibits, proposed drawings, location map, and site plan. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- ☐ Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- ☐ Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- ☐ One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once a submitted and complete, Community Development staff will provide a tentative schedule of meetings as well as all needed documents for the process.

STEP 2

PLAN COUNCIL

MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.

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APPLICATION FOR SPECIAL USE

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plan to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

STEP 4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No special use shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance.

The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. The public hearing notice will be drafted by the City as well as published in a local newspaper. Additionally, a public hearing notice sign must be placed on the property no less than fifteen (15) days prior to the public hearing.

A certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document.

STEP 5

CITY COUNCIL

MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

The petitioner will attend the City Council meeting where the recommendation of the special use will be considered. City Council will make the final approval of the special use. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.

SUMMARY OF RESPONSIBILITIES

Below is a summary breakdown of what will be required by the petitioner and what will be completed by the City:

PETITIONER

- ☐ Signed and Notarized Application
- ☐ Required Plans, Exhibits, and Fees
- ☐ Certified Mailing of Public Notice
- ☐ Signed Certified Affidavit of Mailings
- ☐ Attendance at All Meetings

CITY STAFF

- ☐ Detailed Schedule After Complete Submission
- ☐ Public Hearing Notice Language
- ☐ Posting of the Public Notice in a Local Newspaper
- ☐ Public Hearing Sign Application
- ☐ Draft Ordinance & Signatures for Recording

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APPLICATION FOR SPECIAL USE

SAMPLE MEETING SCHEDULE



This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.

DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)

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APPLICATION FOR SPECIAL USE

INVOICE & WORKSHEET PETITION APPLICATION		
CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit $500.00	Total: $
AMENDMENT	☐ Annexation $500.00 ☐ Plan $500.00 ☐ Plat $500.00 ☐ P.U.D. $500.00	Total: $
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres ____ - 5 = ____ x $10 = ____ + $250 = $ ____ # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount	Total: $
REZONING *If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee*	☐ $200.00 + $10 per acre for each acre over 5 acres ____ - 5 = ____ x $10 = ____ + $200 = $ ____ # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount	Total: $
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres 25 - 5 = 20 x $10 = $200.00 + $250 = $ $450.00 # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount	Total: $ 450.00
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit	Total: $
PRELIMINARY PLAN FEE	☐ $500.00	Total: $
PUD FEE	☐ $500.00	Total: $
FINAL PLAT FEE	☐ $500.00	Total: $
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre $5,000.00 ☐ Over 1 acre, less than 10 acres $10,000.00 ☒ Over 10 acres, less than 40 acres $15,000.00 ☐ Over 40 acres, less than 100 acres $20,000.00 ☐ Over 100 acres $25,000.00	Total: $ 15,000.00
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services* For Annexation, Subdivision, Rezoning, and Special Use:	☐ Less than 2 acres $1,000.00 ☐ Over 2 acres, less than 10 acres $2,500.00 ☒ Over 10 acres $5,000.00	Total: $ 5,000.00
	TOTAL AMOUNT DUE:	$21,700.00

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APPLICATION FOR SPECIAL USE

DATE: August , 2024	PZC NUMBER:	DEVELOPMENT NAME: Beecher Road Solar, LLC

PETITIONER INFORMATION

NAME: Matt Kwiatkowski	COMPANY: Beecher Road Solar, LLC
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE: ◉ BUSINESS ○ HOME 317-760-3190
EMAIL: mkwiatkowski@nexamp.com	FAX:

PROPERTY INFORMATION

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

ZONING AND LAND USE OF SURROUNDING PROPERTIES

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

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-08-300-008			
02-08-300-012			

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APPLICATION FOR SPECIAL USE

ATTORNEY INFORMATION	
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
ENGINEER INFORMATION	
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:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Michael Keith	COMPANY: Atwelll
MAILING ADDRESS: 1250 E. Diehl Road, Suite 300	
CITY, STATE, ZIP: Naperville, IL 60563	TELEPHONE: 630-281-8424
EMAIL: mkeith@atwellgroup.com	FAX:

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

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APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

PLEASE STATE HOW THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE SPECIAL USE WILL NOT BE UNREASONABLY DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE:

The 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 arrray 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 imped 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.

MRW

Matthew R. Walsh, VP of Business Development — PETITIONER SIGNATURE

8/14/2024 — DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

x Gary Bennett
x Betty Bennett — OWNER SIGNATURE

8/15/2024 — DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

Colleen Hanson 8/15/2024

"OFFICIAL SEAL"
COLLEEN T HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979188
MY COMMISSION EXPIRES 10/6/2027

United City of Yorkville
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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: 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
PRINT NAME

VP of Business Development
TITLE

M R W
SIGNATURE*

8/14/2024
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		

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APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS: 10791 Corneils Road, Yorkville, IL 60560	PARCEL NUMBER: 02-08-300-008 & 02-08-300-012
SUBDIVISION: N/A	LOT/UNIT:
APPLICANT INFORMATION	
NAME: Beecher Road Solar, LLC	TELEPHONE: O HOME O BUSINESS 317-760-3190
ADDRESS:	E-MAIL: O HOME O BUSINESS mkwiatkowski@nexamp.com
CITY, STATE, ZIP:	FAX:
SIGN INFORMATION	
DATE OF PICK UP:	NUMBER OF SIGNS:
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:

The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 800 Game Farm Road, Yorkville, Illinois, immediately following the date of the public hearing.

Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of $50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.

Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.

M R W

SIGNATURE/AUTHORIZED AGENT

Matthew R Walsh
VP of Business Development

8/14/2024
DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

United City of Yorkville
651 Prairie Pointe Drive
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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.

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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:

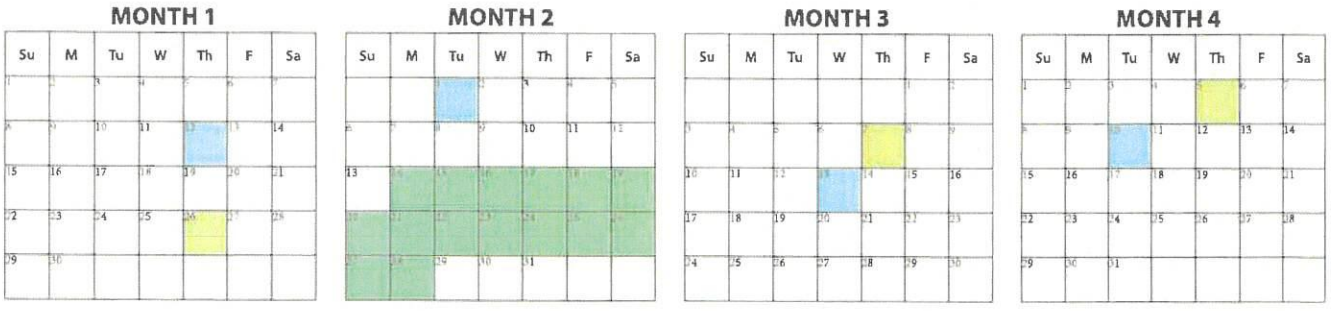
PETITIONER

- ☐ 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.

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

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			
CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	☒ Annexation ☐ Plan ☒ Plat ☐ P.U.D.	$500.00 $500.00 $500.00 $500.00	Total: $
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres ____ (# of Acres) - 5 = ____ (Acres over 5) x $10 = ____ (Amount for Extra Acres) + $250 = $ ____ (Total Amount)		Total: $
REZONING *If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee*	☐ $200.00 + $10 per acre for each acre over 5 acres ____ (# of Acres) - 5 = ____ (Acres over 5) x $10 = ____ (Amount for Extra Acres) + $200 = $ ____ (Total Amount)		Total: $
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres ____ (# of Acres) - 5 = ____ (Acres over 5) x $10 = ____ (Amount for Extra Acres) + $250 = $ ____ (Total Amount)		Total: $
ZONING VARIANCE	☒ $85.00 + $500.00 outside consultants deposit		Total: $ 585.00
PRELIMINARY PLAN FEE	☐ $500.00		Total: $
PUD FEE	☐ $500.00		Total: $
FINAL PLAT FEE	☐ $500.00		Total: $
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre ☐ Over 1 acre, less than 10 acres ☐ Over 10 acres, less than 40 acres ☐ Over 40 acres, less than 100 acres ☐ Over 100 acres	$5,000.00 $10,000.00 $15,000.00 $20,000.00 $25,000.00	Total: $
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services* For Annexation, Subdivision, Rezoning, and Special Use:	☐ Less than 2 acres ☐ Over 2 acres, less than 10 acres ☐ Over 10 acres	$1,000.00 $2,500.00 $5,000.00	Total: $
	TOTAL AMOUNT DUE:		585.00

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APPLICATION FOR VARIANCE

DATE: August , 2024	PZC NUMBER:	DEVELOPMENT NAME: Beecher Road, Solar, LLC

PETITIONER INFORMATION

NAME: Matt Kwiatkowski	COMPANY: Beecher Road Solar, LLC
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE: ○ BUSINESS ○ HOME 317-760-3190
EMAIL: mkwiatkowski@nexamp.com	FAX:

PROPERTY INFORMATION

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:

ZONING AND LAND USE OF SURROUNDING PROPERTIES

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

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-08-300-008			
02-08-300-012			

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APPLICATION FOR VARIANCE

ATTORNEY INFORMATION	
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
ENGINEER INFORMATION	
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:
LAND PLANNER/SURVEYOR INFORMATION	
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:

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 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".

VARIANCE STANDARDS

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 life 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.

MRW

Matthew R. Walsh, VP of Business Development — PETITIONER SIGNATURE

8/14/2024 — DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

x Gary Bennett
x Betty Bennett — OWNER SIGNATURE

8/15/2024 — DATE

"OFFICIAL SEAL"
COLLEEN T HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979188
MY COMMISSION EXPIRES 10/6/2027

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
PRINT NAME

VP of Business Development
TITLE

M R W
SIGNATURE*

8/14/2024
DATE

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:		LEGAL DEPOSITS:	
Up to one (1) acre	$5,000	Less than two (2) acres	$1,000
Over one (1) acre, but less than ten (10) acres	$10,000	Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres, but less than forty (40) acres	$15,000	Over ten (10) acres	$5,000
Over forty (40) acres, but less than one hundred (100)	$20,000		
In excess of one hundred (100.00) acres	$25,000		

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I/We, 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 16, 2024.

X _____
Signature of Petitioner(s)
Kelly in Fact for Petitioners

Subscribed and sworn to before me this
16th day of August, 2024

_____
Notary Public

"OFFICIAL SEAL"
COLLEEN T HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979188
MY COMMISSION EXPIRES 10/6/2027

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APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
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
APPLICANT INFORMATION	
NAME: Beecher Road Solar, LLC	TELEPHONE: ○ HOME ◉ BUSINESS 317-760-3190
ADDRESS:	E-MAIL: ○ HOME ◉ BUSINESS nkwiatkowski@nexamp.com
CITY, STATE, ZIP:	FAX:
SIGN INFORMATION	
DATE OF PICK UP:	NUMBER OF SIGNS:
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:

The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 800 Game Farm Road, Yorkville, Illinois, immediately following the date of the public hearing.

Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of $50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.

Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.

M R W

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

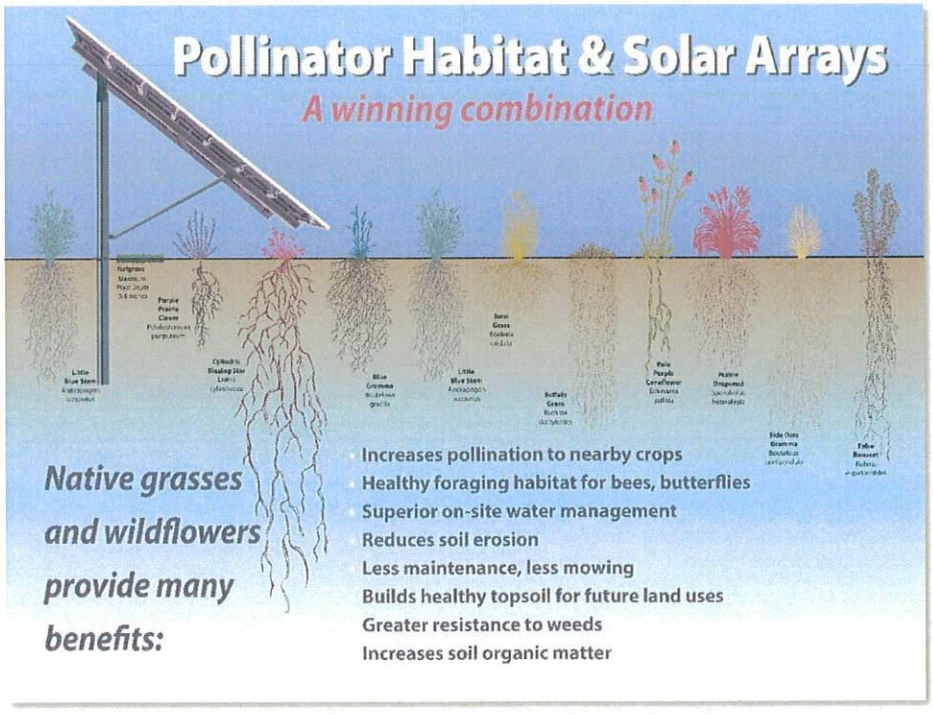
Economical production of power is the foremost goal on solar sites. There is a parallel opportunity to provide critically important native pollinator friendly habitat throughout the array while capitalizing on the long-term low maintenance needs of native vegetation.

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 aquafer. 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.



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.



ATWELL

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.

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

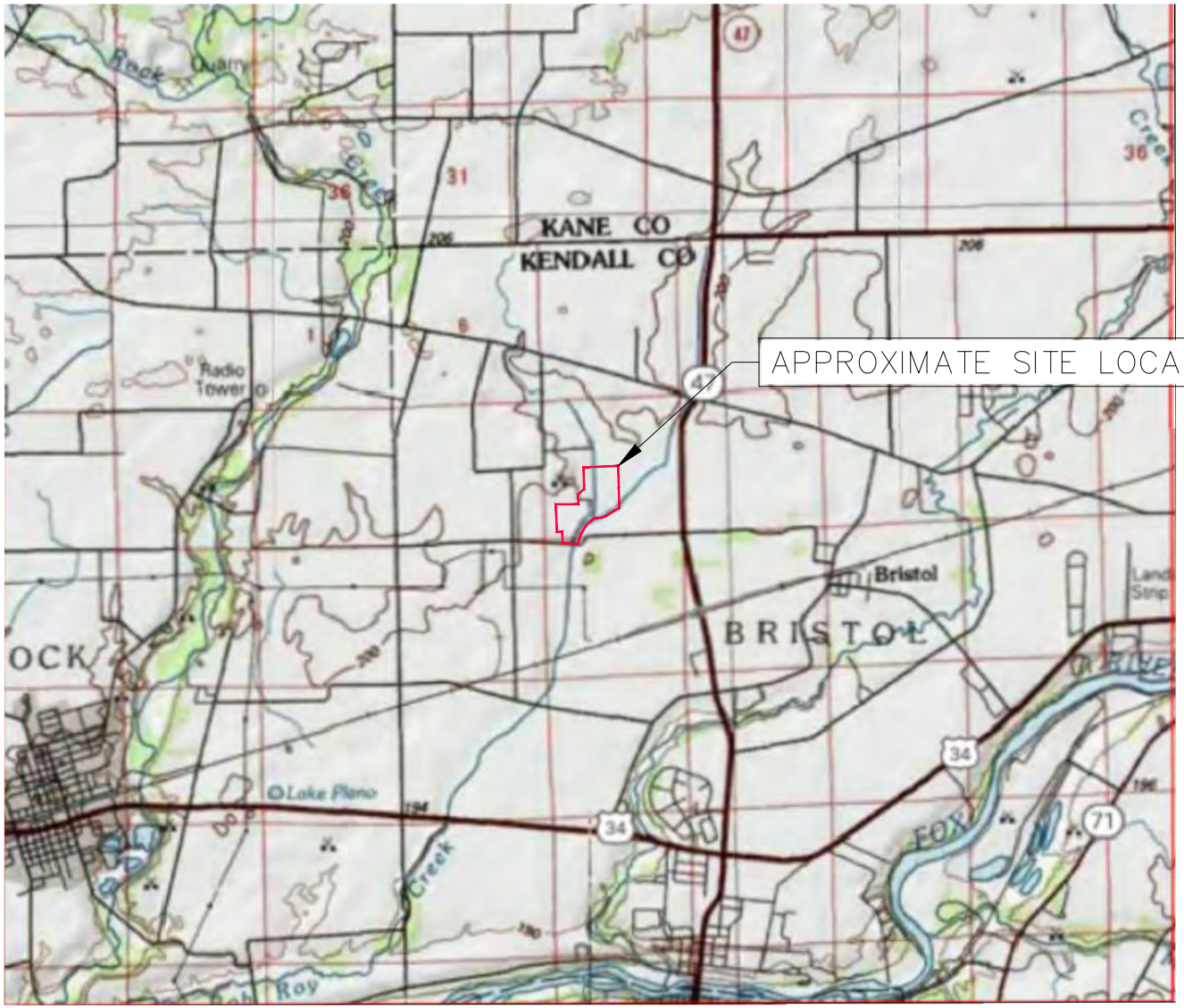
Pete Hill
Project Manager
Environmental Services Group

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.

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/utils/getfile/collection/p266001coll1/id/7630.



LEGEND

ASSESSMENT AREA (± 93.74 ACRES)

Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SECTION 7-8, 17-18
TOWN 21 NORTH, RANGE 07 EAST
BRISTOL TOWNSHIP
KENDALL COUNTY, ILLINOIS

NEXAMP
KENDALL COUNTY, IL – NEXAMP – CORNELLS ROAD SOLAR

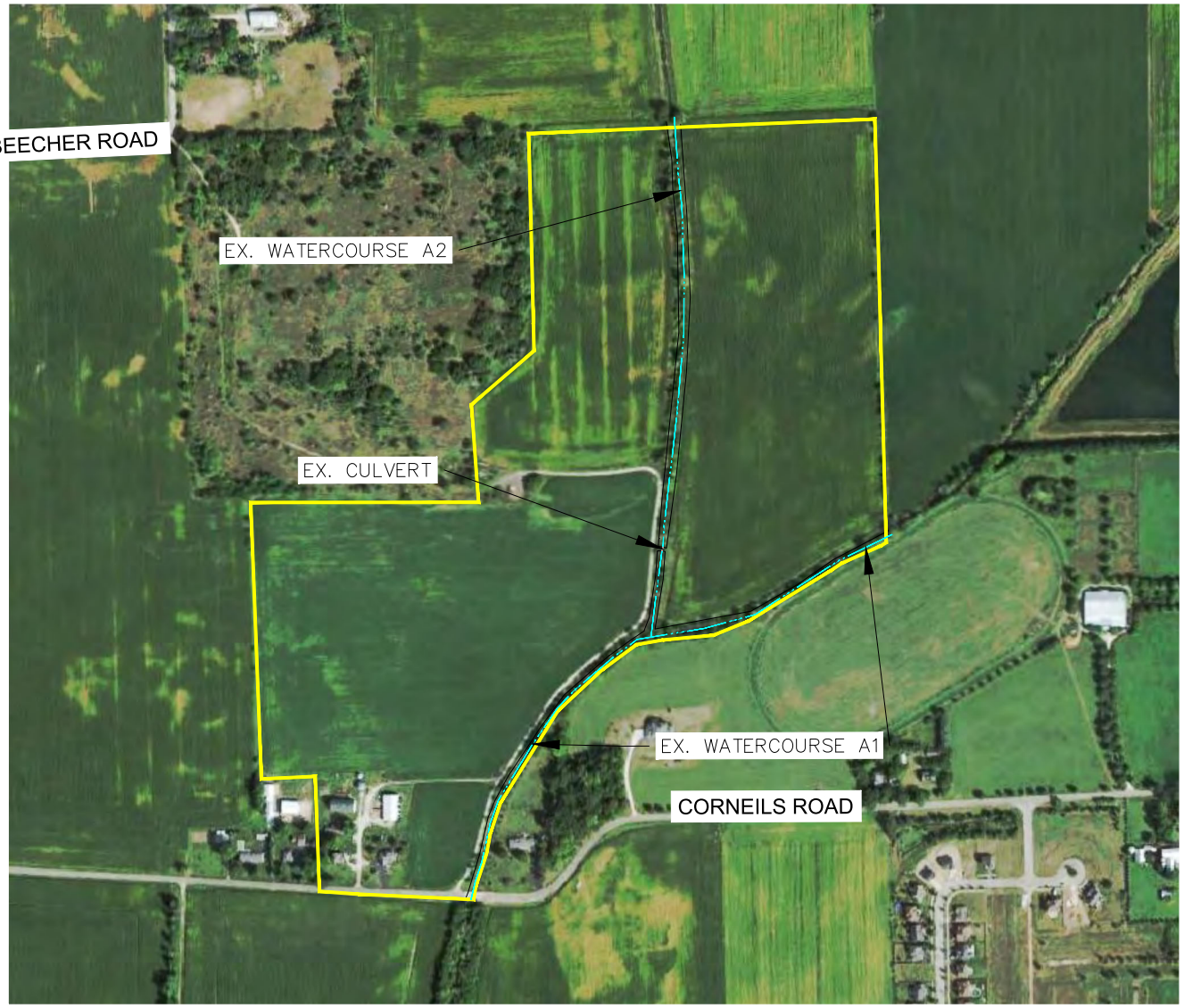
SITE LOCATION MAP

DATE
AUGUST 28TH, 2023

REVISIONS

SCALE: 1" = 2000'

DRAWN BY: MB
CHECKED BY:
P.M.: PH
JOB #: 23003931
FILE CODE: –
SHEET NO. 01



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.

811 Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR ANY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 7-8, 17-18
TOWN 21 NORTH, RANGE 07 EAST
BRISTOL TOWNSHIP
KENDALL COUNTY, ILLINOIS

NEXAMP
KENDALL COUNTY, IL – NEXAMP – 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

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).

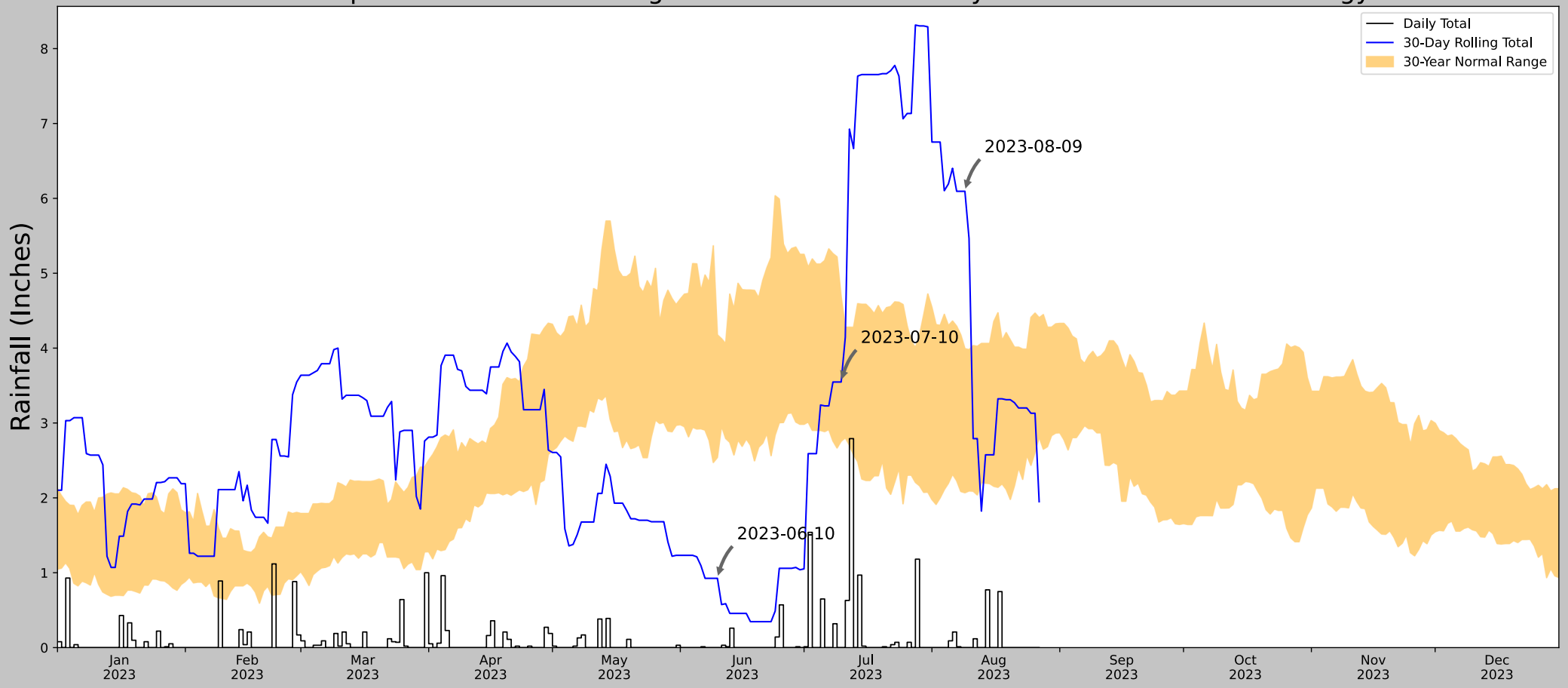


Photo 5. An upstream photo of watercourse A2.



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_2O Balance	Dry Season

30 Days Ending	30^{th} %ile (in)	70^{th} %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

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Order Number: 7751450
Purchase Order: PZC 2024-22

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 1/13/2025, and the last publication of the notice was made in the newspaper dated and published on 1/13/2025.

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

PUBLICATION DATES: **Jan 13, 2025.**

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

14th Day of January, 2025, by

Chicago Tribune Media Group



Jeremy Gates

CHICAGO TRIBUNE
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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 ¼ 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 ¼ 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

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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"38'2S" 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 ¼ 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, S75.0 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

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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

7751450 - 1/13/25

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160 N Stetson Avenue, Chicago, IL 60601
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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





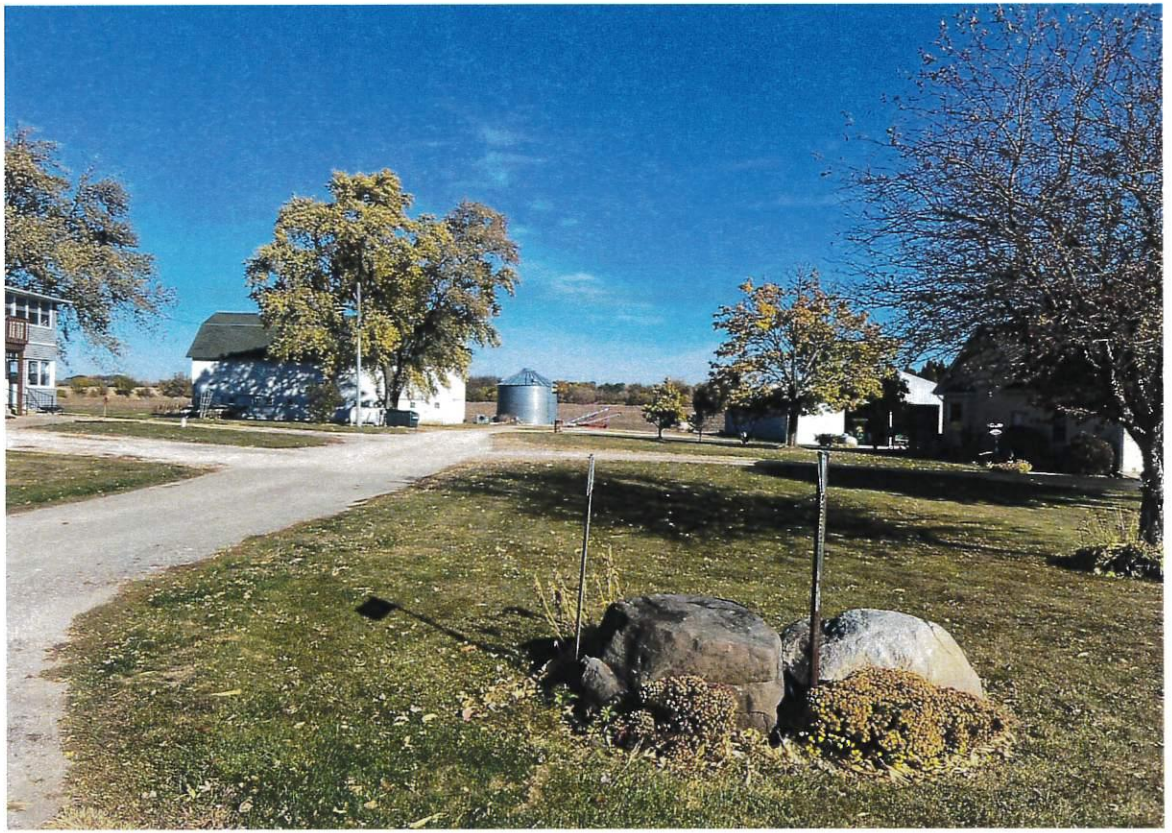
nexamp

Site Photo # 2

Beecher Road Solar, LLC

From south looking north from Corneils Road towards Site.





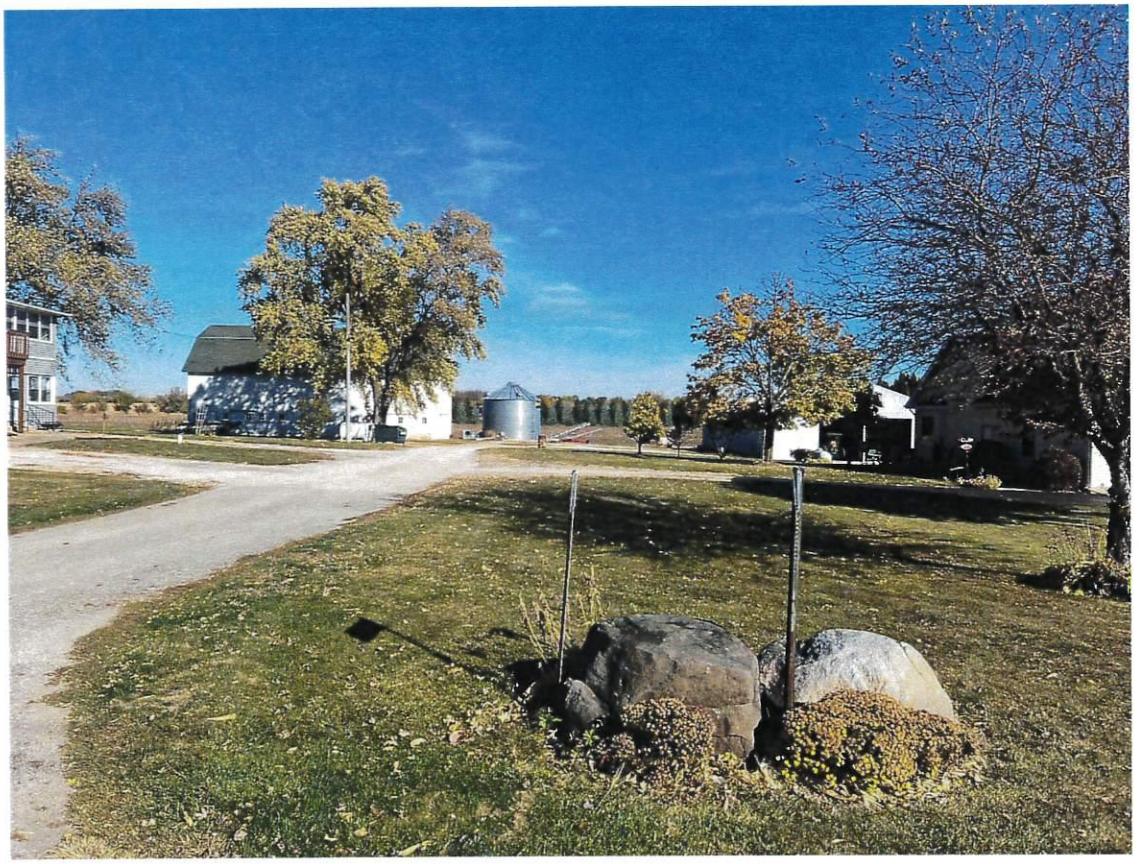
nexamp

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





nexamp

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.

2. 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:

	Zoning	Land Use
North	A-1 Agricultural (Special Use) District	Corneils Road Solar
South	Westbury South Village (R-4)	Agriculture
East	IL Route 47 Former Westbury East Village (A-1)	Agriculture/Proposed Yorkville Renewables Solar Farm
West	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:

	Minimum Setback for Equipment to Property Line	Proposed Setback
Front (South)	1000 feet	482 feet
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 – 1st 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)
Mr. Eric Dhuse, Director of Public Works (via email)
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
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

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***
Special Use & Rezoning Request – 1st 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)
Mr. Eric Dhuse, Director of Public Works (via email)
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Mr. Matt Kwiatkowski, NexAmp (via email)
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TNP, PGW2, EEI (via e-mail)

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Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

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Chicago, Illinois 60631
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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

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 – 1st Submittal
United City of Yorkville

Dear Krysti:

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

- Final Engineering Plans (12 sheets) dated 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

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. Sara Mendez, City Planner (via email)
Mr. David Hansen, Senior Planner (via email)
Building Department (via email) 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

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Chicago, Illinois 60631
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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

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 – 2nd 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.

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
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

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

April 25, 2025

ATTN: Sara Mendez
Planner I
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

Subject: Beecher Road Solar, LLC - Revised Special Use Plans – Panel Height Update

Dear Ms. Mendez,

I am writing to formally submit the revised Special Use Permit plans for the Beecher Road Solar, LLC project. The updates reflect a change in the proposed panel height from 30 feet to 10 feet.

This revision was made to better align with the concerns from the neighbors and to reduce the overall visual impact of the development. We would also like to note that there will be up to one foot of tolerance in panel height to account for natural changes in topography across the site. So, panels could range from 9-11' in height at full tilt.

Additionally, the proposed fencing along the southern and southwestern boundaries (as depicted on the plans) will be constructed to match the height of the tallest panel within that area, ensuring visual consistency and maintaining an effective screen.

We have also revised the setback from Corneils Road, modifying it from 917.3 feet to 902.3 feet. This adjustment is based on the proposed 40-foot dedication from the centerline of the road, as outlined in the Corneils Road Solar Approval Conditions. Since there is already an existing 25-foot dedication from the centerline, this results in a 15-foot difference in the measured setback.

Please find the revised plans enclosed with this letter. Should you have any questions or require further information, I would be happy to provide clarification.

Thank you for your time and continued consideration.

Sincerely,



Matthew Kwiatkowski
Business Development Manager
Beecher Road Solar, LLC
mkwiatkowski@nexamp.com

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

Agenda Item Number

Mayor's Report #9

Tracking Number

CC 2025-08

Agenda Item Summary Memo

Title: Public Works and Parks Department Facility Update

Meeting and Date: City Council – May 13, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: Informational

Submitted by: Bart Olson (Name) Administration (Department)

Agenda Item Notes:

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

Yorkville Public Works
Construction Contingency Adjustment Log

NO.	DATE ISSUED	DESCRIPTION	ADJUSTMENT	TOTAL	UPDATED CONTINGENCY	DATE RETURNED	COMMENTS
		ORIGINAL CONTRUCTION CONTINGENCY			$ 1,249,598.00		
APRIL 2025							
CA 01	4/17/2025	Per plan changes dated 3/25/25, increase diameter of Structures 10 & 27 from 5' to 6'.	$ (2,252.80)	$ (2,466.82)	$ 1,247,131.18	4/17/2025	
		RCW Markup	$ (214.02)				
CA 02	4/17/2025	Per City request, change 2" water service from Type K copper to Pex with tracer wire.	$ 3,998.50	$ 3,998.50	$ 1,251,129.68	4/17/2025	
		RCW Markup	$ -				
CA 03	5/1/2025	Time spent locating existing water main as it was not shown accurately on the Drawings. Work also included relocating the topsoil pile due to new water main connection. Add 40' of 8" DI and (2) 45 bends for new connection location. Change casting on Catch Basin 26 from Type 1 as noted to a Type 11 curb unit.	$ (7,337.75)	$ (8,034.84)	$ 1,243,094.85	5/1/2025	
		RCW Markup	$ (697.09)				

Yorkville Public Works
Owner Contingency Adjustment Log

NO.	DATE ISSUED	DESCRIPTION	ADJUSTMENT	TOTAL	UPDATED CONTINGENCY	DATE RETURNED	COMMENTS
		ORIGINAL OWNER'S CONTINGENCY			$ 499,839.00		

Yorkville Public Works
Risk Reserve Adjustment Log

NO.	DATE ISSUED	DESCRIPTION	ADJUSTMENT	TOTAL	UPDATED CONTINGENCY	DATE RETURNED	COMMENTS
		ORIGINAL OWNER'S CONTINGENCY			$ 750,000.00		

R.C. WEGMAN
CONSTRUCTION COMPANY

750 Morton Avenue
Aurora, Illinois 60506
Office: +1 630 844 3000

CONSTRUCTION MANAGEMENT • GENERAL CONTRACTOR • DESIGN BUILD WWW.RCWEGMAN.COM

YORKVILLE PUBLIC WORKS
CONSTRUCTION CONTINGENCY ADJUSTMENT CA-01

Date: 04/17/25

Project: **Yorkville Public Works**

RCW Job No: **2025-01**

Submitted To: **United City of Yorkville**
Attn: Eric Dhuse, Director of Public Works
Via Email: edhuse@yorkville.il.us

Description: **Per plan changes dated 3/25/25, increase diameter of Structures 10 & 27 from 5' to 6'.**

Cost Breakdown:	**J&S Construction Sewer and Water, Inc. Proposal (attached)**	$	2,252.80

Subtotal:	$	2,252.80
RCW Markup	$	214.02
AMOUNT DEDUCTED FROM CONTINGENCY	$	2,466.82

Approved By:
UNITED CITY OF YORKVILLE

By: _____

Date: 4-17-25

J&S Construction Sewer and Water, Inc.

PO Box 760
Oswego, IL 60543
Phone: (630) 585-8000
Fax: (630) 585-8006

Request for Change Order

To: United City of Yorkville
651 Prairie Point Drive
Yorkville, IL 60560
Project: Yorkville Public Works & Parks

RFC No: 01
Date: 4/7/2025
Description: Plan changes dated 3/25/25

Increase diameter of storm structures 10 and 27 from 5' to 6'

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.

Upon approval the sum of $2,252.80will be added to the contract price.

Original Contract	$677,000.00
Other Approved Change Orders	$0.00
Total Contract to Date	$677,000.00
This Request	$2,252.80
Other Pending Requests	$0.00
Total Contract plus Pending RFCs	$679,252.80

Authorized Signature: _____ Date: _____
J&S Construction Sewer and Water, Inc.

Authorized Signature: _____ Date: _____
United City of Yorkville

J&S Construction Sewer and Water, Inc.

PO Box 760
Oswego, IL 60543
Phone: (630) 585-8000
Fax: (630) 585-8006

Request for Change Order

To: United City of Yorkville
651 Prairie Point Drive
Yorkville, IL 60560
Project: Yorkville Public Works & Parks

Material	Qty	Cost	Tax	Total
5' Catch Basin	-2	2,130.00	0.00	-4,260.00
6' Catch Basin	2	3,154.00	0.00	6,308.00
			0.00	2,048.00

Description	Pcnt	Amount
Material		2,048.00
Total Cost		2,048.00
10	10	204.80
Contract Amount		$2,252.80

R.C. WEGMAN
CONSTRUCTION COMPANY

750 Morton Avenue
Aurora, Illinois 60506
Office: +1 630 844 3000

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WWW.RCWEGMAN.COM

YORKVILLE PUBLIC WORKS
CONSTRUCTION CONTINGENCY ADJUSTMENT **CA-02**

Date: **04/17/25**

Project: **Yorkville Public Works**

RCW Job No: **2025-01**

Submitted To: **United City of Yorkville**
Attn: Eric Dhuse, Director of Public Works
Via Email: edhuse@yorkville.il.us

Description: **Per City request, change 2" water service from Type K copper to Pex with tracer wire.**

Cost Breakdown:			
	J&S Construction Sewer and Water, Inc. Proposal (attached)	**$**	**3,998.50**

Subtotal:	**$**	**3,998.50**
RCW Markup	**$**	**-**
AMOUNT ADDED TO CONTINGENCY	**$**	**3,998.50**

Approved By:
UNITED CITY OF YORKVILLE

By: _____

Date: 4-17-25

J&S Construction Sewer and Water, Inc.

PO Box 760
Oswego, IL 60543
Phone: (630) 585-8000
Fax: (630) 585-8006

Request for Change Order

To: United City of Yorkville
651 Prairie Point Drive
Yorkville, IL 60560
Project: Yorkville Public Works & Parks

Material	Qty	Cost	Tax	Total
2" Type K Copper	-200	22.00	0.00	-4,400.00
2" Pex	200	3.00	0.00	600.00
2" Stiffeners	6	5.00	0.00	30.00
Tracer Wire	300	0.45	0.00	135.00
			0.00	-3,635.00

Description	Pcnt	Amount
Material		-3,635.00
Total Cost		-3,635.00
10	10	-363.50
Contract Amount		$-3,998.50

R.C. WEGMAN
CONSTRUCTION COMPANY

750 Morton Avenue
Aurora, Illinois 60506
Office: +1 630 844 3000

CONSTRUCTION MANAGEMENT • GENERAL CONTRACTOR • DESIGN BUILD

WWW.RCWEGMAN.COM

YORKVILLE PUBLIC WORKS

CONSTRUCTION CONTINGENCY ADJUSTMENT **CA-3**

Date:	**05/01/25**
Project:	**Yorkville Public Works**
RCW Job No:	**2025-01**
Submitted To:	**United City of Yorkville** **Attn: Eric Dhuse, Director of Public Works** **Via Email: edhuse@yorkville.il.us**
Description:	**Time spent locating existing water main as it was not shown accurately on the Drawings. Work also included relocating the topsoil pile due to new water main connection. Add 40' of 8" DI and (2) 45 bends for new connection location. Change casting on Catch Basin 26 from Type 1 as noted to a Type 11 curb unit.**

Cost Breakdown:	**J&S Construction Sewer and Water, Inc. Proposal (attached)**	**$**	**7,337.75**

Subtotal:	**$**	**7,337.75**
RCW Markup	**$**	**697.09**
AMOUNT DEDUCTED FROM CONTINGENCY	**$**	**8,034.84**

Approved By:

UNITED CITY OF YORKVILLE

By: _____

Date: 5-1-25

J&S Construction Sewer and Water, Inc.

PO Box 760
Oswego, IL 60543
Phone: (630) 585-8000
Fax: (630) 585-8006

Request for Change Order

To: United City of Yorkville
651 Prairie Point Drive
Yorkville, IL 60560
Project: Yorkville Public Works & Parks

RFC No: 03
Date: 4/21/2025
Description: Downtime - existing water main is not as shown on plans
Move topsoil pile in the way of the new water main connection location
Added 40' of 8" DI and 2 - 45 bends for new connection location

Change casting on CB 26 from Type 1 as noted to a Type 11 curb unit

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.

Upon approval the sum of $7,337.75will be added to the contract price.

Original Contract	$677,000.00
Other Approved Change Orders	$-1,745.70
Total Contract to Date	$675,254.30
This Request	$7,337.75
Other Pending Requests	$0.00
Total Contract plus Pending RFCs	$682,592.05

Authorized Signature: _____ Date: _____
J&S Construction Sewer and Water, Inc.

Authorized Signature: _____ Date: _____
United City of Yorkville

J&S Construction Sewer and Water, Inc.

PO Box 760
Oswego, IL 60543
Phone: (630) 585-8000
Fax: (630) 585-8006

Request for Change Order

To: United City of Yorkville
651 Prairie Point Drive
Yorkville, IL 60560
Project: Yorkville Public Works & Parks

Labor	Hours	Rate	Burden	Fringes	Total
Foreman w/ Truck	4	151.00	0.00	0.00	604.00
Operator w/ Exc (160)	4	287.00	0.00	0.00	1,148.00
Operator w/ End Loader	4	286.00	0.00	0.00	1,144.00
Laborer	8	126.00	0.00	0.00	1,008.00
Operator w/ D6 Dozer	2	290.00	0.00	0.00	580.00
	22				4,484.00

Material	Qty	Cost	Tax	Total
8" DI, CL 52	40	41.50	0.00	1,660.00
8" MJ 45 Bend	2	358.00	0.00	716.00
Type 11 Curb Unit	1	463.05	0.00	463.05
Type 1 Frame & Open Lid	-1	301.73	0.00	-301.73
Inlet Basket (Ty 11)	1	225.00	0.00	225.00
Inlet Basket (Ty 1)	-1	168.00	0.00	-168.00
			0.00	2,594.32

Description	Pcnt	Amount
Labor		4,484.00
Material		2,594.32
Total Cost		7,078.32
10	10	259.43
Contract Amount		$7,337.75

1500 MOUNTAIN
AURORA, IL 60505

PHONE: 630-851-4500
FAX: 630-851-4789

Quotation

Quote Numbe
32478A

Quote Date
Feb 21, 2025

Quoted to:

J & S Construction
amya@jnsconstruction.com

Cust Phone: 630-585-8000
Cust Fax: 630-585-8006

Public Works
Yorkville, IL

Customer ID	Good Thru	Payment Terms	Sales Rep
jsc0001	3/23/25	Net 30 Days	16

Quantity	Item	Description	Unit Price	Extension
		Sanitary		
		Rockford ROI-1000		
		Water		
3.00		16x8 MJTapping Sleeve W/Valve		
10.00	mjf-45mj8	8" MJ 45 Degree Bend c-153	358.00	3,580.00
1.00	mjf-90mj8	8" MJ 90 Degree Bend c-153		
1.00	mjf-8flxpe6	6" x 8' Flange x PE Spool		
1.00	mjf-uni8	8" Uni-Flange w/MJ Gasket		
4.00	mjf-tmj8x6	8" x 6" MJ Tee c-153		
4.00	mjf-45mj6	6" MJ 45 Degree Bend c-153		
60.00	dip-cl52p6	6" CL52, Cement Lined, Asphaltic Coated, Fastite DIP		
1,580.00	dip-cl52p8	8" CL52, Cement Lined, Asphaltic Coated, Fastite DIP	41.50	65,570.00
2,000.00	dip-polywrap8	4in - 10in Polywrap 8mil		
4.00		Hydrant Valve		
4.00	mjf-anchcoup6x13	6" x 13" Anchor Coupling c-153		
4.00	vbcb-t664s	664-S Screw Type Valve Box		
4.00	vbcb-rubbervbstab	Rubber Valve Box Stabilizer		
1.00		2" brass ASet		
1.00	BR-LA0277S-NL	2" Swivel 45 Flared *NL		
4.00	BR-C4477-Q-NL	2" Comp. Copper Coup *NL Q		
200.00	kcop-2x40	2" x 40' Type K Copper		
1.00	scc-fc202979cc7	Ford FC202 8" x 2"cc Epoxy Service Saddle		
		Storm		
112.00	pvcp-2630344	4" SDR 26/3034 PVC Pipe		
420.00	pvcp-2630348	8" SDR 26/3034 PVC Pipe		

Please find attached our quote for the above referenced project. This proposal is our understanding of specifications and materials required for the project. It is the responsibility of the buyer to verify the accuracy of specifications and quantities before completing the order process. If there are any questions, we will gladly work with you to review job parameters.

Sales Ta	Continued
Total	**Continued**

PURCHASE ORDER

J&S Construction Sewer and Water,
Inc.
PO Box 760
Oswego, IL 60543
Phone: (630) 585-8000

ORDER TO

EJ USA, Inc.
P.O. Box 644873
Pittsburg, PA 15264-4873

Phone: (800) 874-4100
Fax: (231) 536-4619

SHIP TO

Yorkville Public Works & Parks
3128 Boombah Blvd
Yorkville, IL 60560

P.O. NUMBER & DATE	BUYER	VENDOR	TERMS	SHIP VIA
2428 4/8/2025	NANCY	EJ USA	Net 30	

Job: Yorkville Public Works & Parks

ITEM NUMBER	DESCRIPTION	REQUIRED DATE	QUANTITY	UNIT PRICE	EXT. COST
1050Z1	1050Z1 Frame		18	177.16	3,188.88
1022Z1	1022Z1 FRAME		2	177.16	354.32
1020AGS	1020AGS "YORKVILLE SANITARY"		4	138.41	553.64
1020A WATER	1020A HD "YORKVILLE WATER"		3	124.57	373.71
1020A STORM	1020A HD "YORKVILLE STORM"		2	124.57	249.14
1020M1	1020M1 Open Grate		11	124.57	1,370.27
6527 BEEHIVE	6527N Beehive		1	186.48	186.48
7210Z (B6.12)	7210Z2, T2, M1 (Type 11)		9	463.05	4,167.45
7210Z (B6.12)	7210Z2, T2, M4 (Type 11 Vane)		4	463.05	1,852.20
	Freight		1	75.00	75.00

Sales Tax	0.00
Total	12,371.09

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

Agenda Item Number

Mayor's Report #10

Tracking Number

CC 2025-09

Agenda Item Summary Memo

Title: Lake Michigan Water Project Update

Meeting and Date: City Council – May 13, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: Informational

Submitted by: Bart Olson (Name) Administration (Department)

Agenda Item Notes:

If new information is available at the time of the meeting, then a discussion will be held.

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