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

AGENDA
CITY COUNCIL MEETING
Tuesday, June 10, 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	Rusty Corneils
Dan Transier	Craig Soling	Matt Marek	Rusty Hyett

Establishment of Quorum:

Amendments to Agenda:

Presentations:

1. Data Center Presentation

Public Hearings:

1. Project Cardinal – Pioneer (Data Center) – Annexation

Citizen Comments on Agenda Items:

Consent Agenda:

1. Minutes of the Regular City Council – May 27, 2025
2. Bill Payments for Approval

   $ 323,502.78 (vendors – FY 25)
   $ 729,642.28 (vendors – FY 26)
   $ 280,730.29 (wire payments)
   $ 449,914.18 (payroll period ending 05/23/25)
   $ 1,783,789.53 (total)

Mayor's Report:

1. CC 2025-47 Resolution Approving a Bid to Complete the Road to Better Roads Program Roadway Improvements
2. CC 2025-48 Water Bill Adjustment – Yorkville High School Irrigation Meter
3. CC 2025-49 Ordinance Approving a License Agreement By and Between the United City of Yorkville and TPE IL KE105, LLC

Mayor's Report (cont'd):

4. CC 2025-50 Proposed School Transition Fee Schedule for Residential Development – Yorkville Community School District #115 – First Reading
5. CC 2025-51 Special Census Update – Modification No. 1 to the Memorandum of Understanding

Public Works Committee Report:

Economic Development Committee Report:

Public Safety Committee Report:

Administration Committee Report:

Park Board:

Planning and Zoning Commission:

1. PZC 2025-04 Ordinance Approving an Amendment to the Yorkville Comprehensive Plan
2. PZC 2025-05 Ordinance Approving an Amendment to the Yorkville Unified Development Ordinance Regarding Energy Industrial Uses

City Council Report:

City Clerk's Report:

Community and Liaison Report:

Staff Report:

Mayor's Report (cont'd):

6. CC 2025-08 Public Works and Parks Department Facility Update
7. CC 2025-09 Lake Michigan Water Project Update
    a. Water Revenue Study Presentation

Additional Business:

Citizen Comments:

Executive Session:

Adjournment:

COMMITTEES, MEMBERS AND RESPONSIBILITIES

ADMINISTRATION: June 18, 2025 – 6:00 p.m. – East Conference Room #337

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

COMMITTEES, MEMBERS AND RESPONSIBILITIES cont'd:

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

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

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

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

PUBLIC WORKS: June 17, 2025 – 6:00 p.m. – East Conference Room #337

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

UNITED CITY OF YORKVILLE
WORKSHEET
CITY COUNCIL
Tuesday, June 10, 2025
7:00 PM
CITY COUNCIL CHAMBERS

AMENDMENTS TO AGENDA:

PRESENTATIONS:

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1. Data Center Presentation

PUBLIC HEARINGS:

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1. Project Cardinal – Pioneer (Data Center) – Annexation

CITIZEN COMMENTS ON AGENDA ITEMS:

CONSENT AGENDA:

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1. Minutes of the Regular City Council – May 27, 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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1. CC 2025-47 Resolution Approving a Bid to Complete the Road to Better Roads Program Roadway Improvements

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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2. CC 2025-48 Water Bill Adjustment – Yorkville High School Irrigation Meter

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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3. CC 2025-49 Ordinance Approving a License Agreement By and Between the United City of Yorkville and TPE IL KE105, LLC

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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4. CC 2025-50 Proposed School Transition Fee Schedule for Residential Development – Yorkville Community School District #115 – First Reading

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

☐ Removed _____

☐ Notes _____

_____

_____

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5. CC 2025-51 Special Census Update – Modification No. 1 to the Memorandum of Understanding

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

☐ Removed _____

☐ Notes _____

_____

_____

PLANNING AND ZONING COMMISSION:

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1. PZC 2025-04 Ordinance Approving an Amendment to the Yorkville Comprehensive Plan

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

☐ Removed _____

☐ Notes _____

_____

_____

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2. PZC 2025-05 Ordinance Approving an Amendment to the Yorkville Unified Development Ordinance Regarding Energy Industrial Uses

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

☐ Removed _____

☐ Notes _____

_____

_____

MAYOR'S REPORT (CONT'D):

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

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

☐ Removed _____

☐ Notes _____

_____

_____

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7. CC 2025-09 Lake Michigan Water Project Update
   a. Water Revenue Study Presentation

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

☐ Removed _____

☐ Notes _____

_____

_____

ADDITIONAL BUSINESS:

CITIZEN COMMENTS:

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

Agenda Item Number

Presentation #1

Tracking Number

Agenda Item Summary Memo

Title: Data Center Presentation

Meeting and Date: City Council – June 10, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: Informational

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

Agenda Item Notes:

The presentation was not complete at the time of packet creation. If it is completed by before the meeting, it will be distributed via a supplemental packet prior to or at the City Council meeting.

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

Agenda Item Number

Public Hearing #1

Tracking Number

Agenda Item Summary Memo

Title: **PUBLIC HEARING** Project Cardinal (Pioneer) – Annexation Agreement

Meeting and Date: City Council – June 10, 2025

Synopsis: Requests for annexation and annexation agreement approval for an approximately 1,037-acre data center campus.

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: Krysti J. Barksdale-Noble, AICP (Name) Community Development (Department)

Agenda Item Notes:

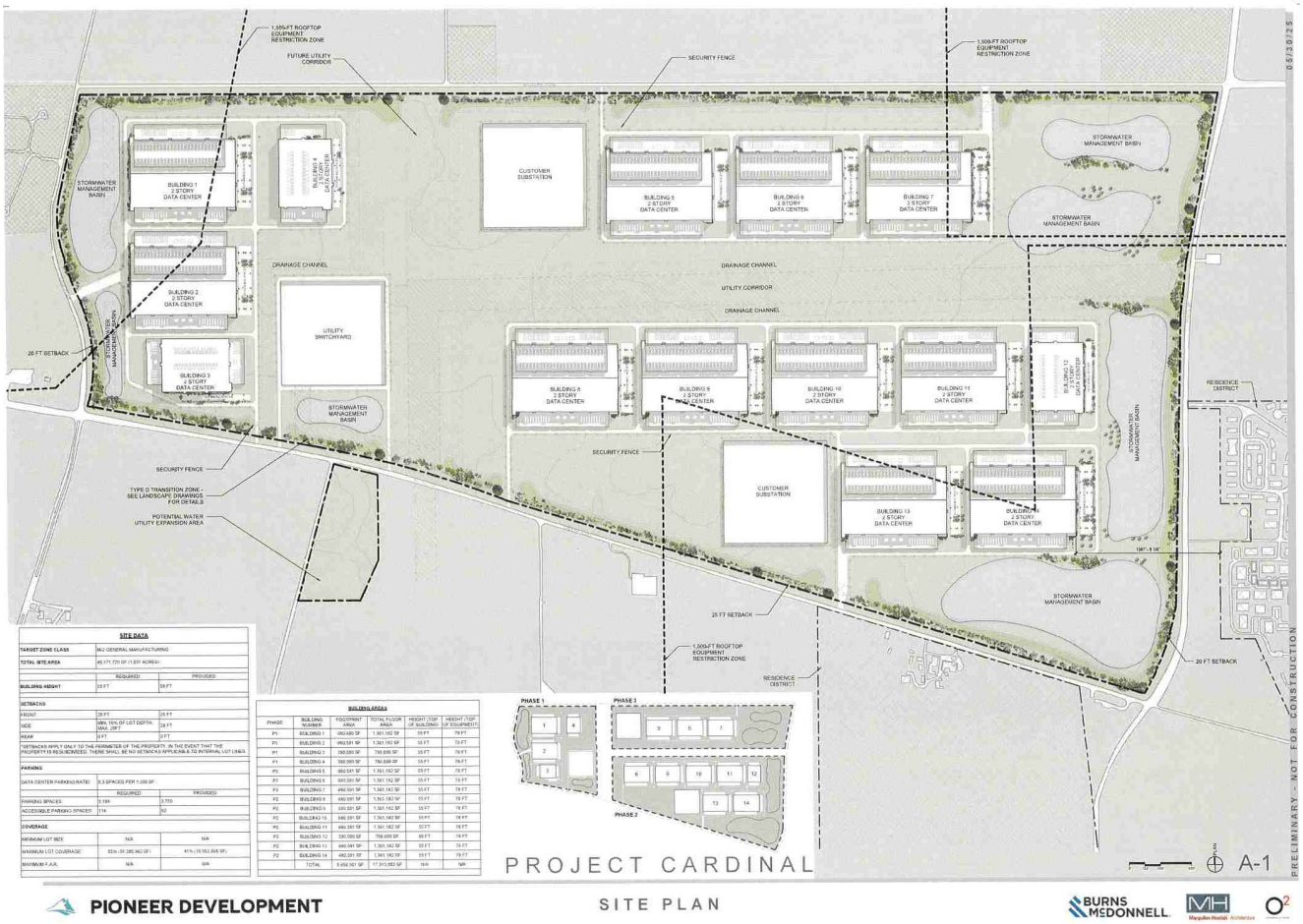
See attached memorandum.

Memorandum

To: City Council
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Senior Planner
David Hansen, Senior Planner
Date: June 5, 2025
Subject: **PZC 2025-08 Project Cardinal – Annexation & Annexation Agreement**
PUBLIC HEARING: Proposed Data Center Campus

REQUEST SUMMARY:

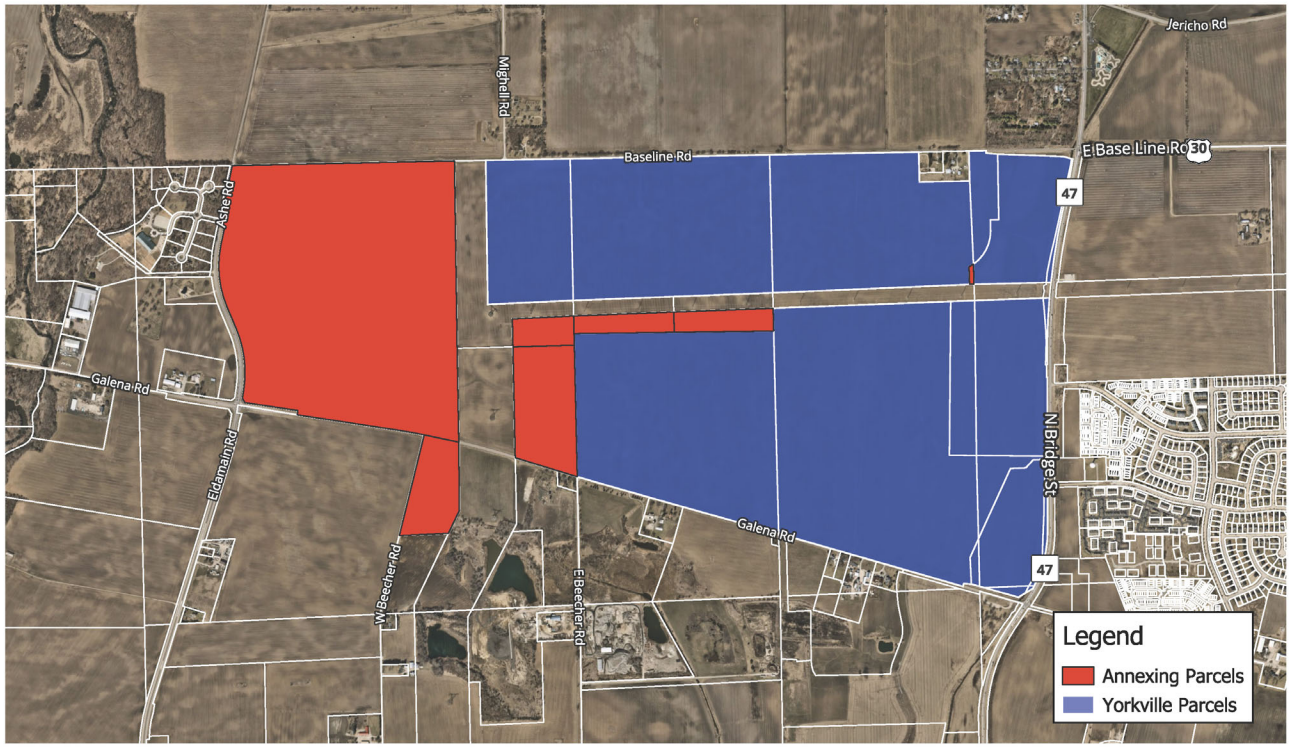
The petitioner, Pioneer Development, LLC, as contract purchaser, along with property owners Sanjay and Sameer Gupta, Dale L. Konicek, LLC, and The Konicek Family Limited Partnership, is seeking approval for the annexation of seven (7) parcels totaling 305 acres. These parcels will be part of a larger 1,037-acre development consisting of 21 parcels in total planned for a state-of-the-art data center campus. The request also includes rezoning the area to the M-2 General Manufacturing District, special use authorization for a Planned Unit Development (PUD), and approval of a preliminary PUD Plan which involves the phased construction of fourteen (14) two-story data center buildings totaling over 17 million square feet, two (2) electrical substations, a utility switchyard, and associated stormwater detention basins, as illustrated below. There are three (3) phases of development anticipated, with full campus buildout expected within 10 years. Below is the most recent updated site plan prepared by Burns McDonnell and submitted May 30, 2025.



PROPOSED ANNEXATION:

The subject property for the proposed data center campus consists of seven (7) unincorporated parcels totaling 305 acres, as highlighted and illustrated below:

PIN	ACRES	OWNER	JURISDICTION
02-05-300-003	136.73	Galena & 47TH LLC, MPLIV10 LLC	CITY OF YORKVILLE
02-04-300-032	26.09		CITY OF YORKVILLE
02-04-300-024	1.64		CITY OF YORKVILLE
02-05-400-021	1.28		CITY OF YORKVILLE
02-09-100-031	0.11		CITY OF YORKVILLE
02-09-100-030	1.04		CITY OF YORKVILLE
02-04-100-015	32.89	SANJAY & SAMEER GUPTA	CITY OF YORKVILLE
02-05-200-007	0.34		UNINCORPORATED
02-06-100-022	233.79	THE KONICEK FAMILY LIMITED PARTNERSHIP	UNINCORPORATED
02-06-200-002	48.60	DALE L. KONICEK, LLC	CITY OF YORKVILLE
02-05-400-022	301.61		CITY OF YORKVILLE
02-05-200-006	102.47		CITY OF YORKVILLE
02-04-100-016	11.02		CITY OF YORKVILLE
02-06-400-008	29.89		UNINCORPORATED
02-06-200-003	7.02		UNINCORPORATED
02-05-100-003	7.60		UNINCORPORATED
02-05-100-005	8.54	DALE L. KONICEK, LLC	UNINCORPORATED
02-05-400-009	15.78		CITY OF YORKVILLE
02-04-300-018	45.45		CITY OF YORKVILLE
02-04-300-017	7.73		CITY OF YORKVILLE
02-06-400-001	17.79		UNINCORPORATED
TOTAL	**1037.41**		



PROJECT CARDINAL - ANNEXING PARCELS

United City of Yorkville, Illinois
Date: April 21, 2025
Data: Kendall County

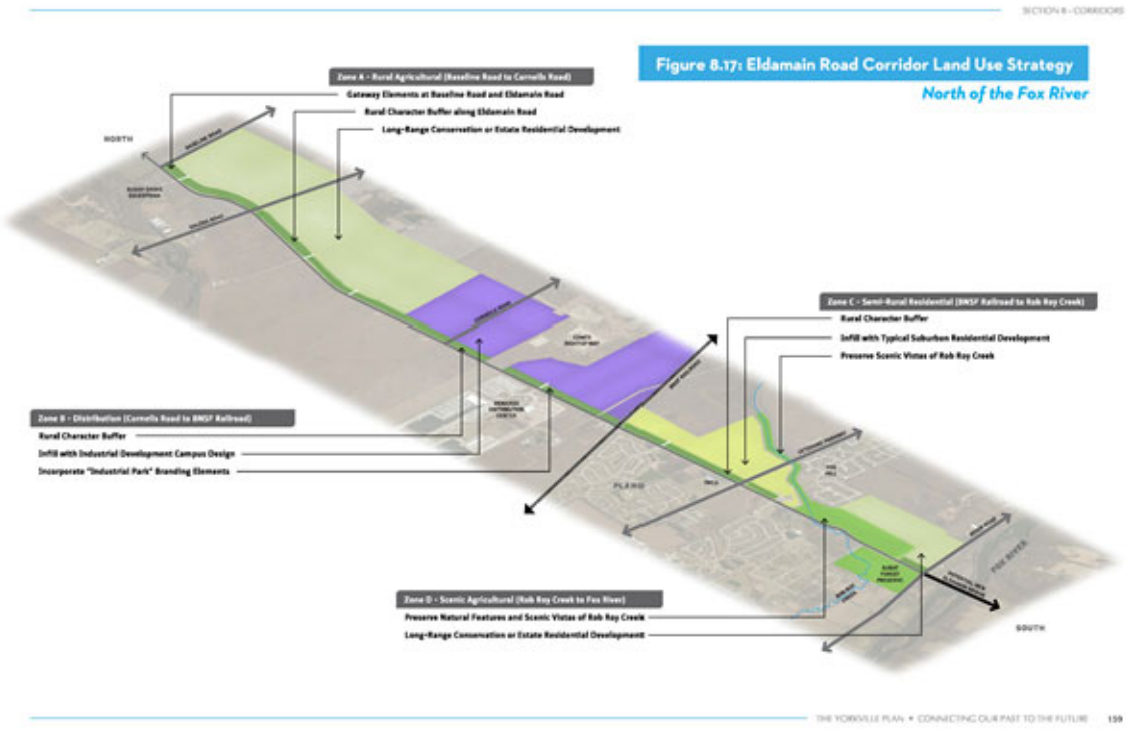
The petitioner is requesting to rezone all twenty-one (21) parcels within the subject area to the M-2 General Manufacturing District to accommodate the proposed data center campus. Under Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed into the city is automatically classified as R-1 Single-Family Suburban Residential District. Therefore, the petitioner seeks to rezone the seven (7) unincorporated parcels proposed for annexation directly to the M-2 District. In addition, the petitioner is requesting to rezone the existing city parcels—currently zoned R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District—to M-2 General Manufacturing.

It is important to note that four (4) parcels are not included in the current annexation petition but are part of the overall data center campus site plan. These include two (2) unincorporated residential parcels with existing homes located south of Baseline Road, identified as PIN #02-05-200-004 (Maldonado) and PIN #02-05-200-001 (Rakas), as well as two (2) sliver parcels along IL Route 47 owned by the Schramms, identified as PIN #02-04-100-014 and PIN #02-04-100-009. The petitioner has indicated that they are actively negotiating with the owners of these parcels. However, no facilities are planned to be constructed on them, and they are not essential to the development or operation of the data center. Should the petitioner acquire ownership of any of these parcels in the future, a separate annexation petition will be submitted.

COMPREHENSIVE PLAN:

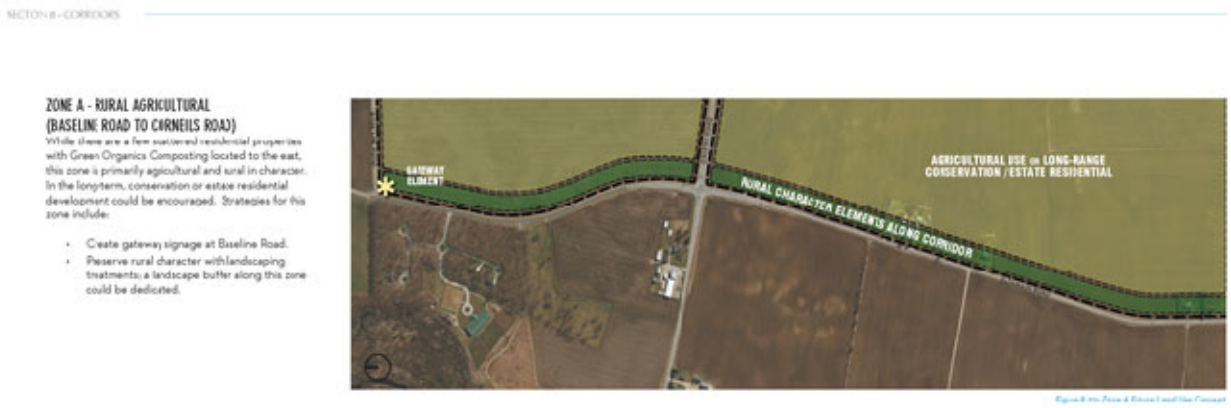
The 2016 Comprehensive Plan Update designates the subject property for Project Cardinal as "Estate/Conservation Residential (ECR)" and "Parks and Open Space (OS)." The ECR designation is intended to allow for flexible residential development patterns while maintaining low-density, detached single-family housing. The Parks and Open Space designation is meant to preserve recreational areas and open space for either public or private use. These land use designations reflect the existing zoning and development plans for the Bailey Meadows and Westhaven PUDs, and the Comprehensive Plan further envisions the west side of N. Bridge Street (IL Route 47) in this area as a location for parkland or "green infrastructure."

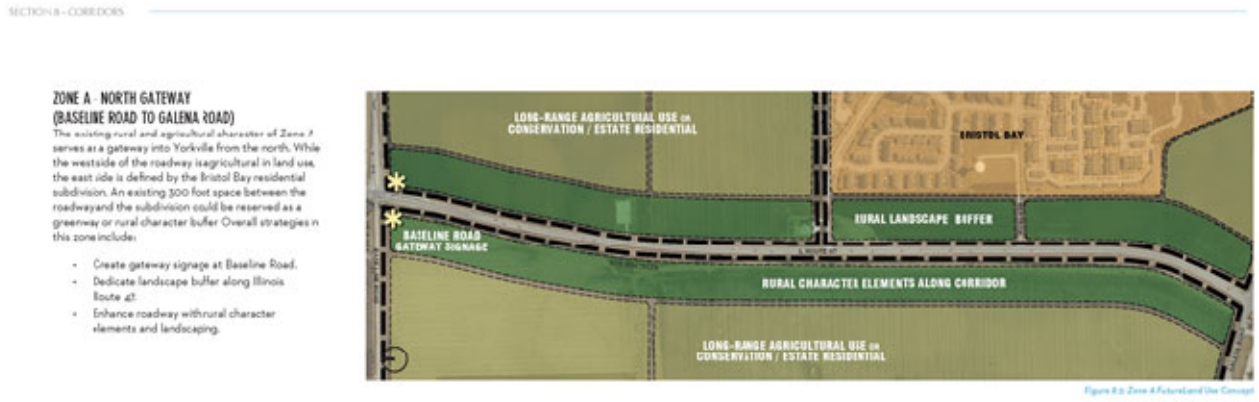
Staff supports the proposed PUD for a data center campus due to the corridor along Eldamain Road—identified in the Comprehensive Plan for manufacturing development and showing a recent trend of M-2 uses such as data centers—while also acknowledging relevant Comprehensive Plan recommendations for the site. If approved, an amendment to the Comprehensive Plan will be warranted.



In Figure 8.17: Eldamain Road Corridor Land Use Strategy of the Yorkville 2016 Comprehensive Plan Update (North of the Fox River) the subject area is identified as "Zone B – Distribution (Corneils Road to BNSF Railroad)" meaning this area is recommended for modern industrial park incorporating branding and placemaking elements, as well as a 50' to 100' buffer to maintain the zone's semi-rural visual character. The recommended enhanced perimeter landscaping along Eldamain Road for the proposed Preliminary Planned Unit Development Plan will accomplish this comprehensive plan goal.

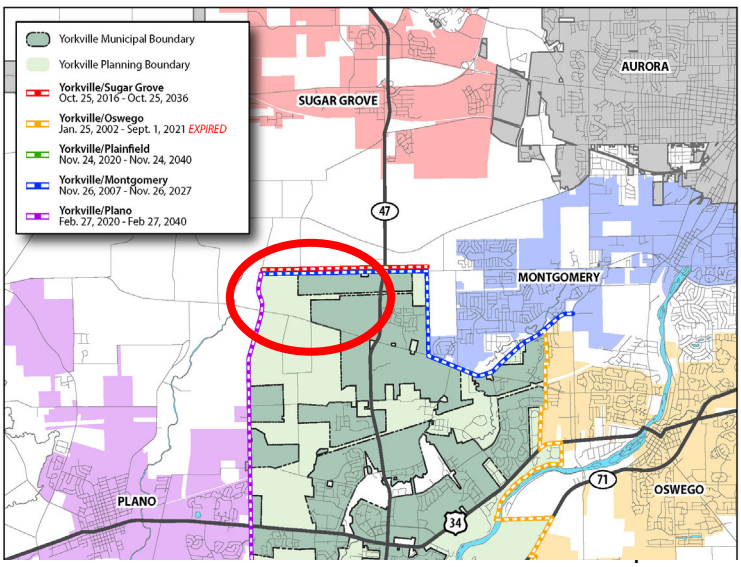
Further, in Figure 8.5: Zone A North Gateway Future Land Use Concept (Baseline Road to Galena Road) and Figure 8.20: Rural Agricultural Zone A Future Land Use Concept (Baseline Road to Corneils Road) each indicate **an opportunity to create gateway signage and enhance the roadway with landscaping elements introducing the entryway into the City** (as illustrated below).





BOUNDARY AGREEMENTS

In 2016 and 2020, the United City of Yorkville entered into boundary agreements with two neighboring municipalities—the Village of Sugar Grove and the City of Plano. These agreements were established to support coordinated planning and promote predictable, well-managed growth among the respective corporate authorities.



Per the Yorkville/Sugar Grove boundary agreement, territory south of Baseline Road is designated for annexation by Yorkville. Similarly, the agreement with the City of Plano

identifies parcels east of Eldamain/Ashe Roads as Yorkville's annexation area. As shown in the map excerpt to the right, the proposed annexation area for the Project Cardinal data center campus falls within these defined boundaries and is therefore consistent with both adopted agreements.

ANNEXATION AGREEMENT:

The attached draft annexation agreement, prepared by the City Attorney, outlines the terms for annexing the approximately 305 acres of unincorporated land into the United City of Yorkville. It includes acknowledgement of zoning the property as M-2 General Manufacturing with a Special Use for a Planned Unit Development (PUD), conditioned upon approval and execution of a PUD Agreement. The annexation agreement also provides a 20-year term, includes standard procedural steps such as plan review, zoning approvals, reference to a separate utility infrastructure and development agreement, and limiting future land uses if a data center was not constructed within ten years, reverting the zoning back to the R-1 residential zoning received upon annexation.

The City Attorney and the developer's attorney are currently finalizing language revisions to address provisions in the annexation agreement and related entitlement approvals, which are contingent on the closing of the subject property. These revisions also aim to ensure that the M-2 General Manufacturing zoning is designated exclusively for data center use and remains tied to the property. A finalized version of the annexation agreement will be brought before the City Council for consideration at an upcoming meeting.

COMMUNITY MEETING:

Per Section 10-8-13-B-1-a of the Unified Development Ordinance states a community meeting of area/neighborhood property owners, explaining the proposed Annexation, Rezoning and Planned Unit Development (PUD) conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission public hearing date.

Given the scale and intensity of the proposed data center campus, City staff required the petitioner to meet with nearby homeowners prior to the City Council public hearing to present the project plans. These outreach efforts included residents of the Bristol Bay Subdivision to the east, Equestrian Estates at Legacy Farms to the west, and various adjacent property owners along Baseline Road, Eldamain Road, and Galena Road. During the week of May 26, the petitioner held a meeting with the unincorporated property owners to the west and their attorney. A separate virtual meeting was conducted via Zoom on June 5 with the Bristol Bay HOA and residents. Feedback gathered during these meetings will be presented by the petitioner at the public hearing.

PLANNED UNIT DEVELOPMENT (PUD)/ DEVELOPMENT AGREEMENTS

As previously noted, the proposed data center campus is also seeking Planned Unit Development (PUD) approval. Although not part of the annexation request, the petitioner has requested several deviations from the City's M-2 General Manufacturing District standards to accommodate the specialized operational and security needs of a large-scale hyperscale data center. Key modifications include applying building setbacks to the perimeter rather than to individual lots, reducing the required parking ratio with a fee-in-lieu for unmet electric vehicle charging station requirements, and securing relief from future regulatory changes for a ten-year period.

Additional deviations address the use of internal private streets, limited pedestrian connectivity due to security protocols, reduced interior parking lot landscaping, 10-foot perimeter security fencing, and custom mechanical equipment screening. Architectural variations have also been proposed to allow for the use of precast concrete and insulated metal panels, with enhanced building façades along Route 47 to meet the City's expectations for prominent gateway aesthetics.

To offset the scale and potential impacts of the 1,037-acre development, City staff is recommending a series of community benefits and infrastructure investments as part of a separate development agreement. These include improvements to Ashe and Baseline Roads, trail easements for a perimeter multi-use path, enhanced gateway signage at key entrances into Yorkville, contributions toward public park development, school facilities, and downtown revitalization, as well as off-site utility extensions with potential recapture agreements. Landscape screening will be enhanced through 100-foot-wide buffer and 8-foot bermed areas along certain roadway frontages.

Supplemental requirements include robust mechanical screening, a pre- and post-construction noise study with ongoing monitoring to ensure compliance with the City's noise ordinance, restrictions on generator testing hours, and submission of an emergency operations plan in coordination with local emergency responders. These provisions are intended to balance the benefits of the proposed development with long-term infrastructure goals and minimizes adverse impacts to surrounding neighborhoods.

STAFF COMMENTS:

The petitioner is seeking annexation of the subject property into the United City of Yorkville, along with a request to rezone the property to the M-2 General Manufacturing District. The draft annexation agreement specifies that annexation will be contingent upon the successful approval of both the rezoning and the Planned Unit Development (PUD) for the proposed data center campus. The proposed annexation reflects the ongoing development trend along the Eldamain Road corridor, aligns with the City's established boundary agreements with the Village of Sugar Grove and the City of Plano, and helps eliminate remaining unincorporated "gap" areas within Yorkville's corporate limits—thereby fostering coordinated growth and supporting high-quality future development.

Attachments:

1. Draft Annexation Agreement
2. Draft Plat of Annexation and Annexation Legal Description dated June 4, 2025, as prepared by EEI, Inc.
3. Petitioner's Application for Annexation
4. Preliminary PUD Site Plan dated 05/30/2025 submitted by Pioneer Development and prepared by Burns McDonnell, Margulies Hoelzli Architecture, and O^2
5. Public Hearing Notice
6. Plan Council Packet Materials 04-10-2025
7. Email from Elizabeth Fotopoulos dated March 25, 2025

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

ANNEXATION AGREEMENT

This Annexation Agreement (hereinafter *("Agreement"),* is made and entered into this __ day of _____ 2025, by and between the United City of Yorkville, a municipal corporation, hereinafter referred to as *"City"* and Pioneer Development, LLC, hereinafter referred to as *"Owner".*

WITNESSETH:

WHEREAS, the Owner owns fee simple interest to the real property, which is legally described in *Exhibit A* attached hereto, consisting of approximately 305 acres, more or less (the *"Subject Property");* and

WHEREAS, it is the desire of the Owner to provide for the annexation of the Subject Property and to use the Subject Property in accordance with the terms of this Agreement and the ordinances of the City; and, to provide that when annexed, the Subject Property is to be zoned as M-2 General Manufacturing District; and

WHEREAS, it is the desire of the Mayor and City Council (the *"Corporate Authorities")* to annex the Subject Property and permit the zoning, all being pursuant to the terms and conditions of this Agreement and the ordinances of the City; and

WHEREAS, Owner and City have or will perform and execute all acts required by law to effectuate such annexation; and

WHEREAS, all notices and publications as required by law relating to the zoning of the Subject Property and the Agreement have been published and given to the persons or entities entitled thereto, pursuant to the applicable provisions of the Illinois Municipal Code (the *"Municipal Code");* and

WHEREAS, the Corporate Authorities of the City have duly fixed the time for a public hearing on this Agreement and pursuant to legal notice have held such hearing thereon all as required by the provisions of the Municipal Code; and

WHEREAS, the Planning and Zoning Commission of the City has duly held all public hearings relating to zoning, all as required by the provisions of the City's Zoning Code and the Municipal Code (the *"Municipal Code");* and

WHEREAS, the Owner and City agree that upon Annexation to the City of the Subject Property shall be placed in the M-2 General Manufacturing District; and

WHEREAS, in accordance with the powers granted to the City by the provisions of Section 11-15.1-1 *et seq.* of the Municipal Code (65 ILCS 5/11-15.1-1 *et seq.),* relating to Annexation Agreements, the parties hereto wish to enter into a binding Agreement with respect to the future annexation, and zoning of the Subject Property and to provide for various other matters related directly or indirectly to the annexation and use of the Subject Property during the term of this Agreement as authorized by the provisions of said statutes.

NOW THEREFORE, in consideration of the mutual covenants, agreements and conditions herein contained, and by authority of and in accordance with the aforesaid statutes of the State of Illinois, the City and the Owner agree as follows:

Section 1. Annexation.

The Owner has filed with the Clerk of the City a duly and properly executed petition pursuant to, and in accordance with, the provisions of Section 5/7-1-1 *et seq.* of the Municipal Code to annex the Subject Property and any adjacent roadways not previously annexed to the City of Yorkville.

Section 2. Conditions of Annexation.

A. The City hereby agrees, contemporaneously with annexation, the City shall undertake procedures as required by the City's Unified Development Ordinance to rezone the Subject Property as M-2 General Manufacturing District.

B. Once rezoned as M-2 General Manufacturing District, should a Data Center not be developed on the Subject Property, only the following uses shall be permitted:

Automobile sales and services (enclosed); Bakery (wholesale); Brewery/winery/distillery; Building material sales; Microdistillery; Microbrewery/Microwinery; Nursery/greenhouse; Research laboratories; Recreational vehicle sales and services; Storage, single-building climate controlled; Refrigerated Warehouse (Cold Storage); Agricultural; Retail store, general – less than one (1) acre; Retail store, general – greater than one (1) acre; Medical clinic/office; Treatment center; Data center.

C. Should the Subject Property not be developed as one of the permitted uses under Section 2(B) within 10 years of the effective date of this Agreement, the zoning designation for the Subject Property shall revert to R-1 Single Family Suburban Residence District.

D. Owner shall be required to submit any and all plans for review and approval by the City Council prior to commencing any construction, grading or other work on the Subject Property. No building or other permits shall be issued by the City regarding the Subject Property, nor shall any construction commence on the Subject Property without first obtaining approval from City Council under this Section 2(E).

E. Owner shall be required to enter into a Utility Infrastructure Agreement, a Development Agreement, a Design Engineering Agreement and a Planned Use Development Agreement with the City for the Subject Property.

Section 3. Binding Effect and Term.

This Annexation Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns including, but not limited to, successor owners of record, successor developers, lessees, and successor lessees, and upon any successor municipal authority of the City and the successor municipalities for a period of twenty (20) years from the later of the date of execution hereof and the date of adoption of the ordinances pursuant hereto.

Section 4. Notices and Remedies.

Upon a breach of this Agreement, the parties hereto agree that the venue shall be the Circuit Court of Kendall County. It is further understood by the parties hereto that upon breach of this Agreement the non-defaulting party may exercise any remedy available at law or equity.

Before any failure of any part of this Agreement to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify, in writing, by certified mail/return receipt requested, the party alleged to have failed to perform, state the obligation allegedly not performed and the performance demanded.

Notice shall be provided at the following addresses:

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

With a copy to: Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
1804 North Naper Boulevard, Suite 350
Naperville, Illinois 60563
Attn: Kathleen Field Orr

To the Owner: Pioneer Development, LLC
30 N. Gould Street, #38989
Sheridan, Wyoming 82801
Attn: Matt McCarron

With a copy to: David J. Silverman
Mahoney, Silverman & Cross, LLC
822 Infantry Drive, Suite 100
Joliet, Illinois 60435

Section 5. Agreement to Prevail over Ordinances.

In the event of any conflict between this Agreement and any ordinances of the City in force at the time of execution of this Agreement or enacted during the pendency of this Agreement, the provisions of this Agreement shall prevail to the of any such conflict or inconsistency.

Section 6. Provisions.

If any provision of this Agreement or its application to any person, entity, or property is held invalid, such provision shall be deemed to be excised here from and the invalidity thereof shall not affect the application or validity of any other terms, conditions, and provisions of this Agreement and, to that end, any terms, conditions, and provisions of this Agreement are declared to be severable.

IN WITNESS WHEREOF, the parties hereto have caused this Fourth Amendment to be executed by their duly authorized officers on the above date at Yorkville, Illinois.

United City of Yorkville, an Illinois municipal corporation

By: _____
Mayor

Attest:

_____
City Clerk

PIONEER DEVELOPMENT, LLC

By: _____

PLAT OF ANNEXATION

TO THE UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

THAT PART OF SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 7
EAST OF THE THIRD PRINCIPAL MERIDIAN ,KENDALL COUNTY, ILLINOIS

02-05-200-007

THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 38 1/2 LINKS (RECORD), 24.51 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH; THENCE SOUTH 89 DEGREES 30 MINUTES EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

02-05-100-003 & 02-05-100-005

THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST, LYING NORTHERLY OF A LINE EXTENDING EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, 2316 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5, TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 2326.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION AND LYING SOUTHERLY OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY LINE PURSUANT TO DOCUMENT 73 2720, IN KENDALL COUNTY, ILLINOIS.

02-06-200-003

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2460.05 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339, BY A DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72 467 TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 35339, WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 27 SECONDS TO THE LEFT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH 90 DEGREES 25 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 366.94 FEET, THENCE EASTERLY 88 DEGREES 43 MINUTES 04 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 809.73 FEET TO THE EAST LINE OF SAID SECTION 6, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS. AND ALSO THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2474.60 FEET FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 57 MINUTES 19 SECONDS TO THE RIGHT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH ALONG A LINE 89 DEGREES 31 MINUTES 03 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 1.61 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF THE PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339 BY DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72 467, THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, A DISTANCE OF 812.66 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6, THENCE SOUTHERLY ON SAID EAST LINE, 13.55 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

02-06-400-001

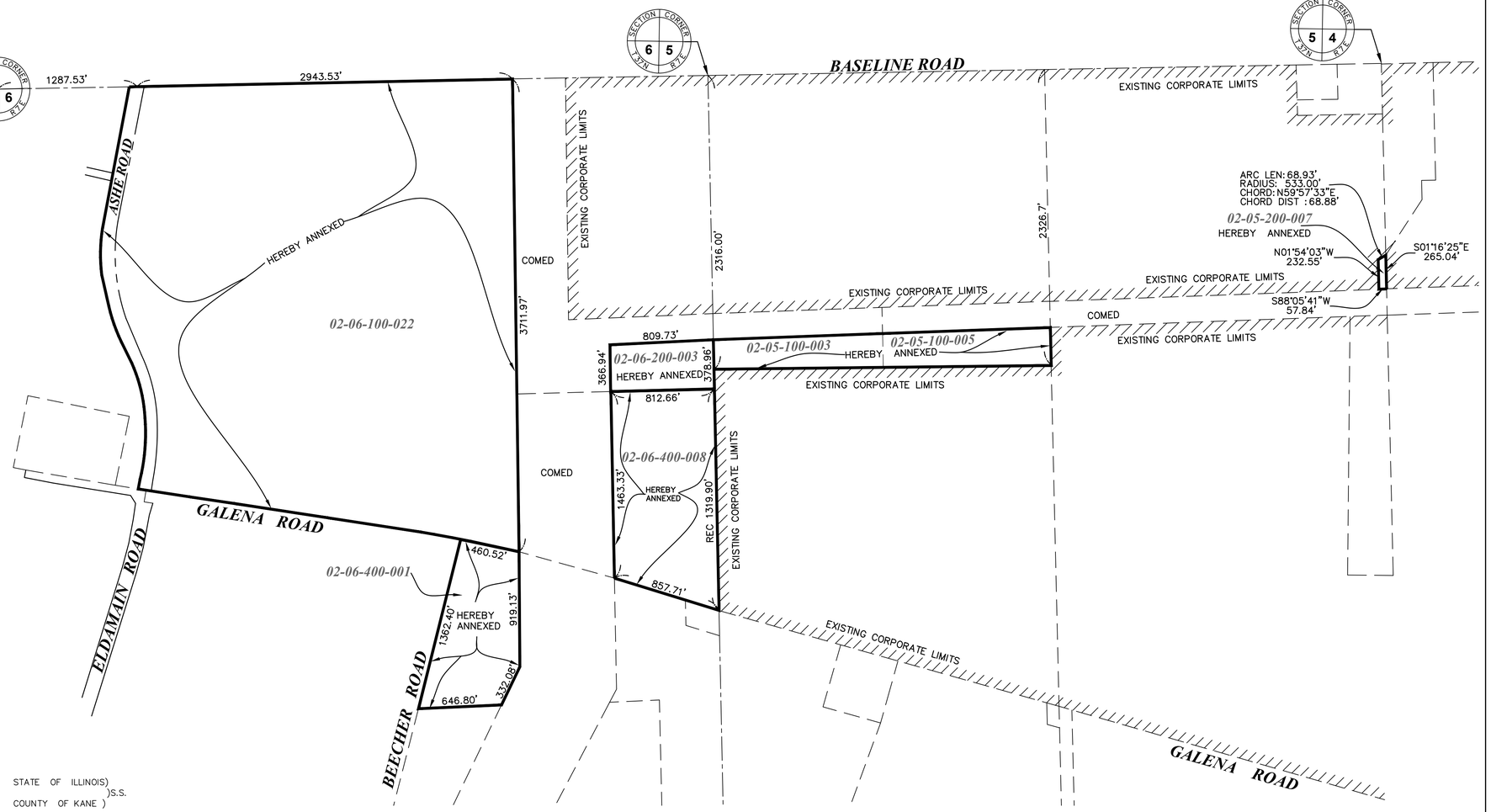
PART OF THE EAST 1/2 OF SECTION 6; TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 3407.85 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT BY WARRANTY DEED RECORDED DECEMBER 18, 1929 IN BOOK 80, PAGES 334 AND 335; THENCE WEST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT A DISTANCE OF 1552.74 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO EARL P KONICEK AND WIFE BY WARRANTY DEED DATED DECEMBER 4, 1961 RECORDED AS DOCUMENT 136414, THENCE SOUTH ALONG THE EAST LINE OF PROPERTY CONVEYED TO EARL P. KONICEK AND WIFE 1240.82 FEET TO THE CENTER LINE OF GALENA ROAD, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE 919.13 FEET TO AN ANGLE POINT WHICH IS 1312.43 FEET PERPENDICULARLY DISTANCE NORTH OF SAID SOUTH LINE OF SAID SECTION 6; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 26 DEGREES 45 MINUTES 35 SECOND TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 332.08 FEET TO THE NORTH LINE OF PARCEL TWO OF PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT 73 4671; THENCE WESTERLY ALONG SAID NORTHERLY LINE FORMING AN ANGLE OF 62 DEGREES 01 MINUTES 01 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE 646.8 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 1362.40 FEET TO THE CENTER LINE OF GALENA ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 460.52 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS,

02-06-400-008

THAT PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GALENA ROAD WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 70 DEGREES 55 MINUTES WEST ALONG SAID CENTER LINE 276 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 8, 200 FEET; THENCE SOUTH 70 DEGREES 55 MINUTES EAST 270 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1456.6 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 470.51 FEET TO THE EASTERLY LINE OF PARCEL TWO OF THE PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT R73 4671; THENCE NORTHERLY ALONG SAID EASTERLY LINE 1006.52 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TWO 388.83 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL ONE OF SAID DOCUMENT 73 4671; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF PARCEL ONE A DISTANCE OF 115.02 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE OF PARCEL ONE WHICH IS 1112.06 FEET PERPENDICULARLY DISTANCE NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG A LINE FORMING AN ANGLE 26 DEGREES 45 MINUTES 38 SECOND TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 2329.35 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI BY TRUSTEES DEED RECORDED JUNE 14, 1973 AS DOCUMENT 73 28243; THENCE EAST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI 812.68 FEET TO THE EAST LIEN OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6, 1,319.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS, EXCEPT THE LEGAL DESCRIPTION INCLUDED IN THE WARRANTY DEED RECORDED AUGUST 24, 2020 AS DOCUMENT 202000016040.

02-06-100-022

A PART OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE EAST 19.508 CHAINS (1,287.528 FEET) TO AN IRON STAKE FOR PLACE OF BEGINNING, THENCE EAST ON THE NORTH LINE OF SAID SECTION 6, 44.599 CHAINS (2,943.534 FEET), THENCE SOUTH 16 MINUTES WEST 56.242 CHAINS (3,711.972 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 73 DEGREES 58 MINUTES WEST 3.473 CHAINS (229.218 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 37 MINUTES WEST 52.777 CHAINS (3,483.282 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 16 MINUTES WEST 8.03 CHAINS (529.98 FEET) ALONG THE CENTER OF THE HIGHWAY TO AN IRON STAKE, THENCE NORTH 18 DEGREES 05 MINUTES EAST 10.258 CHAINS (677.028 FEET) TO AN IRON STAKE, THENCE NORTH 72 DEGREES 01 MINUTE WEST 6.632 CHAINS (437.712 FEET) TO AN IRON STAKE, THENCE NORTH 27 DEGREES 51 MINUTES EAST 11.60 CHAINS (765.6 FEET) TO AN IRON STAKE, THENCE NORTH 89 DEGREES 25 MINUTES EAST 11.535 CHAINS (761.31 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 12 DEGREES 40 MINUTES EAST TO THE PLACE OF THE BEGINNING, SITUATED IN KENDALL COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART LYING WESTERLY OF THE WEST LINE OF ASHE ROAD CONVEYED BY DOCUMENT 200200024565.



STATE OF ILLINOIS)
)S.S.
COUNTY OF KANE)

THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES, INC. HAVE PLATTED THE PROPERTY DESCRIBED HEREON, AS SHOWN BY THE ATTACHED PLAT FOR THE PURPOSE OF ANNEXATION TO THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

DATED AT SUGAR GROVE, ILLINOIS, THIS 4th DAY OF JUNE 2025.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO 3581
(EXP. 11/30/26)

MARK G. SCHELLER
035-003581
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
SUGAR GROVE, IL

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

UNITED CITY OF YORKVILLE
651 PRAIRIE POINT DRIVE
YORKVILLE , IL 60560

NO.	DATE	REVISIONS

PLAT OF ANNEXATION

DATE: JUNE 4, 2025
PROJECT NO. YO2451
FILE NO YO2451 ANNEX

02-05-200-007

THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 38 1/2 LINKS (RECORD), 24.51 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH; THENCE SOUTH 89 DEGREES 30 MINUTES EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

02-05-100-003 & 02-05-100-005

THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST, LYING NORTHERLY OF A LINE EXTENDING EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, 2316 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5, TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 2326.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION AND LYING SOUTHERLY OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY LINE PURSUANT TO DOCUMENT 73-2720, IN KENDALL COUNTY, ILLINOIS.

02-06-200-003

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2460.05 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339, BY A DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467 TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 35339, WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 27 SECONDS TO THE LEFT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH 90 DEGREES 25 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 366.94 FEET, THENCE EASTERLY 88 DEGREES 43 MINUTES 04 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 809.73 FEET TO THE EAST LINE OF SAID SECTION 6, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS. AND ALSO THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2474.60 FEET FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 57 MINUTES 19 SECONDS TO THE RIGHT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH ALONG A LINE 89 DEGREES 31 MINUTES 03 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST

DESCRIBED LINE, A DISTANCE OF 1.61 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF THE PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339 BY DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467, THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, A DISTANCE OF 812.66 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6, THENCE SOUTHERLY ON SAID EAST LINE, 13.55 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

02-06-400-001

PART OF THE EAST 1/2 OF SECTION 6; TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 3407.85 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT BY WARRANTY DEED RECORDED DECEMBER 18, 1929 IN BOOK 80, PAGES 334 AND 335; THENCE WEST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT A DISTANCE OF 1552.74 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO EARL P KONICEK AND WIFE BY WARRANTY DEED DATED DECEMBER 4, 1961 RECORDED AS DOCUMENT 136414, THENCE SOUTH ALONG THE EAST LINE OF PROPERTY CONVEYED TO EARL P. KONICEK AND WIFE 1240.82 FEET TO THE CENTER LINE OF GALENA ROAD, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE 919.13 FEET TO AN ANGLE POINT WHICH IS 1312.43 FEET PERPENDICULARLY DISTANCE NORTH OF SAID SOUTH LINE OF SAID SECTION 6; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 26 DEGREES 45 MINUTES 35 SECOND TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 332.08 FEET TO THE NORTH LINE OF PARCEL TWO OF PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT 73-4671; THENCE WESTERLY ALONG SAID NORTHERLY LINE FORMING AN ANGLE OF 62 DEGREES 01 MINUTES 01 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE 646.8 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 1362.40 FEET TO THE CENTER LINE OF GALENA ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 460.52 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS,

02-06-400-008

THAT PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GALENA ROAD WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 70 DEGREES 55 MINUTES WEST ALONG SAID CENTER LINE 276 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 8, 200 FEET; THENCE SOUTH 70 DEGREES 55 MINUTES EAST 270 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1456.6 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 470.51 FEET TO THE EASTERLY LINE OF PARCEL TWO OF THE PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT R73-4671; THENCE NORTHERLY ALONG SAID EASTERLY LINE 1006.52 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TWO 388.83 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL ONE OF SAID DOCUMENT 73-4671; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF PARCEL ONE A DISTANCE OF 115.02 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE OF PARCEL ONE WHICH IS 1112.06 FEET PERPENDICULARLY DISTANCE

NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG A LINE FORMING AN ANGLE 26 DEGREES 45 MINUTES 38 SECOND TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 2329.35 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI BY TRUSTEES DEED RECORDED JUNE 14, 1973 AS DOCUMENT 73-28243; THENCE EAST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI 812.68 FEET TO THE EAST LIEN OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6, 1319.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS, EXCEPT THE LEGAL DESCRIPTION INCLUDED IN THE WARRANTY DEED RECORDED AUGUST 24, 2020 AS DOCUMENT 202000016040.

02-06-100-022

A PART OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE EAST 19.508 CHAINS (1,287.528 FEET) TO AN IRON STAKE FOR PLACE OF BEGINNING, THENCE EAST ON THE NORTH LINE OF SAID SECTION 6, 44.599 CHAINS (2,943.534 FEET), THENCE SOUTH 16 MINUTES WEST 56.242 CHAINS (3,711.972 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 73 DEGREES 58 MINUTES WEST 3.473 CHAINS (229.218 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 37 MINUTES WEST 52.777 CHAINS (3,483.282 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 16 MINUTES WEST 8.03 CHAINS (529.98 FEET) ALONG THE CENTER OF THE HIGHWAY TO AN IRON STAKE, THENCE NORTH 18 DEGREES 05 MINUTES EAST 10.258 CHAINS (677.028 FEET) TO AN IRON STAKE, THENCE NORTH 72 DEGREES 01 MINUTE WEST 6.632 CHAINS (437.712 FEET) TO AN IRON STAKE, THENCE NORTH 27 DEGREES 51 MINUTES EAST 11.60 CHAINS (765.6 FEET) TO AN IRON STAKE, THENCE NORTH 89 DEGREES 25 MINUTES EAST 11.535 CHAINS (761.31 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 12 DEGREES 40 MINUTES EAST TO THE PLACE OF THE BEGINNING, SITUATED IN KENDALL COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART LYING WESTERLY OF THE WEST LINE OF ASHE ROAD CONVEYED BY DOCUMENT 200200024565.

Docusign Envelope ID: FB23C1B7-A622-4EA1-A246-28C2B0A308A4

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR ANNEXATION

DATE: March 21, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal

PETITIONER INFORMATION

NAME: Matt McCarron — COMPANY: Pioneer Development, LLC

MAILING ADDRESS: 30 N. Gould Street, #38989, Sheridan, WY 82801

CITY, STATE, ZIP: Sheridan, WY 82801 — TELEPHONE: ◉ BUSINESS ○ HOME (847) 738-5005

EMAIL: matt@cirrusfarms.com — FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameer Gupta, Galena & 47th LLC & MPLIV10 LLC, & Dale L. Konicek LLC

IS THE PROPERTY OCCUPIED OR VACANT: Vacant

IF OCCUPIED, PLEASE LIST ALL NAMES OF ELECTORS (THOSE REGISTERED TO VOTE) RESIDING ON THE PROPERTY:

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS:

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 1037 acres of vacant land under contract by applicant within the boundaries of Ashe Rd to the West, Baseline Rd to the North, IL-47 to the East, and Galena Rd to the South (excluding farmsteads at 10094 and 10034 Baseline Rd).

CURRENT ZONING CLASSIFICATION: City of Yorkville: PUD (R-2, R-3, and B-3); Kendall County: A-1 Agricultural

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Kane County: F-1 Rural Residential District

EAST: Yorkville: B-3 General Bus., R-3 Multi-Family Attached Res., R-4 General Multi-Family Res., and PUD (R-2, R-3, and B-3)

SOUTH: Kendall County: A-1 Agricultural and M-1 Limited Manufacturing

WEST: Kendall County: A-1 Agricultural and RPD-1 Ord. 06-03 w/Special Use Ord. 19-21

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-06-100-022	02-06-400-008	02-06-200-003	02-05-100-003
02-05-100-005	02-05-200-007	02-06-400-001	

Docusign Envelope ID: FB23C1B7-A622-4EA1-A246-28C2B0A308A4

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR ANNEXATION

PLEASE DESCRIBE IN DETAIL ANY ADDITIONAL REQUESTS TO BE MADE UPON ANNEXATION APPROVAL.

In addition to the annexation of the unincorporated parcels to the United City of Yorkville as requested by this application, there will be corresponding applications for rezoning to M-2 General Manufacturing District and for a Special Use for Planned Unit Development for all the parcels to be acquired by applicant within the boundaries of Ashe Rd to the West, Baseline Rd to the North, 47 to the East, and Galena Rd to the South.

ATTORNEY INFORMATION	
NAME: David J. Silverman & Ann M. Zaremba	COMPANY: Mahoney, Silverman & Cross, LLC
MAILING ADDRESS: 822 Infantry Drive, Suite 100	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: (815) 730-9500
EMAIL: dsilverman@msclawfirm.com	FAX: azaremba@msclawfirm.com
ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company, Inc.
MAILING ADDRESS: 2175 N. California Blvd, Suite 400	
CITY, STATE, ZIP: Walnut Creek, CA 94596	TELEPHONE: (650) 631-6496
EMAIL: tbarrons@burnsmcd.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87	
CITY, STATE, ZIP: West Chicago, IL 60185	TELEPHONE: (630) 228-1231 ext. 2501
EMAIL: dbauer@quiggengineering.com	FAX:

ATTACHMENTS

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

Petitioner must attach a Plat of Survey or Proposed Plat of Annexation of the property and title it as "Exhibit B".

Petitioner must provide a written petition signed by a majority of the owners of record of land within the territory to be annexed and also by a majority of the electors, if any, residing within the territory to be annexed. Attach as a separate petition titled as "Exhibit C".

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APPLICATION FOR ANNEXATION

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

DocuSigned by:
Matthew McCarron
75ACBEAF493F4BA...

PETITIONER SIGNATURE

3/21/2025

DATE

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

{See Consent of Owners - Section 14}

OWNER SIGNATURE

DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

PROJECT CARDINAL

ANNEXATION, REZONING & PUD APPLICATIONS

UNITED CITY OF YORKVILLE

MARCH 14, 2025

PROJECT CARDINAL

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Section 1

Project Cardinal Introduction

PROJECT CARDINAL

Project Cardinal ("Project") is an intended state-of-the-art data center campus in the City of Yorkville ("City") on approximately 1,037 acres of vacant land northwest of Route 47 and Galena Road. The Project is proposed by Pioneer Development, LLC ("Petitioner"), a hyperscale data center developer specializing in advanced digital infrastructure solutions.

The phased Project will include up to fourteen data center buildings as shown on the Concept Site Plan included in Section 6 of this application package. Each phase of the Project is expected to include one building, and each building phase is expected to become operational within twenty-four months of groundbreaking. Subject to market conditions, the first building is slated for operation in 2029, and additional buildings will come online on a ramp schedule as power availability increases. Given Chicagoland's increasing need for high-performance computing, Project completion is anticipated within the next decade.

Each building in the Project will feature architectural treatments that incorporate elements reminiscent of modern warehouse design, balancing practical necessity with aesthetics to the full extent possible. Facades will include precast concrete walls with metal elements, considering the most current technology and specific tenant requirements.

The Petitioner will install core utilities and site infrastructure, including a utility switchyard, two electrical substations, seven stormwater management basins, three main access roads with security checkpoints, on-site parking, and perimeter fencing.

The Project is innovatively designed to operate with minimal impact on public resources, generate significant tax and other revenue streams at local and state levels and enhance the region's digital and other infrastructure, while meeting the growing hyperscale technology demands of its prospective tenants.

P R O J E C T C A R D I N A L

Section 2

Application for Annexation

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR ANNEXATION

DATE: March 14, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal

PETITIONER INFORMATION

NAME: Matt McCarron
COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989, Sheridan, WY 82801
CITY, STATE, ZIP: Sheridan, WY 82801
TELEPHONE: ◉ BUSINESS ○ HOME (847) 738-5005
EMAIL: matt@cirrusfarms.com
FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP, Sanjay & Sameer Gupta, Galena & 47th LLC & MPLIV10 LLC, & Dale L. Konicek LLC

IS THE PROPERTY OCCUPIED OR VACANT: Vacant

IF OCCUPIED, PLEASE LIST ALL NAMES OF ELECTORS (THOSE REGISTERED TO VOTE) RESIDING ON THE PROPERTY:

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS:

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 1037 acres of vacant land under contract by applicant within the boundaries of Ashe Rd to the West, Baseline Rd to the North, IL-47 to the East, and Galena Rd to the South (excluding farmsteads at 10094 and 10034 Baseline Rd).

CURRENT ZONING CLASSIFICATION: City of Yorkville: PUD (R-2, R-3, and B-3); Kendall County: A-1 Agricultural

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Kane County: F-1 Rural Residential District
EAST: Yorkville: B-3 General Bus., R-3 Multi-Family Attached Res., R-4 General Multi-Family Res., and PUD (R-2, R-3, and B-3)
SOUTH: Kendall County: A-1 Agricultural and M-1 Limited Manufacturing
WEST: Kendall County: A-1 Agricultural and RPD-1 Ord. 06-03 w/Special Use Ord. 19-21

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

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ATTORNEY INFORMATION	
NAME: David J. Silverman & Ann M. Zaremba	COMPANY: Mahoney, Silverman & Cross, LLC
MAILING ADDRESS: 822 Infantry Drive, Suite 100	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: (815) 730-9500
EMAIL: dsilverman@msclawfirm.com	FAX: azaremba@msclawfirm.com
ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company, Inc.
MAILING ADDRESS: 2175 N. California Blvd, Suite 400	
CITY, STATE, ZIP: Walnut Creek, CA 94596	TELEPHONE: (650) 631-6496
EMAIL: tbarrons@burnsmcd.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87	
CITY, STATE, ZIP: West Chicago, IL 60185	TELEPHONE: (630) 228-1231 ext. 2501
EMAIL: dbauer@quiggengineering.com	FAX:

ATTACHMENTS

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

Petitioner must attach a Plat of Survey or Proposed Plat of Annexation of the property and title it as "Exhibit B".

Petitioner must provide a written petition signed by a majority of the owners of record of land within the territory to be annexed and also by a majority of the electors, if any, residing within the territory to be annexed. Attach as a separate petition titled as "Exhibit C".

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APPLICATION FOR ANNEXATION

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Signed by:
Matt McCarron
PETITIONER SIGNATURE BA...

3/14/2025 | 12:32 PM PDT
DATE

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

{See Consent of Owners - Section 14}
OWNER SIGNATURE

DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

P R O J E C T C A R D I N A L

Section 3

Application for Rezoning

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

United City of Yorkville 651
Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR REZONING

DATE:	PZC NUMBER:	DEVELOPMENT NAME:

PETITIONER INFORMATION

NAME: Matt McCarron	COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989	
CITY, STATE, ZIP: Sheridan, WY 82801	TELEPHONE: ◉ BUSINESS ○ HOME (847) 738-5005
EMAIL: matt@cirrusfarms.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: The Konicek Family LP,Sanjay & Sameet Gupta,Galena & 47th LLC,MPLIV10, LLC,&Dale L. Konicek LLC

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS:

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

Approximately 1037 acres of vacant land under contract by applicant within the boundaries of Ashe Rd to the West, Baseline Rd to the North, IL-47 to the East and Galena Rd to the South.

CURRENT ZONING CLASSIFICATION: PUD (R-2, R-3 & B-3) Kendall: A-1	REQUESTED ZONING CLASSIFICATION: M-2
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:	TOTAL ACREAGE: 1037

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Kane County: F-1 Rural Residential

EAST: Yorkville: B-3 General Business, R-3 Multi-Family Attached Res., R-4 Multi-Familly Res., and PUD (R-2, R-3, & B-3)

SOUTH: Kendall County: A-1 Agricultural & M-1 Limited Manufacturing

WEST: Kendall County: A-1 Agricultural & RPD-1 Residential Planned Devleopment Ord. 06-03 w/ Special Use Ord. 19-21

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-06-100-022	02-06-200-002	02-06-400-008	02-06-200-003
02-05-400-022	02-05-100-003	02-05-100-005	02-05-200-006
02-04-100-016	02-04-300-018	02-05-400-009	02-04-300-017
02-05-300-003	02-04-300-032	02-05-400-021	02-09-100-030
02-09-100-031	02-04-300-024	02-04-100-015	02-05-200-007

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APPLICATION FOR REZONING

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ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company Inc
MAILING ADDRESS: 2715 N. California Blvd, Suite 400	
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NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc
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EMAIL: dbauer@quiggengineering.com	FAX: (312) 235-6784

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".

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

United City of Yorkville 651
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Website: www.yorkville.il.us

APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE EXISTING ZONING CLASSIFICATION(S) AND USES OF THE PROPERTY WITHIN THE GENERAL AREA OF THE PROPOSED REZONED PROPERTY:

Existing zoning classifications within the general area of the Subject Property are primarily agricultural and residential. With the exception of a Kendall County Residential Planned Development to the West, a mixed use Planned Unit Development to the East, and a proposed Kendall County manufacturing use to the South, the property within the general area of the Subject Property is primarily used as vacant farmland.

PLEASE STATE THE TREND OF DEVELOPMENT, IF ANY, IN THE GENERAL AREA OF THE PROPERTY IN QUESTION, INCLUDING CHANGES, IF ANY, WHICH HAVE TAKEN PLACE SINCE THE DAY THE PROPERTY IN QUESTION WAS PLACED IN ITS PRESENT ZONING CLASSIFICATION:

A portion of the Subject Property was originally annexed to the City in 2005 pursuant to Ordinance No. 2005-78 as part of the Westhaven mixed-use residential and commercial planned unit development which was never constructed; A portion of the Subject Property was originally annexed to the City in 2004 pursuant to Ordinance No. 2004-40 as the Bailey Meadows residential development which was never constructed; and the portions of Subject Property for which Petitioner has applied to be annexed to the City are currently zoned as agricultural. The property within the general area of the Subject Property has primarily remained vacant farmland, with the exception of a Kendall County Residential Planned Development to the West, a City mixed use Planned Unit Development to the East, and a Kendall County manufacturing use (proposed data center) to the south.

PLEASE STATE THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS:

Under the current mixed use planned unit development and agricultural zoning, the Subject Property has remained undeveloped vacant land. Petitioner proposes the development of a data center, which is not a permitted use under the current zoning classification. The proposed data center development, permitted under the requested M-2 General Manufacturing District classification, will greatly increase the value of the Subject Property, and by enhancing public infrastructure, Petitioner will position surrounding properties for further investment, thereby increasing property values.

PLEASE STATE THE EXTENT TO WHICH THE DESTRUCTION OF PROPERTY VALUES OF PETITIONER PROMOTES THE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE PUBLIC:

Per Table 10-3-12 (B) of the Unified Development Ordinance, a data center and an electric substation are permitted uses in the M-2 General Manufacturing District. Proposed rezoning of the Subject Property to M-2 District will permit the development of a data center as proposed on the Concept Site Plan attached hereto, promoting the health, safety, morals, and general welfare of the public by required infrastructure enhancements, installations of public utilities, employment opportunities, and increased tax and other revenues. To the extent the data center use is not generally compatible with surrounding properties, under M-2 District zoning standards, Petitioner will be required to mitigate any potential adverse impact through screening, landscaping and open space, and the corresponding application for a Special Use for Planned Unit Development will provide a detailed framework to further protect current and future uses of surrounding properties.

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

A portion of the Subject Property was originally annexed to the City in 2005 pursuant to Ordinance No. 2005-78 as part of the Westhaven mixed-use residential and commercial planned unit development which was never constructed; another portion of the Subject Property was originally annexed to the City in 2004 pursuant to Ordinance No. 2004-40 as the Bailey Meadows residential development which was never constructed; and the portion of Subject Property for which Petitioner has applied to be annexed to the City is currently zoned as agricultural. Under the current mixed use planned unit development and agricultural zoning, the property has remained undeveloped vacant land. The property within the general area of the Subject Property has also remained vacant farmland, with the exception of a Kendall County Residential Planned Development to the West, a City mixed use Planned Unit Development to the East, and a Kendall County manufacturing use (proposed data center) to the south.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The proposed use as a data center permitted in the M-2 General Manufacturing District will meet the increasing demand for data center services in the broader Chicagoland community, while also locally providing infrastructure enhancements, installations of public utilities, employment opportunities, and increased tax and other revenues associated with the development.

WITH RESPECT TO THE SUBJECT PROPERTY, PLEASE STATE THE CARE WITH WHICH THE COMMUNITY HAS UNDERTAKEN TO PLAN ITS LAND USE DEVELOPMENT:

Petitioner proposes a data center on the Subject Property, with an integrated design and centrally focused activity, with buffering features on the outer borders that protect uses within the development and surrounding properties. Petitioner is submitting a corresponding application for a Special Use for Planned Unit Development will provide a detailed framework to further protect current and future uses of surrounding properties.
Please also see:
Section 5 - Conceptual Site Plan
Section 6 - Building Elevations
Section 7 - Landscape Plan
Section 10 - Security Fencing

PLEASE STATE THE IMPACT THAT SUCH RECLASSIFICATION WILL HAVE UPON TRAFFIC AND TRAFFIC CONDITIONS ON SAID ROUTES; THE EFFECT, IF ANY, SUCH RECLASSIFICATION AND/OR ANNEXATION WOULD HAVE UPON EXISTING ACCESSES TO SAID ROUTES; AND THE IMPACT OF ADDITIONAL ACCESSES AS REQUESTED BY THE PETITIONER UPON TRAFFIC AND TRAFFIC CONDITIONS AND FLOW ON SAID ROUTES (ORD. 1976-43, 11-4-1976):

The campus will feature 8 secure access points, 3 of which will be access points to the data respective portions of the campus. Primary vehicular ingress and egress to the Data Center Campus buildings will occur through one access point on Ashe Road and two on Route 47. The remaining 5 access points will experience minimal traffic. 3 are for emergency responders and 2 are dedicated to ComEd's authorized personnel for the electrical switchyard along the southwest edge of the campus on Galena Road. Guard stations and a series of automated gates at each driveway will uphold stringent security protocols. All vehicles will proceed through an electric fence system, where credentials and identification must be verified before entry. Unauthorized vehicles will be routed to exit via either Ashe Road or Route 47 respectively. Internal pavement design ensures security checks do not impede public traffic. Please also see Section 9 - Traffic Impact Analysis.

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE RELATIVE GAIN TO THE PUBLIC AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL PROPERTY OWNER:

Under the current mixed use planned unit development and agricultural zoning, the Subject Property has remained undeveloped vacant land. Petitioner proposes the development of a data center, which is not a permitted use under the current zoning classification. The proposed data center development, permitted under the requested M-2 General Manufacturing District classification, will greatly increase the value of the Subject Property, and by enhancing public infrastructure, Petitioner will position surrounding properties for further investment, thereby increasing property values.

PLEASE STATE THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE ZONED PURPOSES:

The Subject Property is suitable for the desired property for many reasons included above, but also: 1) the amount of land available permits a significant integrated and centrally focused data center with buffering features on the outer borders that protect uses within the development and surrounding properties, and 2) the Subject Property located in the broader Chicagoland community where there is increasing demand for data services.

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.

Signed by:
Matt McCarron
75A...F4BA...

PETITIONER SIGNATURE

3/14/2025 | 12:32 PM PDT

DATE

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

{See Consents of Owners - Section 14}

OWNER SIGNATURE

DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

Section 4

Application for PUD

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT

DATE: March 14, 2025	PZC NUMBER:	DEVELOPMENT NAME: Project Cardinal

PETITIONER INFORMATION

NAME: Matt McCarron	COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989	
CITY, STATE, ZIP: Sheridan, WY 82801	TELEPHONE: ◉ BUSINESS ○ HOME (847) 738-5005
EMAIL: matt@cirrusfarms.com	FAX:

PROPERTY INFORMATION

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PROPERTY STREET ADDRESS:

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 1037 acres of vacant land under contract by Petitioner within the boundaries of Ashe Rd to the West, Baseline Rd to the North, IL-47 to the East and Galena Rd to the South.

CURRENT ZONING CLASSIFICATION: PUD (R-2, R-3 & B-3) Kendall: A-1	REQUESTED ZONING CLASSIFICATION: M-2
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: PUD (R-2, R-3 & B-3)	TOTAL ACREAGE: Approximately 1037 acres

LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW:

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Kane County: F-1 Rural Residential

EAST: Yorkville: B-3 General Business, R-3 Multi-Family Attached Res., R-4 Multi-Familly Res., and PUD (R-2, R-3, & B-3)

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02-04-100-016	02-04-300-018	02-05-400-009	02-04-300-017
02-05-300-003	02-04-300-032	02-05-400-021	02-09-100-030
02-09-100-031	02-04-300-024	02-04-100-015	02-05-200-007

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT

ATTORNEY INFORMATION	
NAME: David J. Silverman & Ann M. Zaremba	COMPANY: Mahoney, Silverman & Cross, LLC
MAILING ADDRESS: 822 Infantry Drive, Suite 100	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: (815) 730-9500
EMAIL: dsilverman@msclaw.com	FAX: azaremba@msclawfirm.com
ENGINEER INFORMATION	
NAME: Toby Barrons	COMPANY: Burns & McDonnell Engineering Company Inc
MAILING ADDRESS: 2715 N. California Blvd, Suite 400	
CITY, STATE, ZIP: Walnut Creek, CA 94596	TELEPHONE: (650) 631-6496
EMAIL: tbarrons@burnsmcd.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dean L. Bauer, PLS (Director of Surveying)	COMPANY: Quigg Engineering Inc
MAILING ADDRESS: 245 W. Roosevelt Road, Suite 87	
CITY, STATE, ZIP: West Chicago, IL 60185	TELEPHONE: (630) 228-1231 ext. 2501
EMAIL: dbauer@quiggengineering.com	FAX: (312) 235-6784

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.

Signed by: Matt McCarron — 3/14/2025 | 12:32 PM PDT

PETITIONER SIGNATURE — DATE

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

{See Consents of Owners - Section 14}

OWNER SIGNATURE — DATE

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE HERE:

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PROPERTY INFORMATION

IS THE PROPERTY WITHIN CITY LIMITS?	Part of the Subject Property is not within City limits and is the subject of the corresponding Application for Annexation submitted by Petitioner.	■ YES	☐ NO
DOES A FLOODPLAIN EXIST ON THE PROPERTY?		☐ YES	■ NO

ATTACHMENTS

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

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

PUD MODIFICATION STANDARDS

PETITIONER MUST INDICATE WHICH TANGIBLE BENEFIT THE PROPOSED PLANNED UNIT DEVELOPMENT WILL PROVIDE TO THE CITY, AS DEFINED IN SECTION 10-8-8D OF THE UNIFIED DEVELOPMENT ORDINANCE. AT LEAST ONE (1) MUST BE MET:

- ■ LANDSCAPE CONSERVATION AND VISUAL ENHANCEMENT
- ☐ SUSTAINABLE DESIGN
- ☐ PUBLIC GATHERING SPACE
- ☐ PLACEMAKING
- ☐ UNIVERSAL DESIGN
- ■ HIGH QUALITY BUILDING MATERIALS
- ☐ AGE-TARGETED DEVELOPMENT
- ☐ AFFORDABILITY
- ☐ PROVISION OF A PUBLIC SCHOOL
- ☐ PROVISION OF A REGIONAL PARK
- ☐ FUNDING OR CONSTRUCTION OF PUBLIC ROADWAYS
- ■ REGIONAL UTILITY IMPROVEMENTS

As part of the pre-application meeting with community development staff, the petitioner can determine which above PUD modification standard is consistent with the proposed plan.

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PUD STANDARDS
PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES SET FORTH IN THE COMPREHENSIVE PLAN AND OTHER ADOPTED PLANS AND POLICY DOCUMENTS OF THE CITY: Please see attached petition.
PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS LAID OUT AND DEVELOPED AS A UNIT IN ACCORDANCE WITH AN INTEGRATED OVERALL DESIGN, IN WHICH THE VARIOUS LAND USES FUNCTION AS A COHESIVE WHOLE AND SUPPORT ONE ANOTHER. THE DESIGN SHALL PROVIDE IDENTIFIABLE CENTERS, WHICH FORM FOCUS AREAS OF ACTIVITY IN THE DEVELOPMENT, AND EDGES, WHICH DEFINE THE OUTER BORDERS OF THE DEVELOPMENT, THROUGH THE HARMONIOUS GROUPING OF BUILDINGS, USES, FACILITIES, PUBLIC GATHERING SPACES, AND OPEN SPACE: Please see attached petition.
PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS DESIGNED, LOCATED, AND PROPOSED TO BE OPERATED AND MAINTAINED SO THAT IT WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY AND WILL NOT SUBSTANTIALLY INCREASE THE DANGER OF FIRE OR OTHERWISE ENDANGER THE PUBLIC HEALTH, SAFETY, AND WELFARE: Please see attached petition.

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

A PLANNED UNIT DEVELOMENT, IF APPROVED, IS CONSIDERED A SPECIAL USE. IN ADDITION TO THE ABOVE PLANNED UNIT DEVELOPMENT STANDARDS, THE FOLLOWING SPECIAL USE STANDARDS OF REVIEW SHALL ALSO BE CONSIDERED:

SPECIAL USE STANDARDS

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

Please see attached petition.

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPRTY IN THE IMMEDATE VICINITY FOR THE PURPOSE ALREADY PERMITTED, NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN OR NEAR THE NEIGHBORHOOD IN WHICH IT IS TO BE LOCATED:

Please see attached petition.

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

SPECIAL USE STANDARDS
PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDELY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT: Please see attached petition.
PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE, OR OTHER NECESSARY FACILITIES HAVE BEEN OR SHALL BE PROVIDED: Please see attached petition.
PLEASE STATE HOW ADEQUATE MEASURES SHALL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS: Please see attached petition.
PLEASE STATE HOW THE PROPOSED SPECIAL USE IS NOT CONTRARY TO THE OBJECTIVES OF THE CITY'S ADOPTED COMPREHENSIVE PLAN: Please see attached petition.

Section 5

Petition for Special Use and PUD Approval

STATE OF ILLINOIS)
)
COUNTY OF KENDALL)
)
UNITED CITY OF YORKVILLE)

PETITION FOR SPECIAL USE AND PLANNED UNIT DEVELOPMENT APPROVAL

THE UNDERSIGNED Petitioner, Pioneer Development LLC, an Illinois limited liability company (hereinafter the "**Petitioner**"), respectfully petitions the United City of Yorkville (the "**City**") to grant a Special Use for Planned Unit Development with development allowances as detailed on the plans submitted herewith for the Subject Property (as defined and more fully set forth below).

BACKGROUND INFORMATION

1. The owners of the Subject Property are Dale L. Konicek LLC, The Konicek Family Limited Partnership, Galena & 47TH LLC, MPLIV10 LLC, and Sameer and Sanjay Gupta (collectively, the "Owners") as to each parcel as shown on Exhibit A attached hereto and incorporated herein;

2. The Petitioner is Pioneer Development, LLC, an Illinois limited liability company located at 30 N. Gould Street #38989, Sheridan, WY 82801;

3. The Petitioner is the contract purchaser of the Subject Property;

4. The Subject Property consists of approximately 1,037 acres located between Route 47, Galena Road, Ashe Road, and Baseline Road in the City, as legally described on Exhibit A attached and incorporated herein (the "**Subject Property**") and illustrated on the Concept Site Plan attached as Exhibit B (hereinafter the "**Preliminary Plan**");

5. Certain portions of the Subject Property, as shown on Exhibit C attached hereto, have not been annexed to the City, and is the subject property of that certain Application for Annexation submitted to the City by Petitioner on even date herewith;

6. The portion of Subject Property for which Petitioner has applied to be annexed to the City is currently zoned as agricultural;

7. A portion of the Subject Property was originally annexed to the City pursuant to Ordinance No. 2005-78 as part of the Westhaven mixed-use residential and commercial planned unit development which was never constructed;

8. A portion of the Subject Property was originally annexed to the City pursuant to Ordinance No. 2004-40 as the Bailey Meadows residential development which was never constructed;

9. The Subject Property within the City is currently zoned as a mixed use residential and commercial planned unit development;

10. The Subject Property is the subject property of that certain Application for Rezoning submitted to the City by Petitioner on even date herewith, whereby Petitioner requests the rezoning of the Subject Property to M-2 General Manufacturing District under the City of Yorkville Unified Development Ordinance (the "**Code**");

11. Petitioner proposes to develop the Property as a secure data center campus with two onsite electrical substations and one utility switchyard (the "**Data Center Campus**"), as generally depicted on the Preliminary Plan;

12. The Data Center Campus will be constructed in phases, over an estimated ten (10) year period;

13. The planned unit development will establish standards governing the phased development of the Data Center Campus;

14. As a Data Center Campus, the Subject Property will accommodate up to fourteen (14) stand-alone facilities consisting of networked computers, storage systems, and computing infrastructure used to assemble, process, store, and distribute data; and two (2) onsite electrical substations and one (1) utility switchyard will supply electricity to these facilities; and

15. Petitioner has submitted appropriate supporting details for approval of the Special Use for Planned Unit Development as set forth herein.

PROJECT SUMMARY

Petitioner is a hyperscale data center developer specializing in advanced digital infrastructure solutions. The proposed Yorkville data center campus is designed to operate with minimal impact on public resources while supporting mission-critical operations. Its electricity consumption is projected to generate significant tax revenue at local and state levels, reinforce the region's digital infrastructure, and meet the growing hyperscale technology demands of its tenants.

The Data Center Campus will be a state-of-the-art facility serving the Chicagoland market's increasing need for high-performance computing. As shown on the Preliminary Plan, spanning approximately 1,037 acres, the Data Center Campus will include up to fourteen (14) data center buildings, two (2) electrical substations, and one (1) utility switchyard, with improvements potentially spread across fourteen (14) phases. Petitioner will install core utilities and site infrastructure, including the utility switchyard, two (2) substations, seven (7) stormwater management basins, three (3) main access roads with security checkpoints, on-site parking, and perimeter fencing. Each building is expected to become operational within fifteen (15) to twenty-four (24) months of groundbreaking, with the full buildout anticipated in approximately a decade, subject to market conditions.

The campus will feature eight (8) secure access points, three (3) of which will be access points to the data respective portions of the data center campus. Two (2) access points are dedicated to ComEd's electrical switchyard and three to emergency services, these access points will experience minimal traffic and are restricted to authorized ComEd personnel and emergency responders. The switchyard access point lies along the southwest edge of the campus on Galena Road.

Primary vehicular ingress and egress to the Data Center Campus buildings will occur through one access point on Ashe Road and two on Route 47. Guard stations and a series of automated gates at each driveway will uphold stringent security protocols. All vehicles will proceed through an electrically actuated fence system, where credentials and identification must be verified before entry. Unauthorized vehicles will be routed to exit via either Ashe Road or Route 47 respectively. Internal pavement design ensures security

checks do not impede public traffic. An approximately ten-foot security fence is proposed to encircle the entire campus, including both substations and the switchyard, as shown in the Preliminary Plan.

Each building will feature architectural treatments that incorporate elements reminiscent of modern warehouse design that are as aesthetically pleasing as practically possible. Facades will include advanced glazing, refined articulation, precast concrete walls, and metal elements. The first facility is slated for operation in 2029, contingent on power availability, with additional buildings coming online on a ramp schedule as power availability increases and construction schedules allow. Building height is defined at fifty-five feet (55') to the flat roof, with rooftop equipment bringing total height to a maximum of seventy-eight (78') feet. Actual building specifications may vary in response to evolving technology or specific tenant requirements.

STANDARDS FOR SPECIAL USE APPROVAL FOR A PLANNED UNIT DEVELOPMENT PURSUANT TO UDO SECTION 10-8-5(D)

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.

The proposed Data Center Campus will enhance the public health, safety, morals, comfort, and general welfare of the City. Although portions of the Subject Property were originally annexed to the City in 2004 and 2005, respectively, the Subject Property within the City limits has remained farmland, without a productive use consistent with the underlying mixed-use residential and commercial planned unit development zoning for nearly twenty (20) years. The Data Center Campus is a permitted use in the proposed M-2 General Manufacturing District. The development of the Subject Property as the Data Center Campus will drive substantial investment in the City that will generate new construction jobs, create long-term employment opportunities, and produce significant tax and other revenues. Establishing the Data Center Campus will position the City as a competitive regional leader for future tenants and strengthen its status as an emerging employment center in the data technology sector.

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 or near the neighborhood in which it is to be located.

The Subject Property lies entirely within the boundaries of Baseline Road to the North, Ashe Road to the West, Route 47 to the East and Galena Rd to the South. The parcel to the North is separated from the Subject Property by Baseline Road and consists of farmland in Kane County. The parcel to the West, separated from the Subject Property by Ashe Road, consists of residential homes with large setbacks from Ashe Road and more farmland. To the East, across Route 47, lies a multi-family development. Parcels across Galena Road to the South of the Subject Property consist of unincorporated Kendall County farmland and a parcel that is the subject of a proposed data center development, permitted in that manufacturing zoned district.

Data centers represent significant capital projects and are often drawn to locations with existing utility infrastructure. However, these locations still typically require substantial installations of utility upgrades to meet data center needs, especially demand for electrical capacity. Such developments, typically funded by institutional investors, yield elevated values within a sub-market and strengthen revenue streams for local governmental entities reliant on property taxes. Accordingly, Petitioner's proposed investment in the Data Center Campus, along with planned electrical substation upgrades, will appreciably increase, rather than impair or diminish, the value of adjacent properties.

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.

Pending approval of the Application for Rezoning for the Subject Property to M-2 General Manufacturing District submitted to the City by Petitioner, the City recognizes a data center as an appropriate use for the Subject Property. Petitioner's application for a special use is not driven by the proposed data center use alone, but by the Petitioner's proposal for a planned unit development that provides comprehensive standards for multiple data centers in a campus-like configuration developed in phases. By committing to significant infrastructure in the initial phase, the Petitioner seeks assurance that subsequent

phases remain governed by these planned unit development standards rather than being subject to future legislative changes.

This planned unit development framework will not hinder the normal and orderly development of surrounding properties. Instead, it offers clear, consistent guidelines that may provide neighboring property owners with direction for improvement of their properties.

4. Adequate utilities, access roads, drainage or other necessary facilities have been or shall be provided.

The Subject Property is well-positioned with regards to access and utilities.

Based on significant data center development experience of Petitioner, its engineers and consultants, the ingress and egress to the Data Center Campus proposed by Petitioner herein will adequately serve the intended use. Within the Data Center Campus, the Petitioner has designed a network of drive aisles essential to the campus's security and operations. All internal aisles will be privately owned, operated, and maintained, thereby minimizing the burden on public facilities and eliminating the City's responsibility for internal road upkeep. However, Petitioner will grant the City all necessary easements for perpetual private access and utilities, including water line easements as indicated on the Preliminary Plan.

Stormwater management basins will be developed in compliance with applicable regulation. Stormwater basins will be enhanced with native vegetation to create open space, establish new habitats, minimize erosion, and promote infiltration, yielding tangible ecological benefits.

In coordination with City staff, the Petitioner will determine the most optimal way to enhance the municipal sanitary and water services adjacent to the Subject Property before connecting, representing a potentially substantial investment up-front. By enhancing public infrastructure, Petitioner will position surrounding properties for further investment.

5. Adequate measures shall be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

Petitioner has engaged engineers and consultants with extensive experience in data center facility design and has developed an efficient, secure ingress and egress plan for the Data Center Campus. Substantial setbacks from Route 47 and Ashe Road are incorporated to prevent traffic queues from

extending onto public roadways. Within the Data Center Campus, the drive aisles and gating systems are scaled and spaced to accommodate both arriving vehicles and those denied entry. On Route 47, the two (2) access points are aligned to avoid disrupting the ingress and egress of the Bristol Bay multifamily development to the East. On Ashe Road, the proposed access will not impede traffic flow or other entry to driveways. The Petitioner has retained a traffic engineer to conduct a traffic study to verify roadway capacity, and this study will be provided to the City upon completion.

6. The proposed Special Use is not contrary to the objectives of the City's adopted Comprehensive Plan.

According to the Comprehensive Plan adopted by the City in 2016, to guide future industrial development, the City aims to: 1) remove barriers to investment and encourage development through incentives and regulatory relief, 2) focus industrial attraction efforts on near-term industrial, 3) redevelop industrial zones to accommodate diverse facility sizes modern office park settings, 4) Promote best practices in building design, stormwater management, landscaping, and placemaking, and 5) ensure future industrial developments are located near adequate transportation and infrastructure networks. Granting the Special Use for Planned Unit Development to allow the proposed Data Center Campus on the Subject Property aligns with these objectives by removing regulatory barriers and fostering industrial growth. It also provides a framework to promote best practices in building design, stormwater management and landscape buffering. Accordingly, the proposed Special Use is not contrary to the objectives of the City's Comprehensive Plan and furthers its objectives in the near term.

REVIEW STANDARDS FOR APPROVAL OF PLANNED UNIT DEVELOPMENT PURSUANT TO UDO SECTION 10-8-8(E)

*1. **Plan and Policy Alignment.** The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.*

As stated above, the proposed Planned Unit Development aligns with the City's Comprehensive Plan objectives for industrial development. Approval of a Planned Unit Development ensures coordinated, large-scale planning for this industrial site and creates a structured framework for the phased investment required by a project of this size.

2. ***Integrated Design with Identifiable Centers and Edges.*** *The Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses function as a cohesive whole and support one another. The design shall provide identifiable centers, which form focus areas of activity in the development, and edges, which define the outer borders of the development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.*

The Preliminary Plan provides an integrated design featuring three (3) core land uses functioning as a unified whole. A new utility switchyard and two (2) new electric substations will supply power to the fourteen (14) phased data center buildings forming a centralized utility component. The data center buildings, along with parking and access drives, serve as focal points of activity. Perimeter access drives and stormwater ponds define the campus edges, ensuring appropriate drainage for impervious surfaces in compliance with the Code, and creating a cohesive grouping of buildings, infrastructure, and amenities.

3. ***Public Welfare.*** *The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.*

The proposed Planned Unit Development for the Data Center Campus is generally compatible with and consistent with the uses of adjacent parcels. As mentioned above, the parcel to the North is separated from the Subject Property by Baseline Road and consists of farmland in Kane County. The parcel to the West, separated from the Subject Property by Ashe Road, consists of residential homes with large setbacks from Ashe Road and more farmland. To the East, across Route 47, lies a multi-family development. Parcels across Galena Road to the South of the Subject Property consist of unincorporated Kendall County farmland and a parcel that is the subject of a proposed data center development, permitted in that manufacturing zoned district. The planned improvements are concentrated in the core of the Subject Property, with setbacks exceeding zoning requirements. Around the perimeter of the Data Center Campus, stormwater detention basins serve as open space, further protecting the current and future uses on adjacent parcels.

4. ***Compatibility with Adjacent Land Uses.*** *The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally*

compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.

As discussed above, the proposed Planned Unit Development for the Data Center Campus is generally compatible with and consistent with the uses of adjacent parcels. The parcel to the North is separated from the Subject Property by Baseline Road and consists of farmland in Kane County. The parcel to the West, separated from the Subject Property by Ashe Road, consists of residential homes with large setbacks from Ashe Road and more farmland. To the East, across Route 47, lies a multi-family development. Parcels across Galena Road to the South of the Subject Property consist of unincorporated Kendall County farmland and a parcel that is the subject of a proposed data center development, permitted in that manufacturing zoned district. Overall, the building setbacks will exceed City Code requirements, and perimeter landscaping and stormwater improvements will create a natural buffer, preserving the suitability of current and future neighboring uses.

5. ***Impact on Public Facilities and Resources.*** *The Planned Unit Development is designed so that adequate utilities, road access, stormwater management, and other necessary facilities will be provided to serve it. The Planned Unit Development shall include such impact fees as may be reasonably determined by the City Council. These required impact fees shall be calculated in reasonable proportion to the impact of the Planned Unit Development on public facilities and infrastructure.*

The proposed Data Center Campus Planned Unit Development is designed to ensure sufficient utilities, road access, stormwater management, and other vital facilities. The Preliminary Plan shows a system of stormwater management basins to handle runoff from new impervious surfaces. Roadway access has been addressed in detail. Although public utilities do not currently reach the Subject Property, Petitioner and City staff are coordinating on a plan for extending and interconnecting these utilities. A substantial investment in utilities and other infrastructure will provide opportunity for nearby development. New electrical substations will also be constructed as a key component of the project. Overall, the Data Center Campus Planned Unit Development will not impose a substantial burden on public facilities; rather, it will enhance them in a way that likely spurs further investment on neighboring properties.

6. ***Archaeological, Historical or Cultural Impact.*** *The Planned Unit Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development.*

The proposed Data Center Campus Planned Unit Development does not substantially impact any archaeological, historical, or cultural resources listed on local, state, or federal registers, whether on or off the Subject Property. The Petitioner is conducting the relevant assessments to evaluate wetlands, waters, threatened/endangered species, and historical resources, and will coordinate any required approvals with the City before constructing improvements.

REQUIRED DEVIATIONS FROM UNIFORM DEVELOPMENT ORDINANCE

1. **Table 10-3-9(A) Bulk and Dimensional Standards.**
   The Code requires the following setbacks:
   Front: twenty-five feet (25');
   Side: twenty feet (20'); and
   Rear: none (0').
   Petitioner requests a deviation that setbacks shall be limited to the outer boundary of the Subject Property. For the purpose of setbacks, Route 47 will serve as the "Front", Ashe Road will be the "Rear", and the north and south edges of the Subject Property will be "Sides". This request includes a waiver of any setback requirements between buildings or setbacks from internal lot lines of any future subdivision.

2. **Chapter 10-4-10 Energy Industrial Uses.**
   Under the Code, data centers fall under the "Energy Industrial Use" category, for which there are currently no specific use standards in Chapter 4. Consequently, the proposed Data Center Campus is not subject to any such standards, and any new standards adopted after approval of the Special Use for Planned Unit Development will not apply to the Subject Property.

3. **10-5-1(F) Cross Access.**
   Due to the unique security requirements of the Data Center Campus, any cross-access requirements between adjacent developments, as outlined by the Code, shall be waived for the Subject Property.

4. **Table 10-5-1(H)(5) Minimum Parking Requirement.**
   In accordance with the Code, the minimum parking requirement is 0.3 spaces per 1,000 square feet for industrial uses greater than 8,000 square feet. Petitioner requests a variance to reduce that requirement to 0.2 parking spaces per 1,000 square feet. The average size of a building in the proposed Data Center Campus is 1,878,142 square feet, requiring 505 parking spaces per building. Petitioner calculates the actual parking demand will be approximately 375 parking spaces per building, under the requested .2 parking spaces per 1,000 square feet. Further, parking within the Data Center Campus will be shared among its constituent buildings and lots, rather than calculated on an individual building or lot basis. However, if exclusive occupant parking spaces are designed for a particular lot or building, those spaces will not be counted toward the overall minimum for the remainder of the campus.

5. **10-5-1 (N) Pedestrian Circulation.**
   The Code requires pedestrian walkways between buildings. Where appropriate, the Petitioner will install walkways between parking areas and building entrances, complying with ADA standards. However, there will be no pedestrian connections between buildings or open spaces. Accordingly,

the Petitioner requests a waiver of pedestrian circulation requirements, except those necessary to connect each building to its parking area within the Data Center Campus.

6. **10-5-1(O) Bicycle Parking.**
   Under the Code, bicycle parking is required. However, given the surrounding roadways and the Subject Property's intended use, bicycle access is not feasible. Accordingly, the Petitioner requests a waiver of the bicycle parking requirements.

7. **10-5-1(Q) Required Off-Street Loading Spaces.**
   In accordance with the Code, the Zoning Administrator determines the required number of off-street loading spaces. Petitioner requests a minimum of one off-street loading space per Data Center Campus building on the Subject Property.

8. **10-5-3 Landscape.**
   The Code imposes extensive landscaping requirements in and around parking lots and building areas to enhance community character. Due to the secure nature of the campus and the potential conflicts between landscaping and the mechanical systems unique to a Data Center Campus, the Petitioner seeks to reduce internal landscaped areas. In place of the City's standard requirements set forth in the Code, the Petitioner proposes to adopt the landscaping standards outlined in the Subject Property's landscape plan.

9. **10-5-4(B) & (C) Screening of Mechanical Units.**
   The Code mandates screening for both ground-mounted and rooftop-mounted mechanical units. However, due to the nature of the Data Center Campus and its associated mechanical infrastructure, Petitioner proposes an alternative standard. Ground-mounted generator units will be enclosed by vinyl fencing matching the generator's height (excluding any protruding stacks), while rooftop-mounted mechanical units within penthouses will not be required to have additional screening.

10. **10-5-5 Fences.** The Code requires that fencing not extend beyond the front plane of the primary building façade. The Petitioner seeks approval for the fencing specifications and placement as shown on the Preliminary Plan.

11. **10-5-8(4) Appearance Standards, Industrial Uses.** Under the Code, industrial buildings longer than 100 feet must include recesses along at least 30% of any facade facing a public street. However, given the significant setbacks in the Data Center Campus layout and the emphasis on open space along its perimeter, Petitioner requests that these architectural standards be waived provided that buildings are constructed with masonry or precast materials.

12. **10-7-2 Lots.** Pursuant to the Code, each lot must abut a public street, and the Planning and Zoning Commission along with the City Council retain final authority over lot size, shape, and orientation. However, given the unique, secure nature of the Data Center Campus, Petitioner request that the City waive the public street access requirement and agree to approve any future subdivision of the Subject Property that the Petitioner determines reasonably necessary and appropriate for its use, operation, maintenance, or disposition.

13. **10-7-3 Street Design and Improvements & 10-7-4 Circulation and Connectivity.**
   The Code establishes standards for street development and circulation within a proposed project. However, because this proposal does not include new streets or internal driveways, Petitioner requests exemption from those requirements.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the City's Plan Council, Economic Development Committee, Planning and Zoning Commission and City Council take the necessary and appropriate action to grant a Special Use for Planned Unit Development with development allowances as detailed on the plans submitted herewith for the Subject Property and pursuant to the appropriate provisions of the Code.

RESPECTFULLY SUBMITTED this 14th day of March, 2025.

PETITIONER:

PIONEER DEVELOPMENT, LLC
an Illinois limited liability company



Mahoney, Silverman & Cross, LLC
Attorney for the Petitioner

EXHIBIT A

PINS BY OWNER

Galena & 47TH LLC, MPLIV10 LLC	PIN: 02-05-300-003	CITY OF YORKVILLE
	PIN: 02-04-300-032	CITY OF YORKVILLE
	PIN: 02-04-300-024	CITY OF YORKVILLE
	PIN: 02-05-400-021	CITY OF YORKVILLE
	PIN: 02-09-100-031	CITY OF YORKVILLE
	PIN: 02-09-100-030	CITY OF YORKVILLE
Sanjay & Sameer Gupta	PIN: 02-04-100-015	CITY OF YORKVILLE
	PIN: 02-05-200-007	UNINCORPORATED
The Konicek Family Limited Partnership	PIN: 02-06-100-022	UNINCORPORATED
DALE L. KONICEK, LLC	PIN: 02-06-200-002	CITY OF YORKVILLE
	PIN: 02-05-400-022	CITY OF YORKVILLE
	PIN: 02-05-200-006	CITY OF YORKVILLE
	PIN: 02-04-100-016	CITY OF YORKVILLE
	PIN: 02-06-400-008	UNINCORPORATED
	PIN: 02-06-200-003	UNINCORPORATED
	PIN: 02-05-100-003	UNINCORPORATED
	PIN: 02-05-100-005	UNINCORPORATED
	PIN: 02-05-400-009	CITY OF YORKVILLE
	PIN: 02-04-300-018	CITY OF YORKVILLE
	PIN: 02-04-300-017	CITY OF YORKVILLE

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

{Please see attached Section 13 – Legal Descriptions.}

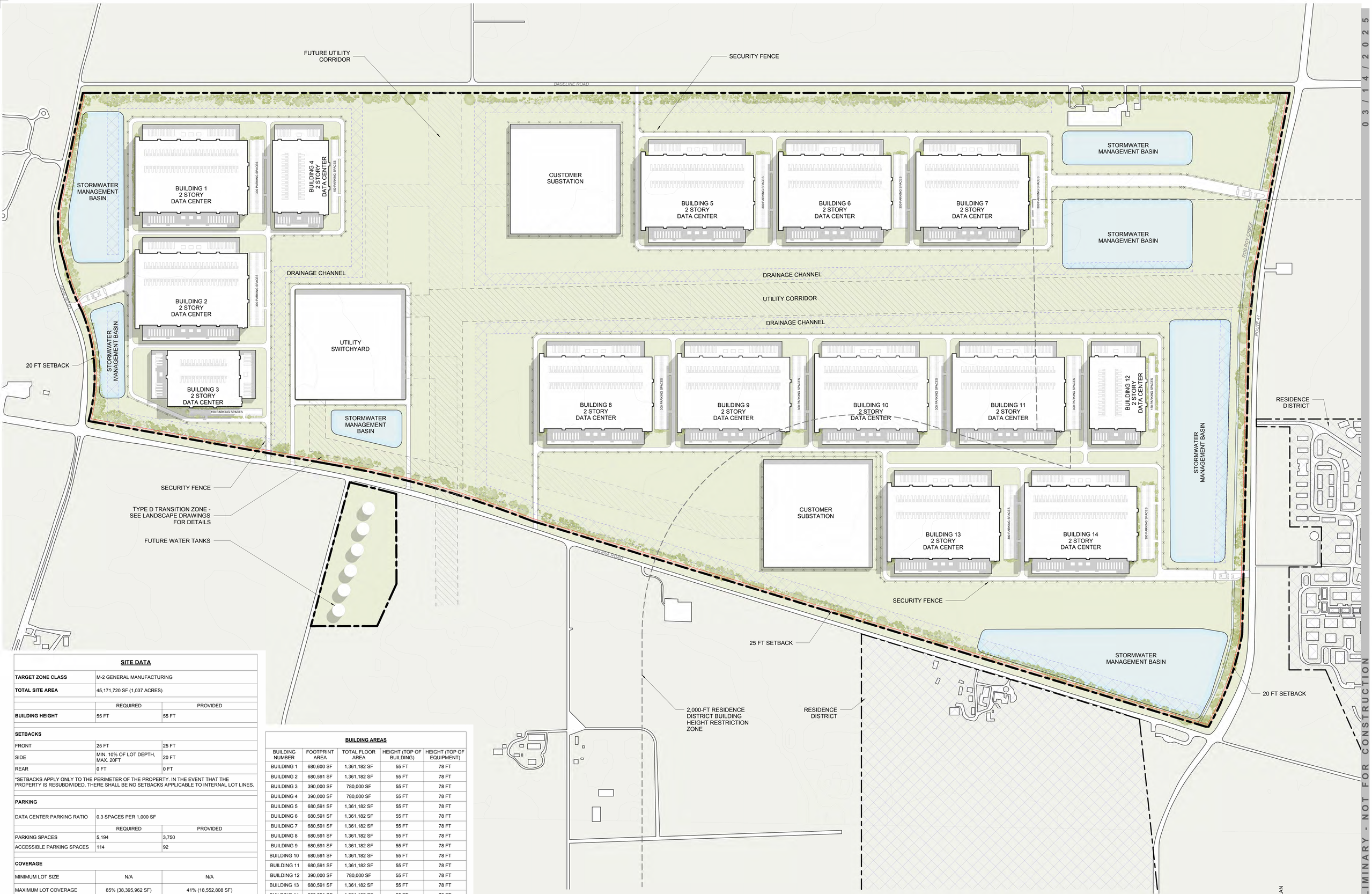
EXHIBIT B

PRELIMINARY PLAN

{Please see attached Section 6 – Conceptual Site Plan.}

Section 6

Conceptual Site Plan



SITE DATA		
TARGET ZONE CLASS	M-2 GENERAL MANUFACTURING	
TOTAL SITE AREA	45,171,720 SF (1,037 ACRES)	
	REQUIRED	PROVIDED
BUILDING HEIGHT	55 FT	55 FT
SETBACKS		
FRONT	25 FT	25 FT
SIDE	MIN. 10% OF LOT DEPTH, MAX. 20FT	20 FT
REAR	0 FT	0 FT
*SETBACKS APPLY ONLY TO THE PERIMETER OF THE PROPERTY. IN THE EVENT THAT THE PROPERTY IS RESUBDIVIDED, THERE SHALL BE NO SETBACKS APPLICABLE TO INTERNAL LOT LINES.		
PARKING		
DATA CENTER PARKING RATIO	0.3 SPACES PER 1,000 SF	
	REQUIRED	PROVIDED
PARKING SPACES	5,194	3,750
ACCESSIBLE PARKING SPACES	114	92
COVERAGE		
MINIMUM LOT SIZE	N/A	N/A
MAXIMUM LOT COVERAGE	85% (38,395,962 SF)	41% (18,552,808 SF)
MAXIMUM F.A.R.	N/A	N/A

BUILDING AREAS

BUILDING NUMBER	FOOTPRINT AREA	TOTAL FLOOR AREA	HEIGHT (TOP OF BUILDING)	HEIGHT (TOP OF EQUIPMENT)
BUILDING 1	680,600 SF	1,361,182 SF	55 FT	78 FT
BUILDING 2	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 3	390,000 SF	780,000 SF	55 FT	78 FT
BUILDING 4	390,000 SF	780,000 SF	55 FT	78 FT
BUILDING 5	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 6	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 7	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 8	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 9	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 10	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 11	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 12	390,000 SF	780,000 SF	55 FT	78 FT
BUILDING 13	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 14	680,591 SF	1,361,182 SF	55 FT	78 FT
TOTAL	8,656,501 SF	17,313,002 SF	N/A	N/A

PRELIMINARY - NOT FOR CONSTRUCTION

03/14/2025

PROJECT CARDINAL

A-1

PIONEER DEVELOPMENT

SITE PLAN

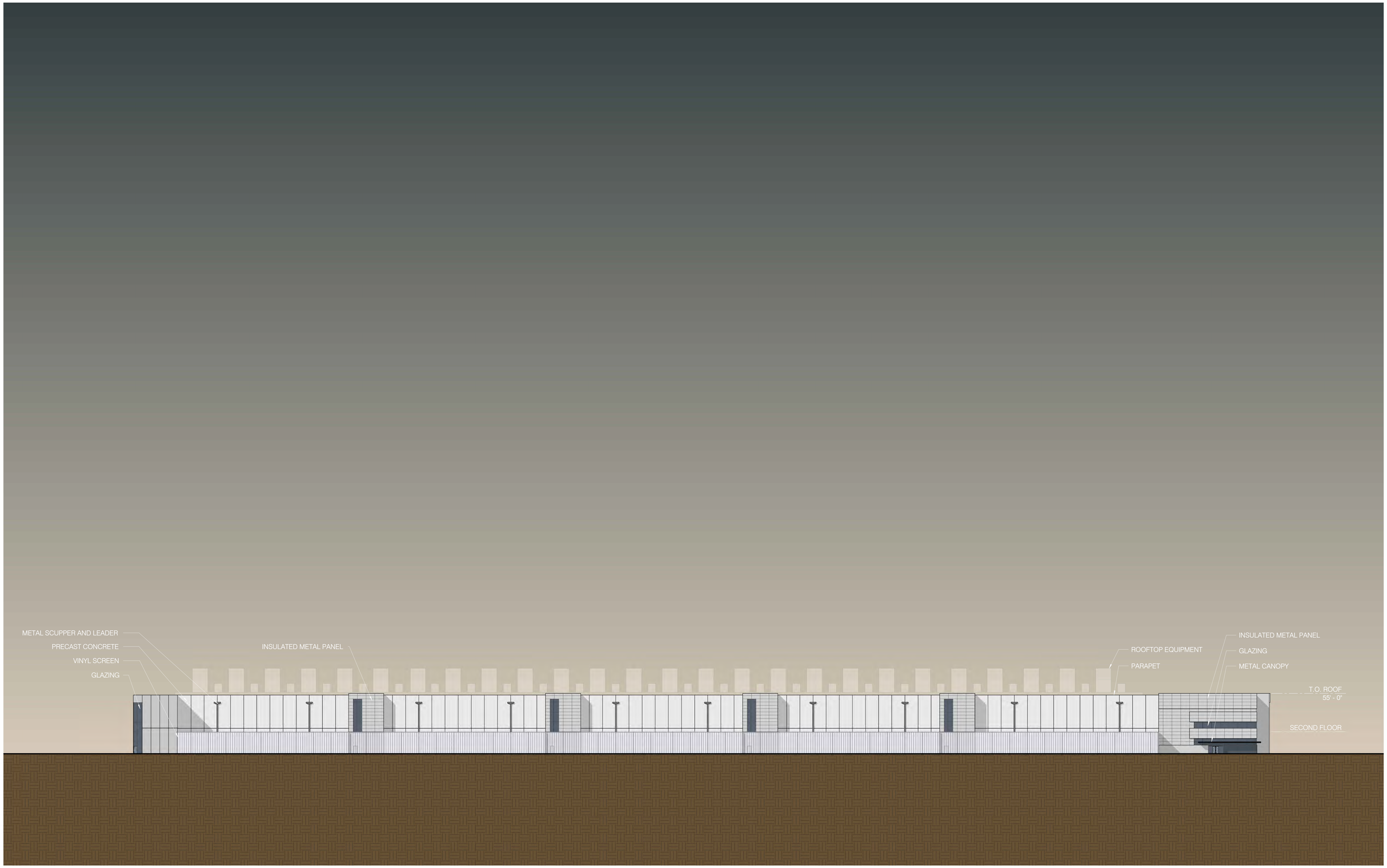
BURNS McDONNELL

Margulies Hoelzli Architecture

HENNEMUTH O2 MINNEAPOLIS CHICAGO

Section 7

Building Elevations



ELEVATION LEGEND

PRECAST CONCRETE PANEL OR SIMILAR - LIGHT GREY

INSULATED METAL PANEL OR SIMILAR - MEDIUM GREY

GLAZING

VINYL SCREEN

PROJECT CARDINAL

A-2

PIONEER DEVELOPMENT

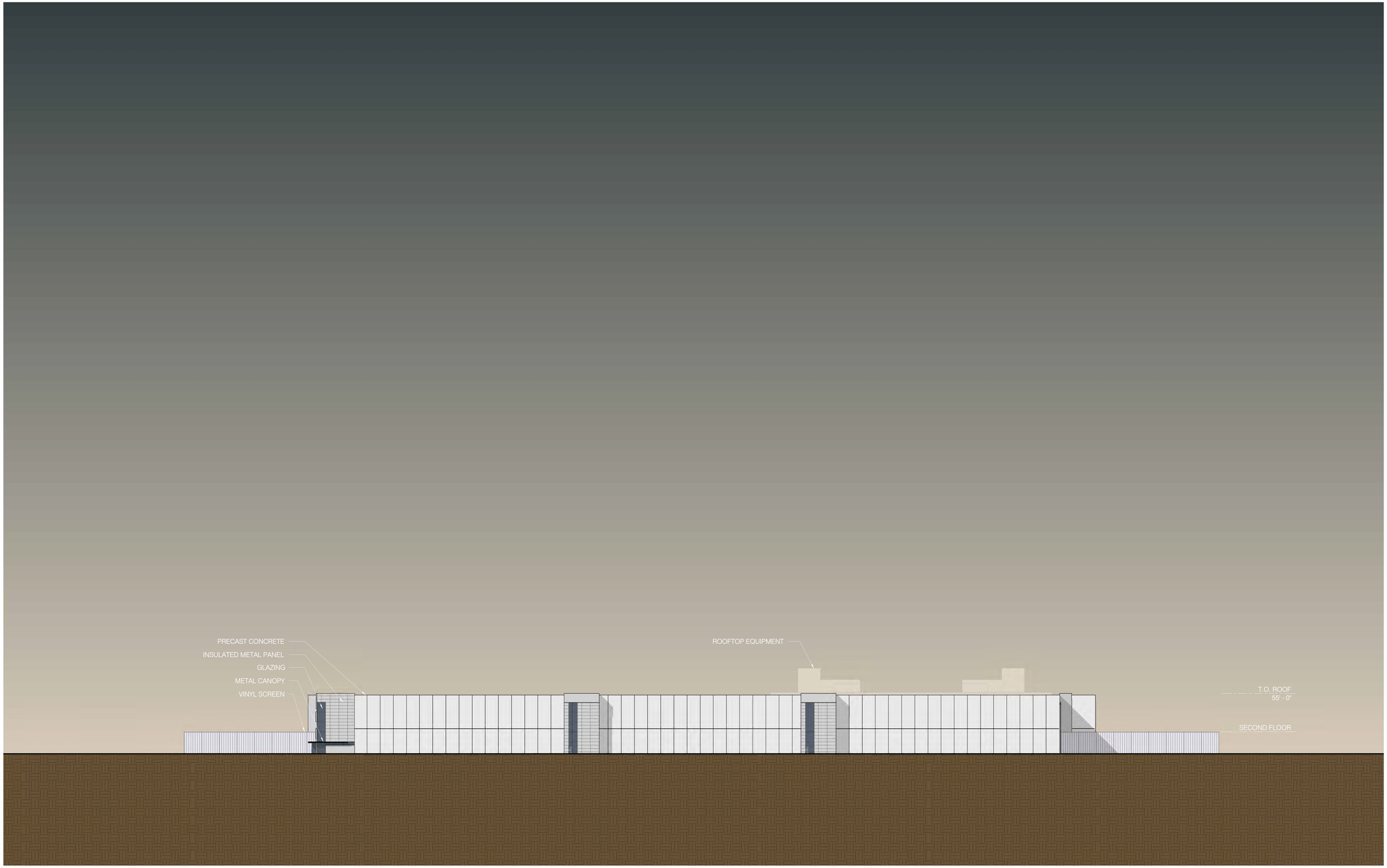
SOUTH ELEVATION

BURNS McDONNELL

Margulies Hoelzli Architecture

PRELIMINARY - NOT FOR CONSTRUCTION

03/14/2025



ELEVATION LEGEND

- PRECAST CONCRETE PANEL OR SIMILAR - LIGHT GREY
- INSULATED METAL PANEL OR SIMILAR - MEDIUM GREY
- GLAZING
- VINYL SCREEN

PROJECT CARDINAL

A-3

PIONEER DEVELOPMENT

EAST ELEVATION

BURNS McDONNELL

MH Margulies Hoelzli Architecture

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03/14/2025

PRELIMINARY - NOT FOR CONSTRUCTION

03/14/2025



ELEVATION LEGEND

PRECAST CONCRETE PANEL OR SIMILAR - LIGHT GREY

INSULATED METAL PANEL OR SIMILAR - MEDIUM GREY

GLAZING

VINYL SCREEN

PROJECT CARDINAL

A-4

PIONEER DEVELOPMENT

NORTH ELEVATION

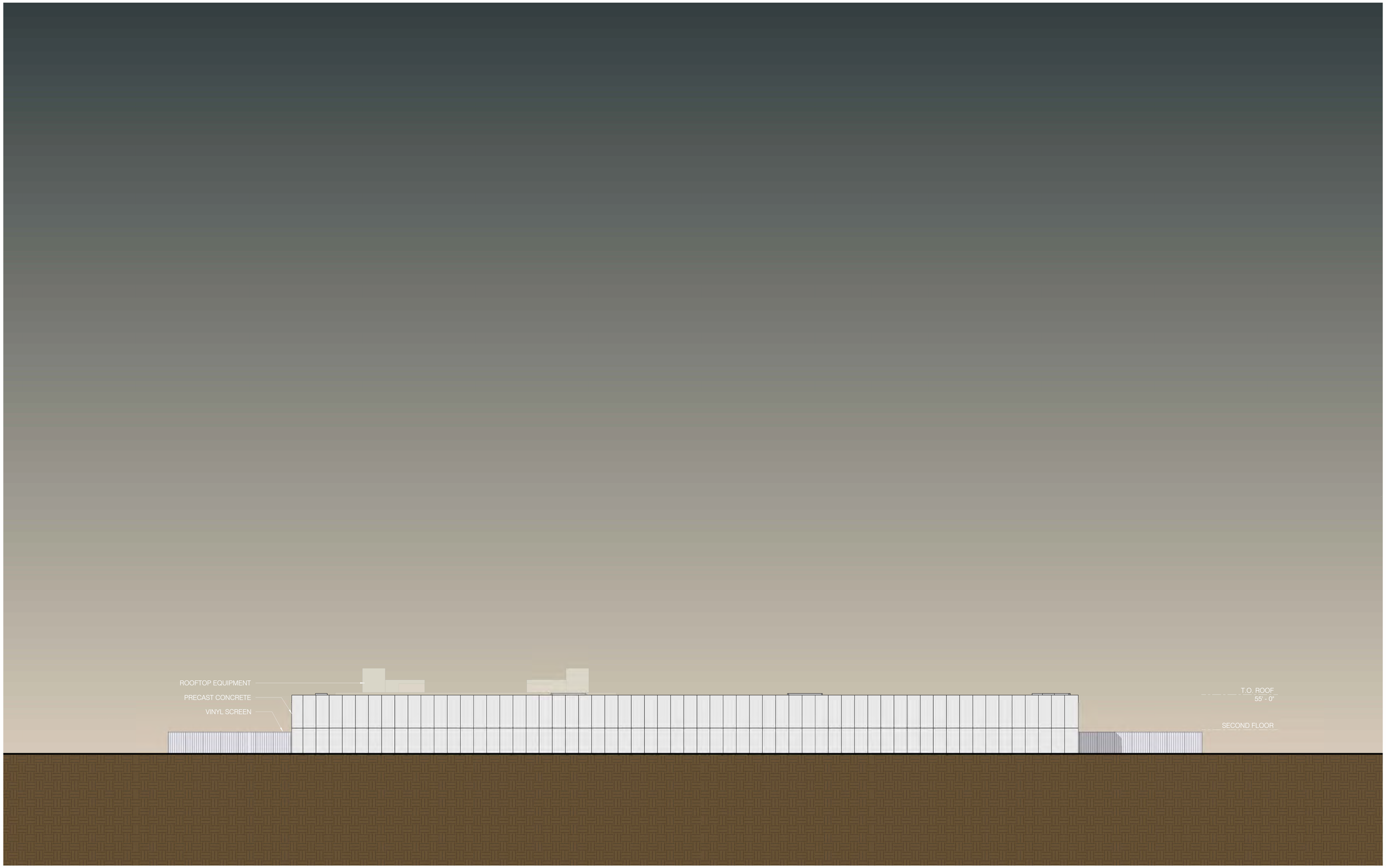
BURNS McDONNELL

MH Margulies Hoelzli *Architecture*

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PRELIMINARY - NOT FOR CONSTRUCTION

03/14/2025



ELEVATION LEGEND

PRECAST CONCRETE PANEL OR SIMILAR - LIGHT GREY

INSULATED METAL PANEL OR SIMILAR - MEDIUM GREY

GLAZING

VINYL SCREEN

PROJECT CARDINAL

A-5

PIONEER DEVELOPMENT

WEST ELEVATION

BURNS McDONNELL

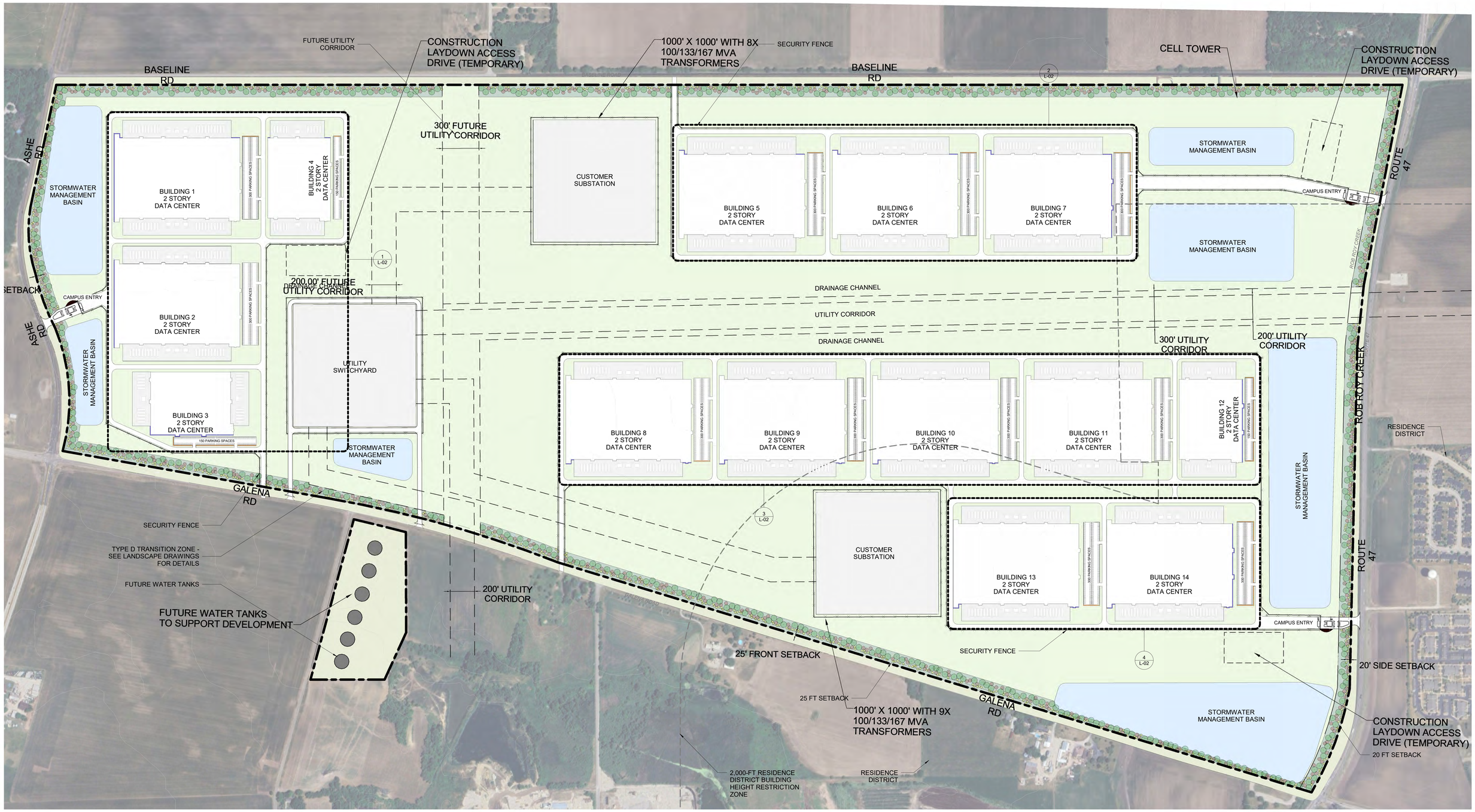
Margulies Hoelzli Architecture

MINNEAPOLIS | CHICAGO

PRELIMINARY - NOT FOR CONSTRUCTION

Section 8

Landscape Plan



1 CAMPUS PLAN
1" = 300'-0"

NORTH 0 150'-0" 300'-0" 600'-0"

NOTE: PLANTINGS DEPICTED IN TRANSITIONAL ZONE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT FINAL QUANTITY, SPECIES, OR LAYOUT. PER TRANSITIONAL ZONE D REQUIREMENTS

LANDSCAPE SURFACING LEGEND

- 100' TRANSITIONAL TYPE D LANDSCAPE BUFFER
- BUILDING FOUNDATION LANDSCAPE ZONE
- PARKING AREA PERIMETER LANDSCAPE ZONE
- LANDSCAPE SEEDING/PLANTING TBD

GENERAL LANDSCAPE NOTES

GENERAL LANDSCAPE NOTES:
1. TOTAL LANDSCAPE ELEMENTS, EXCLUDING TURF, SHALL NOT BE COMPRISED OF MORE THAN THIRTY (30) PERCENT OF ANY SINGLE SPECIES OR FIFTY (50) PERCENT OF ANY GENUS ON A PARCEL THAT IS BETWEEN ONE-HALF (0.5) AND FIVE (5) ACRES.
2. TOTAL LANDSCAPE ELEMENTS, EXCLUDING TURF, SHALL NOT BE COMPRISED OF MORE THAN TWENTY (20) PERCENT OF ANY SINGLE SPECIES OR TWENTY-FIVE (25) PERCENT OF ANY GENUS ON A PARCEL THAT IS GREATER THAN FIVE (5) ACRES.
3. TREE PRESERVATION AND REMOVAL. NO LIVE TREE(S) WITH A FOUR (4) INCH DIAMETER AT BREAST HEIGHT MAY BE REMOVED WITHOUT FIRST APPLYING FOR TREE REMOVAL AND RECEIVING APPROVAL FROM THE CITY AS SPECIFIED IN SECTION ###.

TRANSITIONAL ZONE TYPE D REQUIREMENTS

TRANSITIONAL ZONE D:
A. TRANSITION ZONE TYPE D STANDARDS
B. MINIMUM ZONE WIDTH- 100' PER FUTURE DATA CENTER ORDINANCE
C. MINIMUM NUMBER OF LANDSCAPE ELEMENTS PER 100 LINEAR FEET:
-UNDERSTORY TREES: 5
-CANOPY/EVERGREEN TREES: 5
-SHRUBS/NATIVE GRASSES: 35

NOTE:
REQUIRED YARD SETBACKS WILL BE UTILIZED FOR TRANSITION ZONE LANDSCAPE.

BUILDING FOUNDATION LANDSCAPE ZONE REQUIREMENTS

1. FIVE (5) SQUARE FEET OF LANDSCAPE AREA SHALL BE PROVIDED PER LINEAR FOOT OF BUILDING FRONTAGE FACING THE FRONT AND EXTERIOR SIDE YARDS AND SHALL BE DISPERSED ALONG THE BUILDING FOUNDATION AS APPROVED BY THE ZONING ADMINISTRATOR.

2. FOUNDATION PLANTINGS SHALL BE DESIGNED TO SUPPLEMENT BUFFER YARD PLANTINGS TO FRAME IMPORTANT VIEWS, WHILE VISUALLY SOFTENING LONG EXPANSES OF WALLS.

3. FOUNDATION PLANTINGS SHALL BE INSTALLED IN GROUPINGS OR CLUSTERS OF INDIVIDUAL PLANTS IN A MANNER
THAT ENHANCES THE SITE'S APPEARANCE AS PROPOSED BY THE DEVELOPER AND DEEMED APPROPRIATE BY THE ZONING ADMINISTRATOR.

4. FOUNDATION PLANTINGS MAY INCLUDE A MIXTURE OF THE PLANTING TYPES SPECIFIED IN SECTION 10-5-3(A).

PARKING LOT PERIMETER LANDSCAPE ZONE REQUIREMENTS

1. LOCATION: ALL OFF-STREET PARKING AREAS WHICH ABUT A PUBLIC OR PRIVATE RIGHT-OF-WAY, EXCLUDING ALLEYS, SHALL INCLUDE LANDSCAPE AND TREES AS REQUIRED BY THIS SECTION LOCATED BETWEEN THE BACK OF CURB OF THE OFF-STREET PARKING AREA AND THE RIGHT-OF-WAY.

2. RIMETER LANDSCAPE SHALL BE ESTABLISHED ALONG THE EDGE OF THE OFF-STREET PARKING AREA AND HAVE A MINIMUM WIDTH OF SEVEN (7) FEET AS MEASURED FROM THE BACK OF CURB OF THE OFF-STREET PARKING AREA, TO ACCOMMODATE VEHICLE BUMPER OVERHANG AND ENSURE PLANTING AREAS THAT ARE ADEQUATE IN SIZE.
A. ONE (1) SHRUB OR NATIVE GRASSES SHALL BE PLANTED FOR EVERY THREE (3) FEET OF LANDSCAPE AREA LENGTH.
B. LANDSCAPED AREAS OUTSIDE OF SHRUBS/NATIVE GRASSES AND TREE MASSES SHALL BE PLANTED IN FINISHED GROUNDCOVER INCLUDING MULCH OR STONEWORK.

PROJECT CARDINAL

L-01

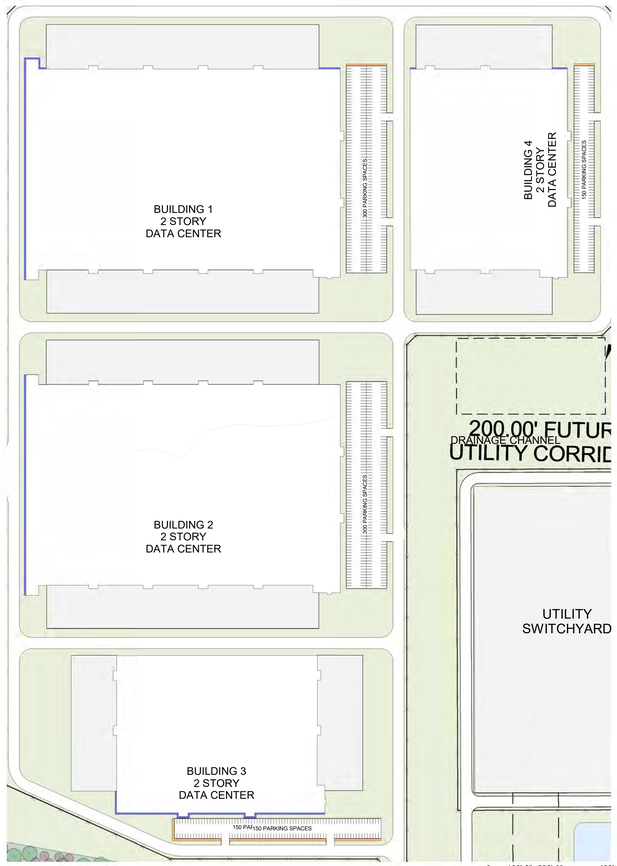
PIONEER DEVELOPMENT

CAMPUS PLAN

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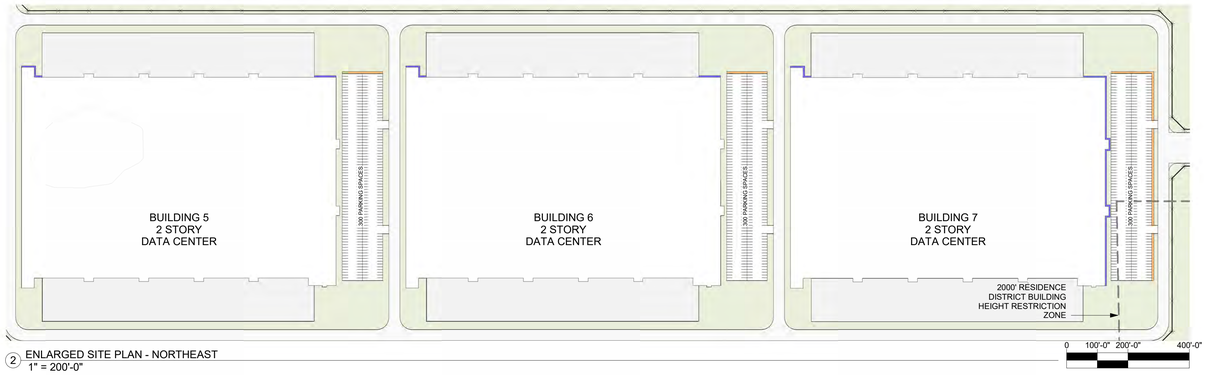
03/11/25

PRELIMINARY - NOT FOR CONSTRUCTION



1 ENLARGED SITE PLAN - WEST
1" = 200'-0"

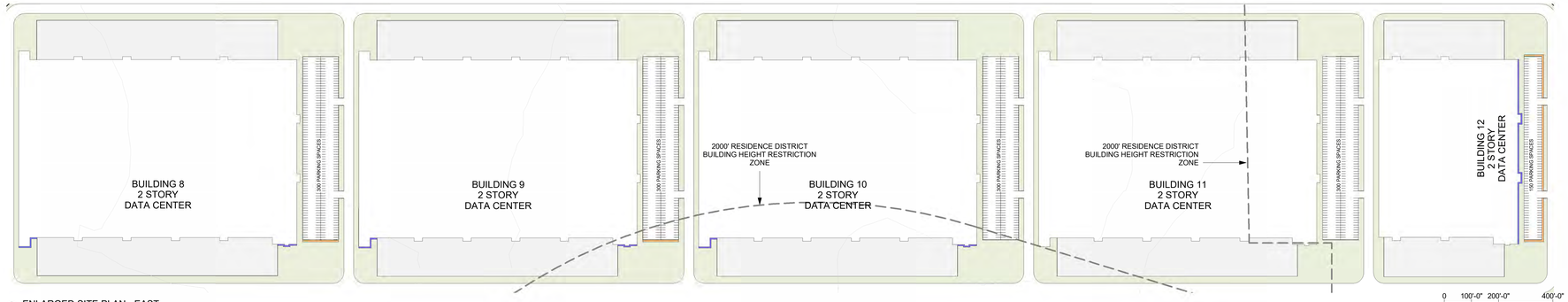
0 100'-0" 200'-0" 400'-0"



2 ENLARGED SITE PLAN - NORTHEAST
1" = 200'-0"

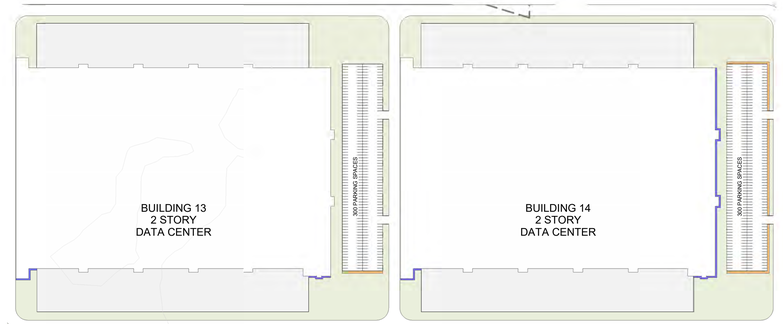
0 100'-0" 200'-0" 400'-0"

DRAINAGE CHANNEL



3 ENLARGED SITE PLAN - EAST
1" = 200'-0"

0 100'-0" 200'-0" 400'-0"



4 ENLARGED SITE PLAN - SOUTHEAST
1" = 200'-0"

0 100'-0" 200'-0" 400'-0"

LANDSCAPE SURFACING LEGEND

- 100' TRANSITIONAL TYPE D LANDSCAPE BUFFER
- BUILDING FOUNDATION LANDSCAPE ZONE
- PARKING AREA PERIMETER LANDSCAPE ZONE
- LANDSCAPE SEEDING/PLANTING TBD

03/11/25

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT CARDINAL

L-02

PIONEER DEVELOPMENT

ENLARGED SITE PLANS

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MH Margulies Hoelzli Architecture
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Section 9

Traffic Impact Analysis

Traffic Methodology Memo

Project Cardinal

PROJECT NO. 182671
REVISION A
MARCH 14, 2025

Methodology Memorandum

Project Understanding

The proposed industrial development is in the City of Yorkville and District 3 of the Illinois Department of Transportation. The site is generally located south of Baseline Road, North of Galena Road, east of Elda main Road, and west of IL 47. The project site is adjacent to both City and State maintained roadways which will require coordination with both interties.

The purposes of the Traffic Impact Analysis (TIA) are to evaluate proposed traffic conditions under build and no-build conditions as it pertains to the proposed development. The TIA will be developed in accordance with the TIA Guidelines contained within the Yorkville, IL Unified Development Ordinance. The proposed scope of services will be performed for normal operating time periods and peak operating time periods.

Scope of Services

The following sections detail the proposed scope of work. The following guidelines will be followed in the preparation of the traffic impact analysis:

- Highway Capacity Manual, 7th Edition
- Institute of Transportation Engineers Trip Generation Manual, 11th Edition
- Yorkville, IL Unified Development Ordinance Traffic Study Guidelines
- IDOT Bureau of Design and Environmental Manual

Project Information

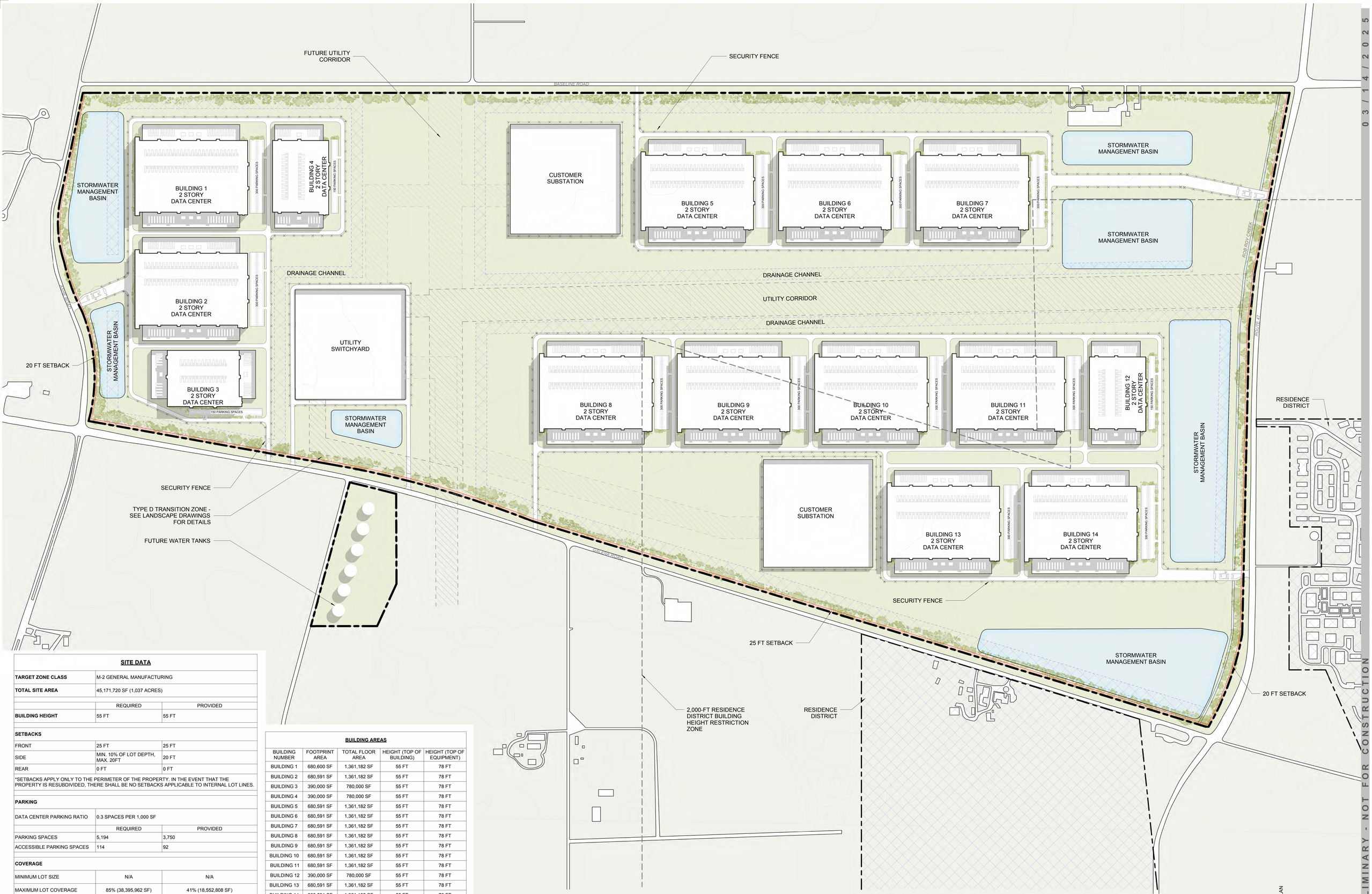
The proposed project site consists of approximately 1,000 acres of Data Center and supporting utility land uses. Two sizes of Data Center buildings are planned for the proposed development, consisting of fourteen (14) total buildings. These include:

- Eleven (11) Data Centers at approximately 1,900,000 SF each
- Three (3) Data Centers at approximately 940,000 SF each

The proposed project site location in relation to Yorkville, IL and Montgomery, IL is shown in Figure 1. A Preliminary Site Plan is shown in Figure 2, depicting general footprint and proposed access locations for the development.



Figure 1: Project Site Location



SITE DATA		
TARGET ZONE CLASS	M-2 GENERAL MANUFACTURING	
TOTAL SITE AREA	45,171,720 SF (1,037 ACRES)	
	REQUIRED	PROVIDED
BUILDING HEIGHT	55 FT	55 FT
SETBACKS		
FRONT	25 FT	25 FT
SIDE	MIN. 10% OF LOT DEPTH, MAX. 20FT	20 FT
REAR	0 FT	0 FT
*SETBACKS APPLY ONLY TO THE PERIMETER OF THE PROPERTY. IN THE EVENT THAT THE PROPERTY IS RESUBDIVIDED, THERE SHALL BE NO SETBACKS APPLICABLE TO INTERNAL LOT LINES.		
PARKING		
DATA CENTER PARKING RATIO	0.3 SPACES PER 1,000 SF	
	REQUIRED	PROVIDED
PARKING SPACES	5,194	3,750
ACCESSIBLE PARKING SPACES	114	92
COVERAGE		
MINIMUM LOT SIZE	N/A	N/A
MAXIMUM LOT COVERAGE	85% (38,395,962 SF)	41% (18,552,808 SF)
MAXIMUM F.A.R.	N/A	N/A

BUILDING AREAS

BUILDING NUMBER	FOOTPRINT AREA	TOTAL FLOOR AREA	HEIGHT (TOP OF BUILDING)	HEIGHT (TOP OF EQUIPMENT)
BUILDING 1	680,600 SF	1,361,182 SF	55 FT	78 FT
BUILDING 2	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 3	390,000 SF	780,000 SF	55 FT	78 FT
BUILDING 4	390,000 SF	780,000 SF	55 FT	78 FT
BUILDING 5	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 6	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 7	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 8	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 9	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 10	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 11	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 12	390,000 SF	780,000 SF	55 FT	78 FT
BUILDING 13	680,591 SF	1,361,182 SF	55 FT	78 FT
BUILDING 14	680,591 SF	1,361,182 SF	55 FT	78 FT
TOTAL	8,656,501 SF	17,313,002 SF	N/A	N/A

PROJECT CARDINAL

0' 150' 300' 600'

PLAN

A-1

PRELIMINARY - NOT FOR CONSTRUCTION

03/14/2025

PIONEER DEVELOPMENT

SITE PLAN

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Margulies Hoelzli Architecture

MINNEAPOLIS CHICAGO

Definition of the Study Area

The proposed project site is abutted by three IDOT classified roadways and one locally classified roadway, including:

- Hwy 47 – Classified as a Other Principal Arterial by IDOT
- Galena Road – Classified as a Minor Arterial by IDOT
- Ashe Road – Classified as a Minor Arterial by IDOT
- Baseline Road – Classified as a Local Street by IDOT

Figure 3 depicts the surrounding roadways as classified by IDOT.

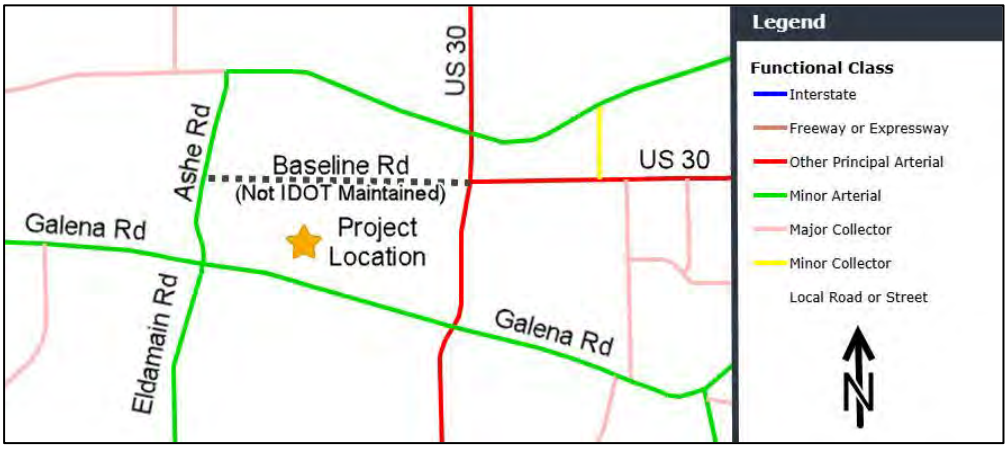


Figure 3: IDOT Roadway Classifications

Traffic Data Collection

Traffic data collection will be performed for the periods from 7:00 AM-9:00 AM and 4:00 PM-6:00 PM at the following locations:

- Study Int #1 – Eldamain Road at Baseline Road
- Study Int #2 – IL 47 at Baseline Road
- Study Int #3 – IL 47 at Galena Road
- Study Int #4 – Eldamain Road at Galena Road

Trip Generation Data

Trips generated by the proposed development were calculated based upon the intended land use and density. Generated trips were calculated per Institute of Transportation Engineers (ITE) trip generation methodologies utilizing the current *ITE Trip Generation Manual, 11th Edition*. For the purposes of this assessment, Land Use Code 160 – Data Center was referenced. Table 1summarizes resulting trip generation projections for the proposed development considering each building's respective size and quantity.

Table 1: ITE Trip Generation Calculations

Development			Units	AM Hour			PM Hour		
Type	Number of Buildings	KSF	Daily*	Total*	In*	Out*	Total*	In**	Out**
144 MW	11	1880	1861	207	114	93	201	60	141
72 MW	3	940	931	103	57	46	98	29	69
Total			**2792**	**310**	**171**	**139**	**299**	**89**	**210**

Note: * Average Rate - Referenced Average Rate Equation based on few numbers of studies and less than 0.75 R^2

- Weekday: Trips = 0.99 x (Units)
- Weekday, AM Peak Hour of Adjacent Street: Trips = 0.11 x (Units)
- Weekday, PM Peak Hour of Adjacent Street: Trips = 0.09 x (Units)

** Fitted Curve – Referenced Fitted Curve Equation based on an R^2 greater than 0.75

- Weekday, AM Peak Hour of Adjacent Street: Trips = 0.13 x (Units) – 5.63
- Weekday, PM Peak Hour of Adjacent Street: Trips = 0.11 x (Units) – 5.65

Trip Distribution Assumptions

Trip distribution for the Traffic Study will be approached through review of historical traffic volumes and collected intersection turning movement counts and based on the weighting of traffic demand from currently serviced volumes. Figure 4 depicts the most recent average daily traffic volume data available on IDOT's online data portal.



Figure 4: IDOT Average Annual Daily Traffic Volume [Accessed March 13th, 2025]

Background Growth Rate Determination

Future background traffic volume growth is anticipated to be based on correspondence with the Chicago Metropolitan Agency for Planning (CMAP). Following the Traffic Study Scoping Meeting, a request for CMAP growth rates will be prepared. No other area developments are known at this time. Potential area developments that could impact the study area will be requested during the Traffic Study Scoping Meeting.

Intersection Capacity Analysis

Intersection capacity analysis will be performed to *Highway Capacity Manual* methodologies using TrafficWare Synchro version 12. Analysis output files will be provided within the appendix of the report. A target LOS of D or better will be referenced for the purpose of considering traffic mitigation strategies.

As part of the Traffic Study Scoping meeting, existing traffic signal timing sheets within the study area will be requested. In the event that traffic signal timings are not made available, the project team will reference the collected video-based traffic counts to observe typical existing traffic signal cycle-lengths and optimize software traffic signal timings to the phasing splits.

Traffic Analysis Development

The Traffic Study will be prepared according to the following outline:

I. **Introduction**
II. **Project Conditions**
    a. Land Uses
    b. Roadway System
    c. Traffic volumes
    d. Proposed Development
        i. Land Use Development
        ii. Roadway Development
III. **Traffic Forecasts**
    a. Project Traffic Volumes
        i. Trip Generation
        ii. Trip Distribution and Assignment
    b. Background Traffic Volumes
    c. Future Traffic Volumes
IV. **Traffic Analysis**
    a. Auxiliary Lane Analysis
    b. Traffic Signal Warrant Analysis (if necessary)
    c. Capacity Analysis
        i. Existing Scenario
        ii. Background Scenario
        iii. Future with Project Scenario
        iv. Potential Mitigation Scenario
    d. Queue Length Analysis
    e. Site Circulation
    f. Proposed Lane Configuration
V. **Conclusions**


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P R O J E C T C A R D I N A L

Section 10

Stormwater Calculations

Preliminary Drainage Memo

Project Cardinal

PROJECT NO. 182671
REVISION A
MARCH 14, 2025

Overview

The Subject Property is approximately 1,037 acres located in Yorkville, Kendall County, Illinois. The site boundaries are Baseline Road to the north, Galena Road to the south, Ashe Road to the west, and State Route 47 to the east. The proposed development is currently planned to include fourteen (14) data centers, two (2) owner substations, and one (1) ComEd switchyard. The result of these improvements is anticipated to add approximately 663 acres of impervious area.

The existing site is primarily undeveloped and agricultural use. There are approximately six (6) acres near the northeast that are utilized for single family residential and a cell tower. The eastern portion of the site appears to drain east to Rob Roy Creek, while the northwestern portion drains west past Ashe Road and the southwestern / south central portion past Galena Road.

The FEMA Flood Insurance Rate Map (FIRM) for the Subject Property shows that there are no floodplains within the site. The National Wetlands Inventory (NWI) shows a Riverine along the eastern boundary of the site (Rob Roy Creek). According to NRCS Web Soil Survey, the Subject Property is composed of several soil types. These various hydrologic soil groups determine the potential for stormwater runoff. Approximately 27.3% of the site is class C/D, 42.8% class C, and 29.9% class B/D, all of which have moderate to high runoff potential. Maps representing these findings are provided in Appendix D, E, and F.

Drainage Narrative

The site must follow the regulations set in the Kendall County Stormwater Management Ordinance and the stormwater specifications set in the City of Yorkville Unified Development Ordinance. These regulations require stormwater runoff to be limited to 0.15 cfs/acre in the 100-year storm event, 0.08 cfs/acre in the 25-year storm event, and 0.04 cfs/acre in the 2-year storm event. Additionally, stormwater must be discharged with less flow and in the same locations as prior to development.

To meet the County and City requirements for the release rate, the site will be limited to 155.55 cfs in the 100-year event, 82.96 cfs in the 25-year event, and 41.48 cfs in the 2-year event.

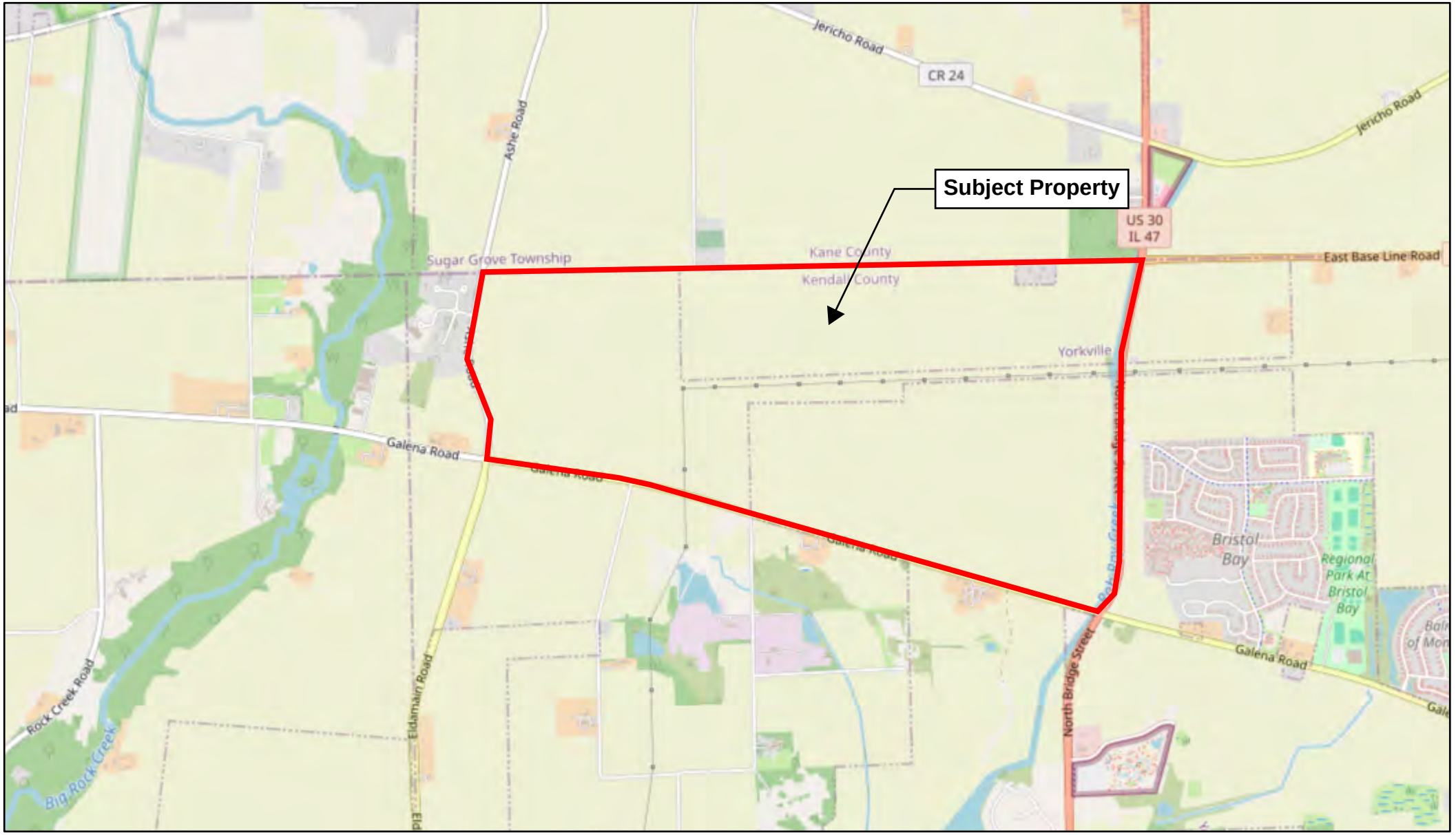
The proposed drainage plan will consist of multiple inter-connected open channels that tie into stormwater basins. The ComEd utility switchyard will also have a dedicated stormwater basin. The ponds will then be discharged to existing culverts along the western and southern boundaries, and to Rob Roy Creek to the east. Final building layouts and stormwater pond sizing are subject to change, but all ponds will be discharged at a rate in accordance with the County and City requirements noted above.

Conclusion

It is our opinion that the proposed stormwater management design is compliant with the Kendall County and City of Yorkville stormwater regulations. The proposed drainage channels and stormwater basins for the data centers, substations, and utility switchyard will provide sufficient storage and meet required discharge rates in the proposed condition.

Appendix A – Project Location Map

The National Map Advanced Viewer



3/13/2025, 1:35:24 PM

1:36,112

0 1,000 2,000 4,000 ft

0 370 740 1,480 m

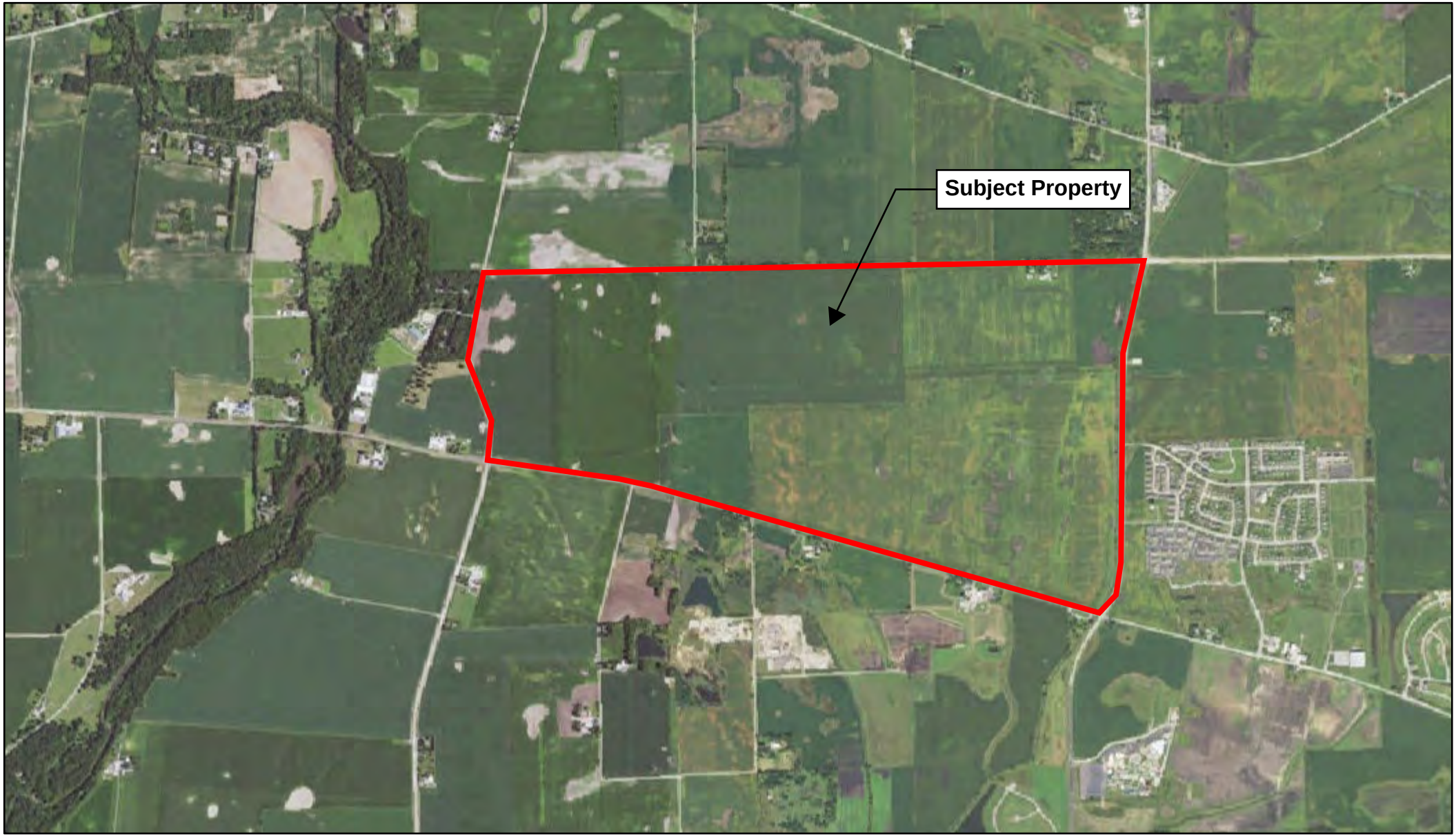
Map data © OpenStreetMap contributors, CC-BY-SA

USGS

2021 USGS

Appendix B – Aerial Map

The National Map Advanced Viewer



3/13/2025, 1:36:21 PM

1:36,112

0 1,000 2,000 4,000 ft

0 370 740 1,480 m

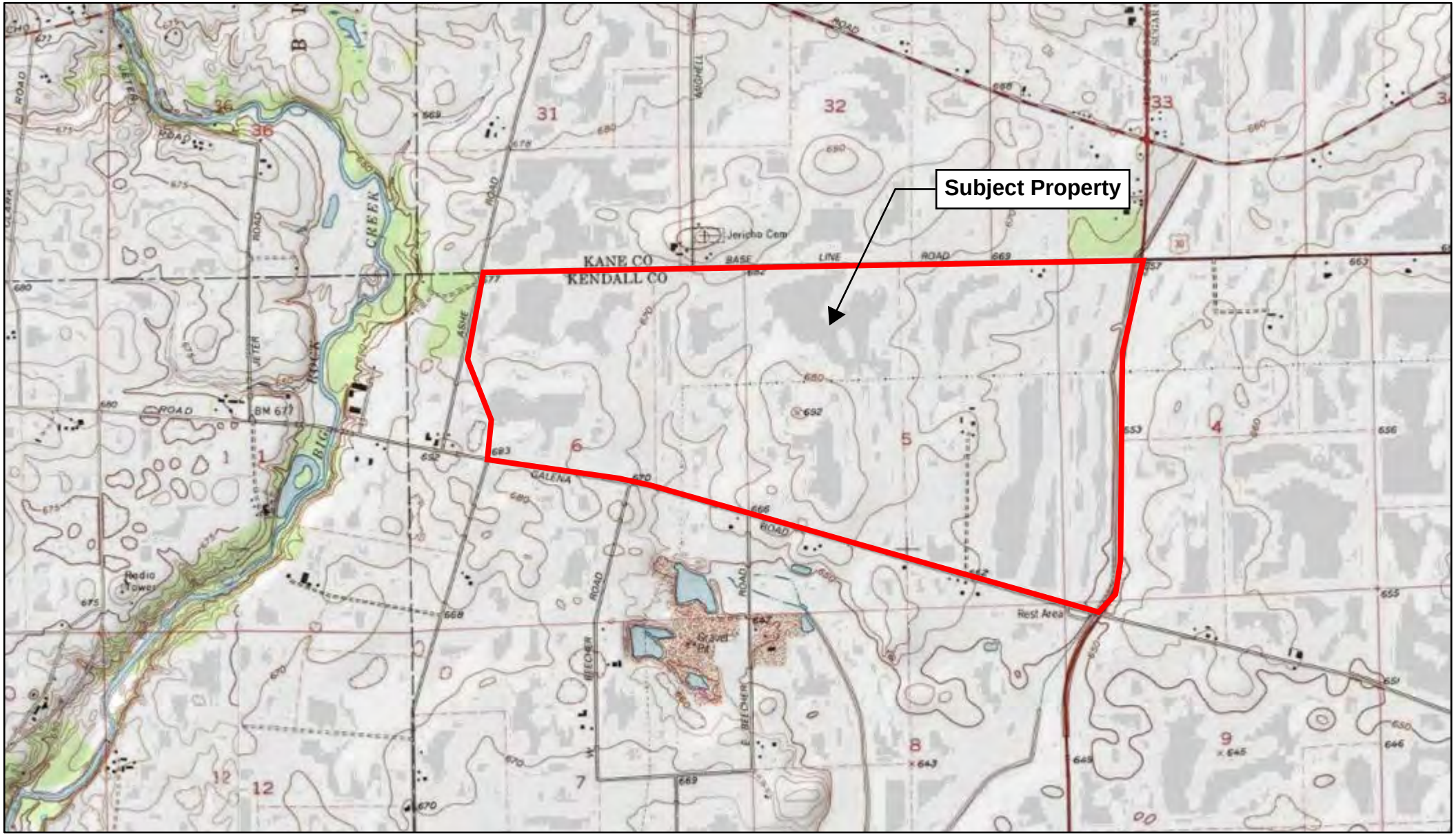
USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

USGS

2021 USGS

Appendix C – USGS Topographic Map

The National Map Advanced Viewer



3/13/2025, 1:35:00 PM

1:36,112

0 1,000 2,000 4,000 ft

0 370 740 1,480 m

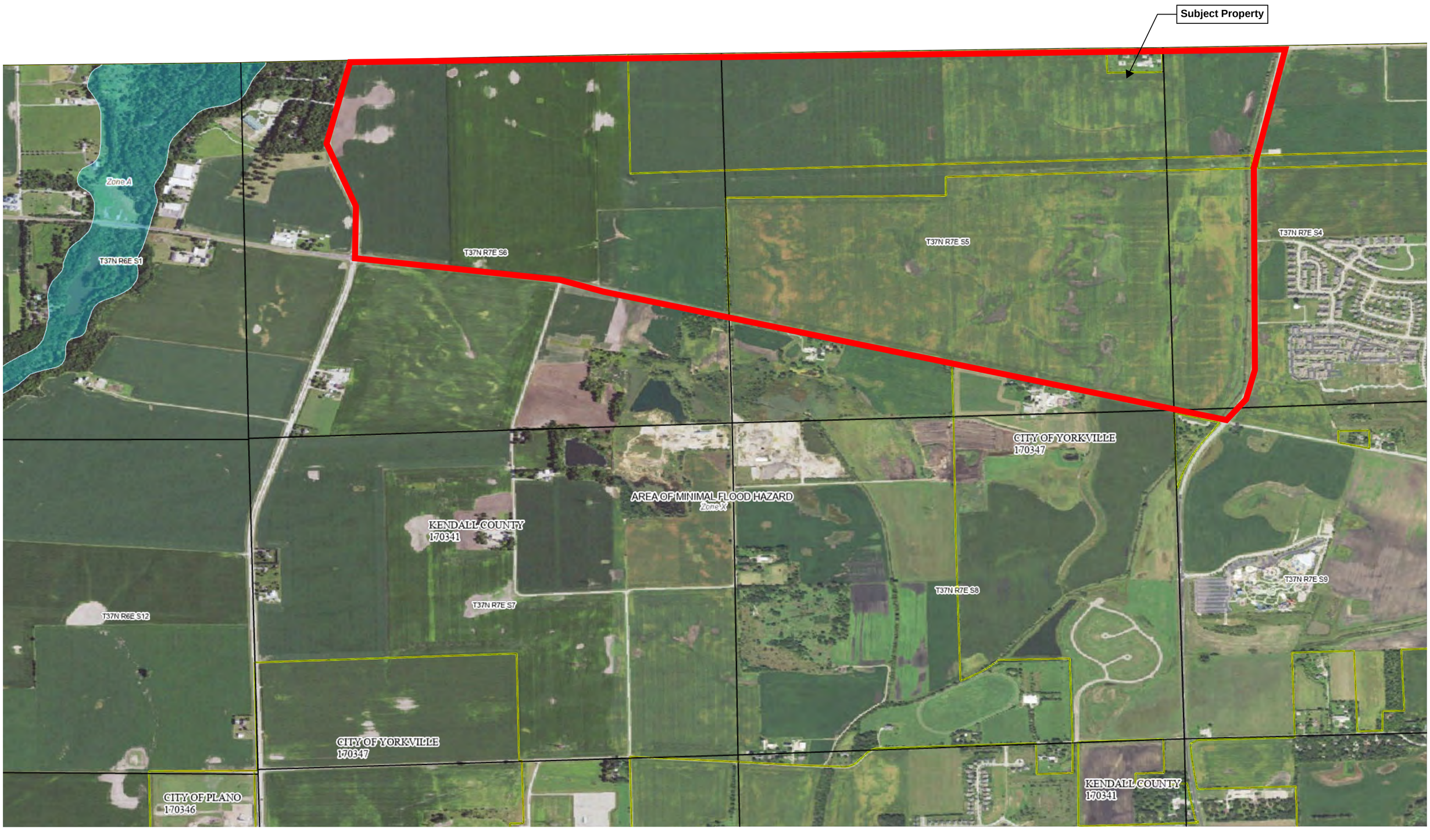
Copyright:© 2013 National Geographic Society, i-cubed

USGS

2021 USGS

Appendix D – FEMA Flood Insurance Rate Map

88°30'W 41°44'22.65"N



88°26'14.16"W 41°40'11.3"N

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by USDA, Farm Service Agency (FSA). This information was derived from NAIP, dated April 11, 2018.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on **3/10/2025 7:13 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at https://www.fema.gov/media-library/assets/documents/118418

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date.

SCALE

Map Projection:
GCS, Geodetic Reference System 1980;
Vertical Datum: No elevation features on this FIRM
For information about the specific vertical datum for elevation features, datum conversions, or vertical monuments used to create this map, please see the Flood Insurance Study (FIS) Report for your community at https://msc.fema.gov

N

1 inch = 1,000 feet 1:12,000

0 500 1,000 2,000 3,000 4,000 Feet

0 105 210 420 630 840 Meters



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PANEL 30 OF 225

Panel Contains:

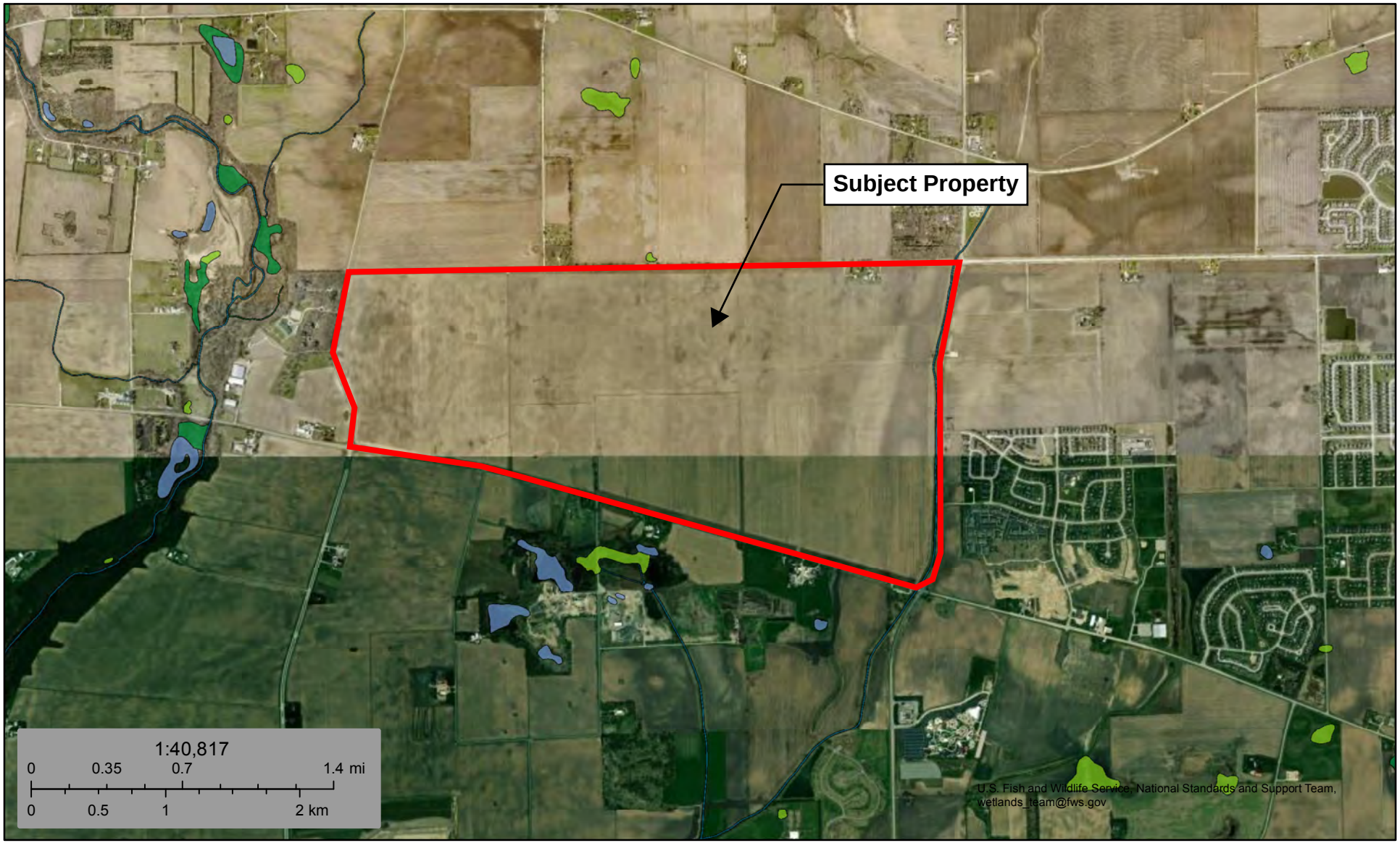
COMMUNITY	NUMBER	PANEL
KENDALL COUNTY	170341	0030
CITY OF YORKVILLE	170347	0030
KANE COUNTY	170894	0030
CITY OF PLANO	170346	0030

MAP NUMBER
17093C0030G
EFFECTIVE DATE
February 04, 2009

Appendix E – National Wetland Inventory Map

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands



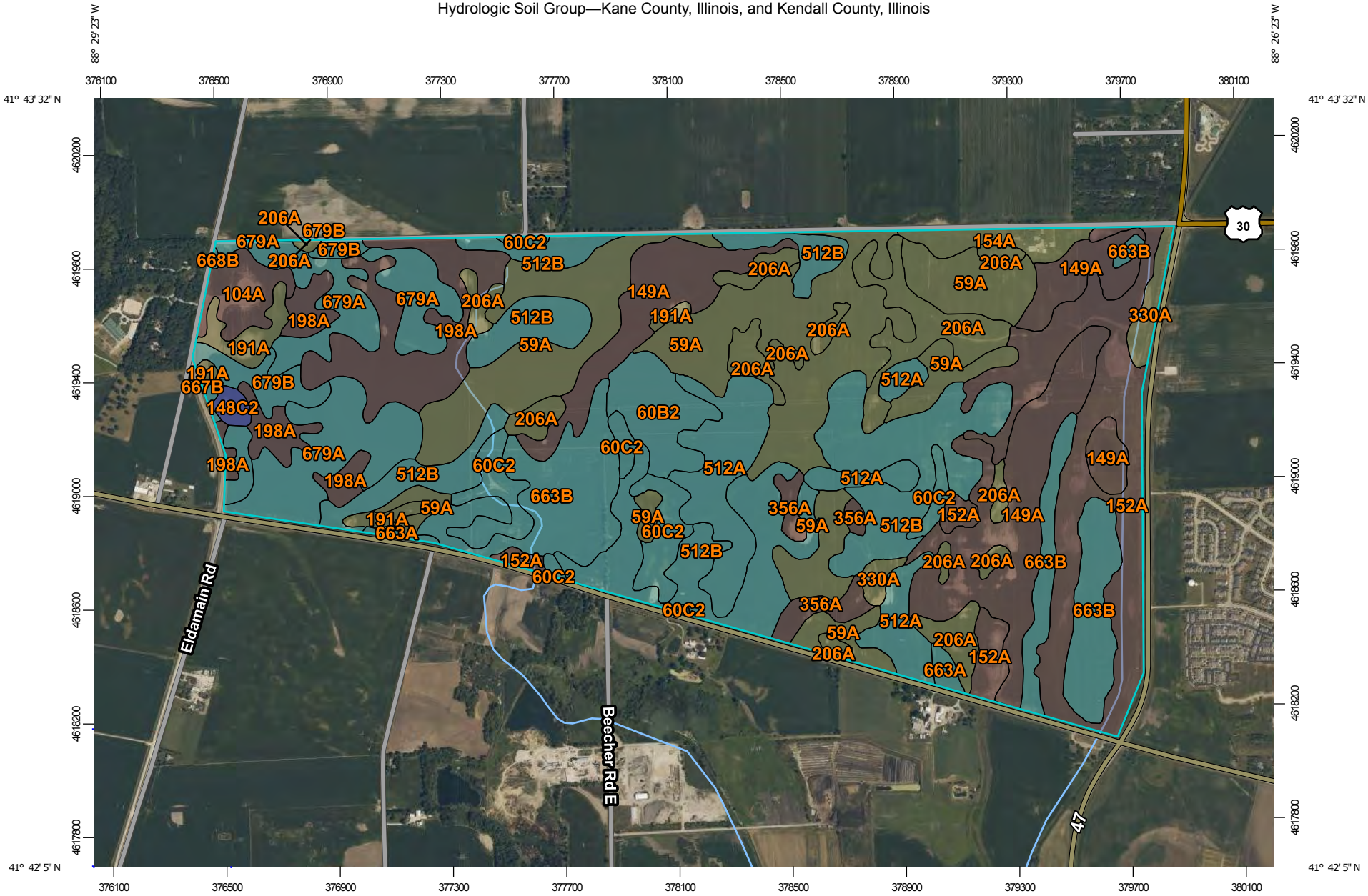
March 10, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Appendix F – Hydrologic Soil Groups Map



Map Scale: 1:19,100 if printed on A landscape (11" x 8.5") sheet.

N

0 250 500 1000 1500 Meters

0 500 1000 2000 3000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kane County, Illinois
Survey Area Data: Version 18, Aug 21, 2024

Soil Survey Area: Kendall County, Illinois
Survey Area Data: Version 21, Aug 21, 2024

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 3, 2019—Aug 24, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
206A	Thorp silt loam, 0 to 2 percent slopes	C/D	0.0	0.0%
679A	Blackberry silt loam, 0 to 2 percent slopes	C	0.1	0.0%
679B	Blackberry silt loam, 2 to 5 percent slopes	C	0.0	0.0%
Subtotals for Soil Survey Area			**0.1**	**0.0%**
Totals for Area of Interest			**1,101.1**	**100.0%**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
59A	Lisbon silt loam, 0 to 2 percent slopes	C/D	194.9	17.7%
60B2	La Rose silt loam, 2 to 5 percent slopes, eroded	C	24.4	2.2%
60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	C	35.2	3.2%
104A	Virgil silt loam, 0 to 2 percent slopes	B/D	15.1	1.4%
148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	B	3.5	0.3%
149A	Brenton silt loam, 0 to 2 percent slopes	B/D	126.2	11.5%
152A	Drummer silty clay loam, 0 to 2 percent slopes	B/D	104.6	9.5%
154A	Flanagan silt loam, 0 to 2 percent slopes	C/D	12.4	1.1%
191A	Knight silt loam, 0 to 2 percent slopes	C/D	15.5	1.4%
198A	Elburn silt loam, 0 to 2 percent slopes	B/D	66.7	6.1%
206A	Thorp silt loam, 0 to 2 percent slopes	C/D	66.8	6.1%
330A	Peotone silty clay loam, 0 to 2 percent slopes	C/D	10.9	1.0%
356A	Elpaso silty clay loam, 0 to 2 percent slopes	B/D	13.4	1.2%
512A	Danabrook silt loam, 0 to 2 percent slopes	C	61.4	5.6%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
512B	Danabrook silt loam, 2 to 5 percent slopes	C	155.7	14.1%
663A	Clare silt loam, 0 to 2 percent slopes	C	4.4	0.4%
663B	Clare silt loam, 2 to 5 percent slopes	C	90.1	8.2%
667B	Kaneville silt loam, 2 to 5 percent slopes	C	0.0	0.0%
668B	Somonauk silt loam, 2 to 5 percent slopes	C	0.6	0.1%
679A	Blackberry silt loam, 0 to 2 percent slopes	C	78.7	7.1%
679B	Blackberry silt loam, 2 to 5 percent slopes	C	20.5	1.9%
Subtotals for Soil Survey Area			**1,100.9**	**100.0%**
Totals for Area of Interest			**1,101.1**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher


BURNS
McDONNELL

Section 11

Security Fencing

Security Fencing

Project Cardinal

PROJECT NO. 182671
REVISION A
MARCH 14, 2025

Proposed Security Fence Details

Option A: Ameristar Perimeter Security USA Inc

1. Product Name: Ameristar Impasse II
2. Description: Ornamental high security fence system
3. Fence Height: 10’-0” overall including foundation elements
4. Finish/Color: Power coated black (all elements)

Option B: Betafence USA (Guardiar)

1. Product Name: Palisade
2. Description: Ornamental high security fence system
3. Fence Height: 10’-0” overall including foundation elements
4. Finish/Color: Powder coated black (all elements)

Appendix A – Ameristar Impasse II

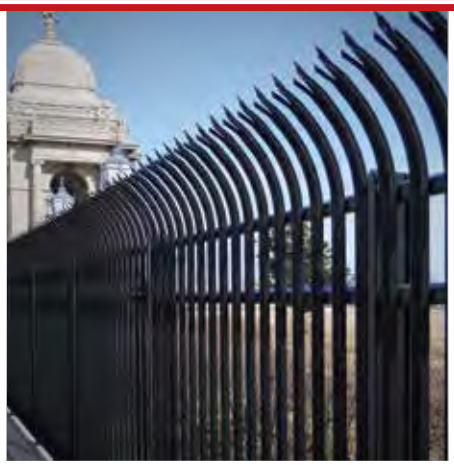
IMPASSE II®



HIGH SECURITY STEEL PALISADE FENCING







FENCE PRODUCTS

AMERISTARFENCE.COM | 800-321-8724

Experience a safer and more open world

AMERISTAR®

ASSA ABLOY





AESTHETIC APPEAL. UNPARALLELED PROTECTION.

Traditional security fences of chain link or wire mesh ***are no longer enough*** to meet todays increased security demands. Ameristar's Impasse II security fence offers the ***resistive strength*** of heavy-duty ***steel pales secured vertically*** to a framework of ***specially formed rails and I-beam posts.*** The stylish design of the Impasse II, combined with its strength and security, ***provides a successful first line of defense.***











Primary applications for Impasse II ornamental steel fence systems include:

- ***Military Sites***
- ***Government Facilities***
- ***Petroleum & Chemical Facilities***
- ***Power Plants & Substations***
- ***Airports***
- ***Data Centers***
- ***Ports of Entry***
- ***Water Treatment & Storage***

IMPASSE II®

HIGH SECURITY **STEEL PALISADE FENCE**



TRIDENT™

The Impasse Trident ***pale rises above the topmost rail and terminates with a menacing triple-pointed splayed spear tip.*** The intimidating look of the Trident corrugated pale is a ***visual deterrent*** to any who would dare to intrude.

- **3-RAIL PANELS | 6', 7', 8', 9' & 10' HEIGHTS**
- **2-RAIL PANELS | 6', 7' & 8' HEIGHTS**



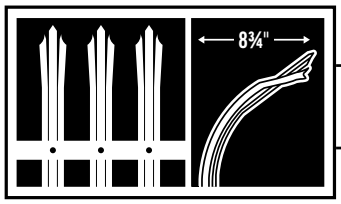
STRONGHOLD™

The blunt, slightly rounded tip of the Stronghold offers strength when necessary, while providing ***safety and security to the general public.*** The Stronghold features the ***same structural configurations of its high-security counterparts.***

- **3-RAIL PANELS | 6', 7', 8', 9' & 10' HEIGHTS**
- **2-RAIL PANELS | 6', 7' & 8' HEIGHTS**

2.75"w x 14ga PALES | 2" x 2" x 11ga RAILS | 3" x 2.75" x 12ga & 4" x 2.75" x 11ga I-BEAM POSTS





GAUNTLET™

Gauntlet is designed with ***high-tensile steel corrugated pales that rise above the topmost rail with an outward curve*** and terminate with a triple-pointed splayed spear tip. The outward curved pales ***discourage attempts to gain access*** by would be intruders.

- **3-RAIL PANELS | 7', 8', 9' & 10' HEIGHTS**
- **2-RAIL PANELS | 7' & 8' HEIGHTS**

ANTI-SCALE OPTION

The Impasse II ***Anti-Scale fence system*** has ***decreased pale spacing,*** which helps deter the assailant from climbing, and ***increases the delay time when trying to cut or pry through the fence.***

COLOR OPTIONS

BLACK | BRONZE | SAND | WHITE

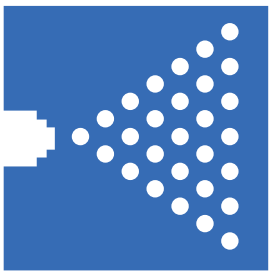
Custom colors also available



PERMACOAT™

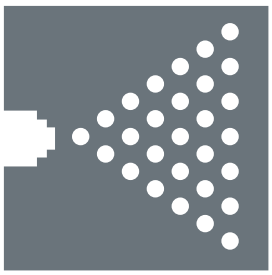
Impasse II is protected by the unique PermaCoat process. Our **PRE-GALVANIZED STEEL BASE MATERIAL** is subjected to an **11-STAGE PROCESS** to cleanse & prepare the steel for a **DUAL TOP-COAT FINISH**. PermaCoat's corrosion resistant abilities far surpass those of painted surfaces and have a *"no-mar"* polyester powder top coat. This dual coating not only provides **RESISTANCE FROM WEATHERING** but also reduces scratch & burnishing marks typically encountered during shipping.

PRE-TREATMENT



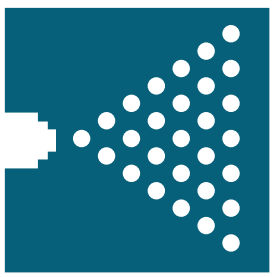
ALKALINE WASH
Cleans metal for proper adhesion of zinc phosphate

1



FIXIDINE RINSE
Rinses excess alkaline prior to zinc phosphate application

2



PHOSPHATE RINSE
Corrosion resistant layer that assists in bonding powder coating

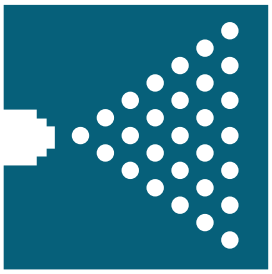
3



CLEAR WATER RINSE
A bit of clean H2O to prep for the next phase

4

DOUBLECOATING



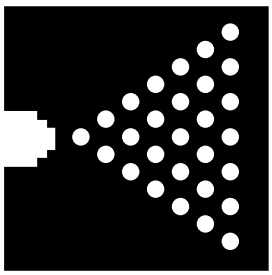
EPOXY POWDER COAT
Epoxy powder is electrostatically applied

8



EPOXY GEL OVEN
Powder is gelled & cured to finish coat

9



POLYESTER POWDER
TGIC powder is electro-statically applied

10



FINISH CURING OVEN
Seals finish for years of maintenance free use

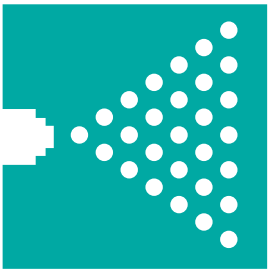
11





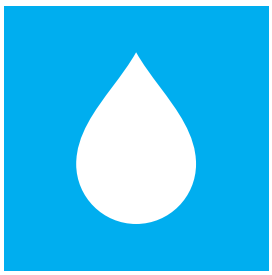






NON-CHROMATE SEAL
Barrier to prevent moisture from reaching base metal

5



CLEAR WATER RINSE
Final wash in H2O to remove any excess debris or particles

6



DRYING OVEN
Eliminates all moisture prior to double coating

7

ONCE COMPLETED, THESE **7-STAGES** WILL HAVE **REMOVED EVERYTHING** FROM THE SURFACE OF THE STEEL THAT **MIGHT INHIBIT** THE FINISH FROM **PROPERLY ADHERING** DURING THE **NEXT 4-STAGES** OF THE COATING PROCESS.

CORROSION**TESTING**

Corrosion occurs more easily without the proper preparation & protection, which is why Ameristar has put our fence products to the test based on ASTM B117 standards. ***The results speak for themselves.***



PAINTED STEEL



PRIMED & PAINTED STEEL



SINGLE COAT PROCESS
Iron Phosphate + Polyester Powder Coat



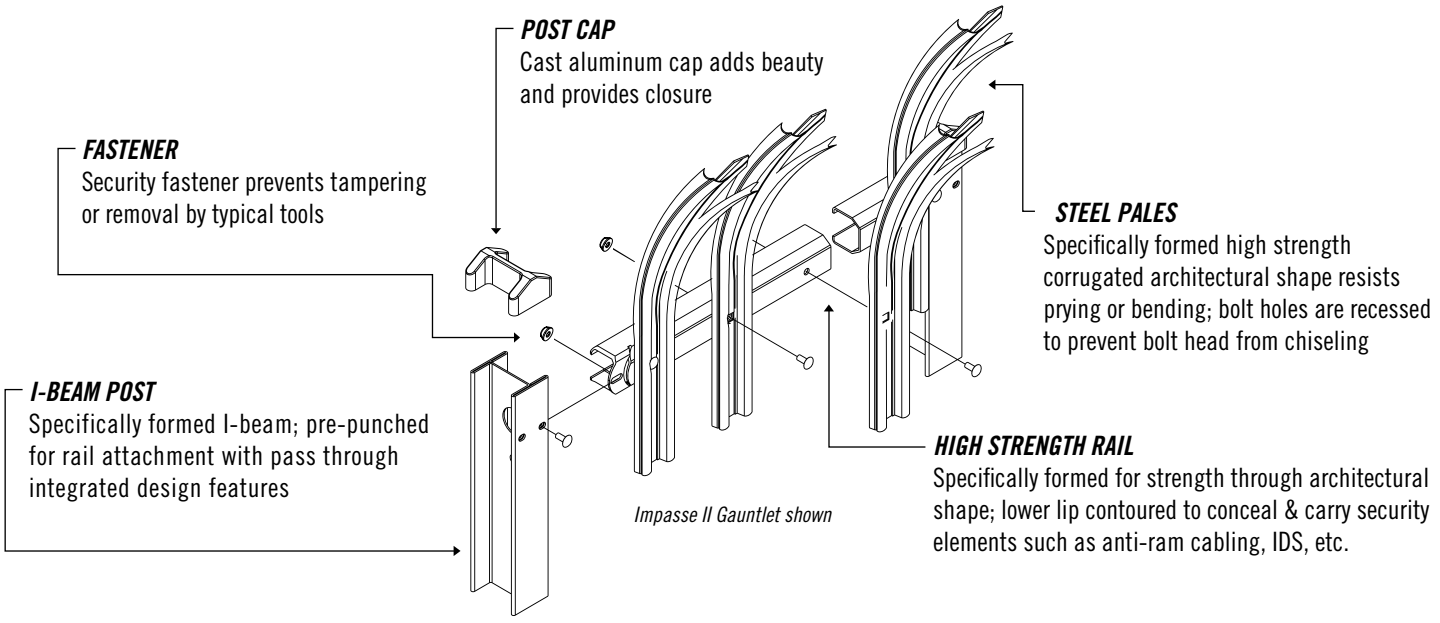
SINGLE COAT PROCESS
Zinc Phosphate + Polyester Powder Coat



PERMACOAT PROCESS
Zinc Phosphate + Epoxy Powder Coat + Polyester Powder Coat

IMPASSABLE **DESIGN**

Impasse II panels and posts are manufactured using **HIGH-TENSILE PRE-GALVANIZED G-90 STEEL.** Each component has been **ROLL-FORMED** into a unique profile that yields significant strength properties. Impasse II's distinct design enables the fence to **TRAVERSE AGGRESSIVE CHANGES IN GRADE IN ORDER TO MAINTAIN SECURITY** along any perimeter. Each connection point of the Impasse II system is secured with **TAMPER-PROOF FASTENERS** providing the **HIGHEST LEVEL OF SECURITY & VERSATILITY.**



Impasse II Gauntlet shown



PRIVACY SCREENING OPTION

A security fence should cover multiple aspects of perimeter security, which is why Ameristar created the steel privacy screening option for its Impasse high security fence system. Secured by each adjacent pale, the overlapping design achieves the maximum level of opacity for visual screening.



Certified by the US Department of Homeland Security as a method of risk management against acts of terrorism

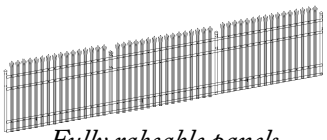
Ameristar's Impasse II is backed by over 30 years of excellence in the fencing industry

Ameristar is committed to providing products that meet the Buy American Act

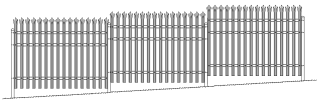
Ameristar products have the opportunity to earn LEED points

RAKEABLE VS STAIR-STEP

Biasability at a minimum of 25% that requires no additional assembly. This unique feature eliminates unsightly stair-stepping panels.



Fully rakeable panels



Stair-stepping panels

DESIGN INTEGRATION

The Impasse II framework is a raceway for wiring, conduits & security cabling required around the perimeter of a project. This integrated design eliminates the need for costly trenching & boring becoming a value added solution for perimeter security upgrades.



(inside of rail shown above / view from protected side)

When installing these security elements use Impasse II as a platform:

- ***Communication & Video Cables***
- ***Intrusion Detection / Fiber Optic Cables***
- ***Access Control Wiring***
- ***Conduits***
- ***Anti-Ram Cabling*** *(Stalwart IS)*

STALWART IS®

ANTI-RAM BARRIER + SECURITY FENCE



Stalwart IS unites the ***strongest security fence available*** with the ***most widely used anti-ram perimeter barrier.*** The appearance of Stalwart IS is a great ***visual deterrent*** that delivers strength and fortitude for keeping any assailant from easily breaching the perimeter.



M50 M40 M30

PU60 PU50 K12 K8 K4

Stalwart IS offers ***multiple anti-ram ratings.*** Each installation can be designed with the most appropriate standoff distance from the asset.

ARCHITECTURAL SUPPORT & SOLUTION SPECIALISTS



Ameristar's ***Project Solution Specialists*** are ***experienced in every facet of perimeter security design.*** Our goal is to assist the architectural community in finding the ***best perimeter & entry solutions*** for their projects. Ameristar's extensive library of project photos, CAD drawings, architectural specifications & project budget quotes are just a few of the services ***our team offers to complete your project design.***

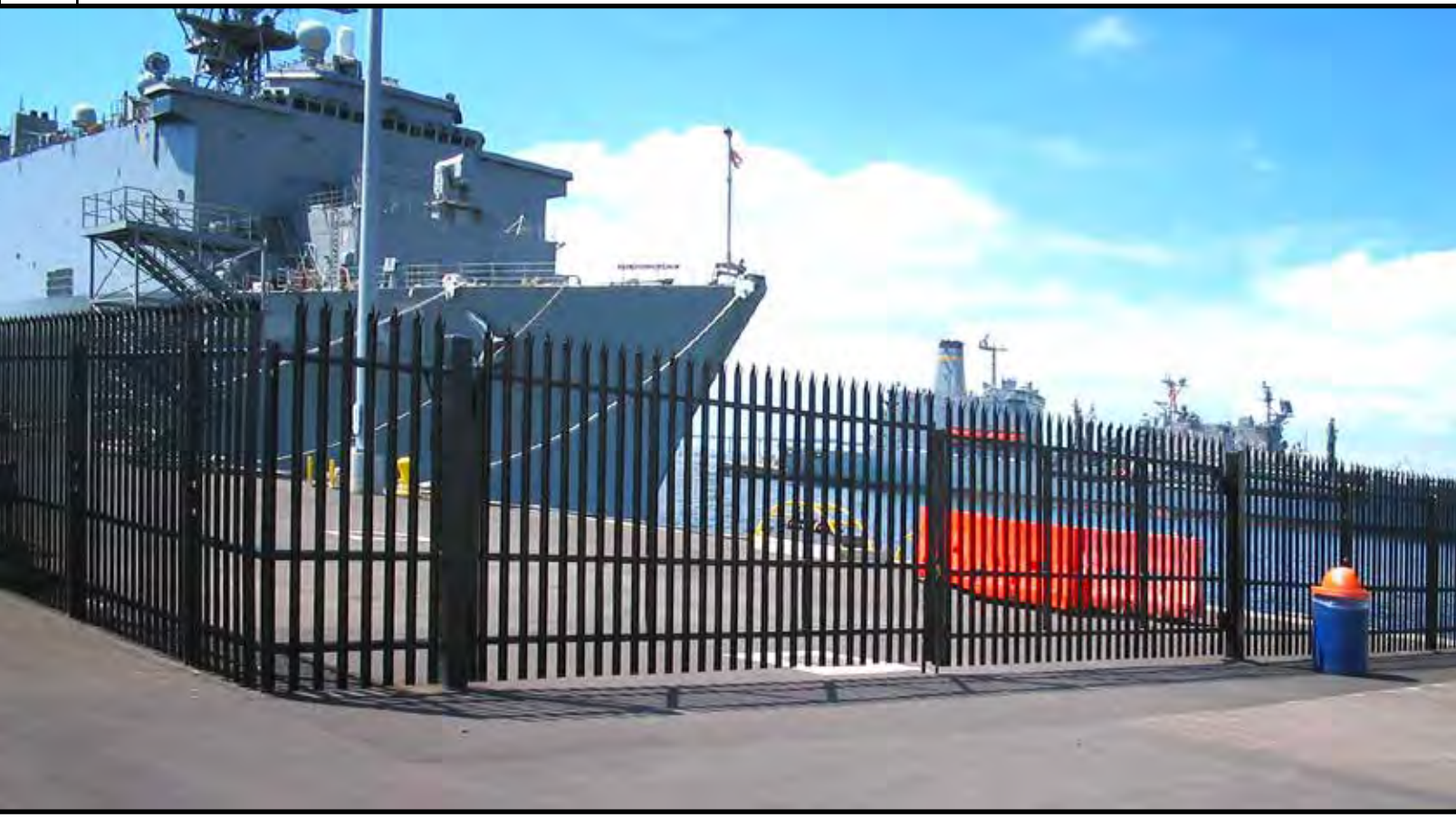
SLIDE GATES & SWING GATES





Egress* & *ingress requirements are unique to each application. ***Managing traffic flow* & *usage demands*** are of the utmost importance, which is why Impasse II is manufactured in a variety of gate types built to ***balance function, security* & *beauty***.

Ameristar ***Transport***™ & ***Passport***™ sliding gates perfectly match the perimeter fence system to create a ***seamless* & *stunning design*** while exuding a ***commanding presence*** of security built to unite perimeter and entry.



WHY CHOOSE AMERISTAR

KNOWLEDGE & EXPERIENCE

Ameristar was chartered over ***30 years ago*** in response to the ***demand by consumers & specifiers for specialty fence products***. Ameristar offers an ***aesthetically pleasing product*** that is both ***high in quality & affordability.*** This has been achieved by maximizing ***high-volume productivity***, increasing product design strength, and promoting ***simplistic installation.***

PROVEN CAPABILITY

Ameristar's integrated ***in-house process & extensive raw material inventory*** results in much improved productivity and availability compared to the competition. By having a ***vast finished goods inventory***, Ameristar is capable of ***delivering finished products faster*** than competitors who sublet the majority of their operations.

INDUSTRY LEADERSHIP

Over the years Ameristar has continually ***raised the bar*** across the board in the ***manufacturing of high quality***, innovative fencing products. Our demonstrated commitment to ***upholding higher values*** translates into superior products that ***go far beyond*** merely meeting minimum industry standards.





Ameristar's world headquarters, manufacturing & coil processing facilities in Tulsa, Oklahoma, USA.



#9718 | REVISED 10/2021

Appendix B – Betafence Palisade

BETAFENCE
a PRÆSIDIAD brand



Palisade

ARCHITECTURAL SECURITY BARRIER

Product detail



- Flexible and fast installation
- Integration-ready raceways
- Covers a wide range of protection requirements
- 15 Year warranty
- Superior anti-corrosion coatings

BENEFITS

Deter and delay

The Palisade system presents an architecturally-pleasing security barrier designed to deter attacks and discourage scaling. The high-strength steel construction delays intrusion attempts by enough time for security response teams to deploy effectively.

Fast and flexible installation

Because of its unique rail support, Palisade is fast and easy to install, even on sloping surfaces. Depending on security requirements, rail and post spacing is fully customizable.

Seamless integration

This barrier solution can be integrated with Intrusion Detection and other electronic security components, protecting cabling through a raceway of steel rails within the framework of the Palisade Fence System.

Anti-ram barrier add on available

Anti-Ram Barriers can be integrated into Palisade or installed as a stand-alone solution providing formidable resistance to vehicular attack.

Security level



Applications



Functionalities



Complete Range



Pinnacle Round Top



Defender Splayed



Pinnacle Splayed

Panels

Panels feature strong and secure steel pales available in two designs depending on security and architectural requirements. Available in 8' and 10' heights.

Posts and rails

Panels are installed on rails in front of the posts, allowing for a finished and seamless appearance. This configuration allows for faster installation – and means that exact post spacings are not a requirement.

Gates

Choose from a wide range of gate styles including pedestrian and vehicular swing gates, as well as slide and cantilever gates.

Superior Coating

Palisade panels and gates are manufactured with galvanized tubular steel, then protected by Betafence's exclusive Super-Durable powder coating. This coating provides longer protection from U.V. rays and salt spray than either E-Coat or standard polyester coatings.

ARCHITECTURAL GRADE POWDER COATING
agpc

Surveillance friendly

Surveillance systems have unobstructed visibility of activity behind the fence.

Warranty

Palisade is backed by a 15-Year Manufacturer's Warranty, giving you the peace of mind that the world's leading producer of fencing stands behind this product.

PALISADE STANDARD CONFIGURATIONS

Panel Height	Pales	Air Spacing	Rails	Posts
8', 10'	15 ga.	3-1/4"	2" TS x 14 ga.	3" TS x 12 ga 4" TS x 11 ga.

Betafence
3309 SW Interstate 45, Ennis, TX 75119 USA
Tel: +1 972 878 7000 | +1 888 650 4766

Betafence is the world market leader in fencing solutions, access control and detection for perimeter protection. All Betafence companies and product names are trademarks owned by PRÆSIDIAD Group Limited. Modification in products and assortment are subject to change without prior notice.

Proud to be a PRÆSIDIAD brand, Betafence is part of a global network, working alongside Guardiar and Hesco as a leader in perimeter security systems and solutions. For more information please visit praesidiad.com.

211223

BETAFENCE
Securing What Matters
betafence.com/contact


BURNS
McDONNELL

Section 12

Annexation Map



NOTE: PARCEL BOUNDARIES SHOWN ARE DERIVED FROM KENALL COUNTY AND CITY OF YORKVILLE PUBLIC GIS DATA. FINAL BOUNDARIES WILL BE UPDATED AND REVISED ONCE PROPERTY SURVEYS ARE COMPLETE.

UNINCORPORATED KENDALL COUNTY

PROJECT CARDINAL ANNEXATION PARCELS

CITY OF YORKVILLE

COMMONWEALTH EDISON (COMED) PROPERTY

PROJECT CARDINAL

A-12

PIONEER DEVELOPMENT

ANNEXATION MAP

O2 Margulies Hoelzli Architecture BURNS McDONNELL

03/14/2025

PRELIMINARY - NOT FOR CONSTRUCTION

Section 13

Legal Description

PINS BY OWNER

Galena & 47TH LLC, MPLIV10 LLC	PIN: 02-05-300-003	CITY OF YORKVILLE
	PIN: 02-04-300-032	CITY OF YORKVILLE
	PIN: 02-04-300-024	CITY OF YORKVILLE
	PIN: 02-05-400-021	CITY OF YORKVILLE
	PIN: 02-09-100-031	CITY OF YORKVILLE
	PIN: 02-09-100-030	CITY OF YORKVILLE
Sanjay & Sameer Gupta	PIN: 02-04-100-015	CITY OF YORKVILLE
	PIN: 02-05-200-007	UNINCORPORATED
The Konicek Family Limited Partnership	PIN: 02-06-100-022	UNINCORPORATED
DALE L. KONICEK, LLC	PIN: 02-06-200-002	CITY OF YORKVILLE
	PIN: 02-05-400-022	CITY OF YORKVILLE
	PIN: 02-05-200-006	CITY OF YORKVILLE
	PIN: 02-04-100-016	CITY OF YORKVILLE
	PIN: 02-06-400-008	UNINCORPORATED
	PIN: 02-06-200-003	UNINCORPORATED
	PIN: 02-05-100-003	UNINCORPORATED
	PIN: 02-05-100-005	UNINCORPORATED
	PIN: 02-05-400-009	CITY OF YORKVILLE
	PIN: 02-04-300-018	CITY OF YORKVILLE
	PIN: 02-04-300-017	CITY OF YORKVILLE

LEGAL DESCRIPTION

OWNER: Sanjay & Sameer Gupta

PARCEL 1:
THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 38 1/2 LINKS (RECORD), 24.51 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH; THENCE SOUTH 89 DEGREES 30 MINUTES EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.
PARCEL 2:
THAT PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE

GOVERNMENT SURVEY OF SAID SECTION 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ON THE SECTION LINE 26.80 CHAINS; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 14.30 CHAINS; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE NORTH LINE OF SAID SECTION, 20.67 CHAINS EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG THE SECTION LINE TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART OF LOT 2 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53 FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 110.00 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

OWNER: Galena & 47th LLC and MPLIV10LLC

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 990.0 FEET (15 CH.) TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, 1.84 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE SOUTH 87 DEGREES 52 MINUTES 56 SECONDS WEST ALONG SAID SOUTHERLY LINE AND THE WESTERLY EXTENSION THEREOF, 1722.34 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE RIGHT-OF-WAY OF ILLINOIS ROUTE 47 AS RECORDED IN DOCUMENT 907257 FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 128.76 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS EAST ALONG SAID WESTERLY LINE, 10.0 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 787.46 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 13 DEGREES 43 MINUTES 37 SECONDS WEST, 773.94 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEARING NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST, 719.99 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE CONTINUING SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 31 DEGREES 17 MINUTES 50 SECONDS WEST, 205.17 FEET; THENCE SOUTH 34 DEGREES 58 MINUTES 45 SECONDS WEST ALONG SAID WESTERLY LINE, 88.42 FEET TO THE CENTER LINE OF THE CHICAGO-GALENA ROAD; THENCE NORTH 74 DEGREES 20 MINUTES 53 SECONDS WEST, 41.71 FEET TO AN EASTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE NORTH 29 DEGREES 07 MINUTES 39 SECONDS EAST ALONG SAID EASTERLY LINE, 267.87 FEET TO SAID SOUTH LINE OF SAID

SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST ALONG SAID SOUTH LINE, 9.74 FEET TO A POINT ON THE WESTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE NORTH 27 DEGREES 39 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 366.26 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 756.55 FEET; THENCE DEPARTING FROM SAID WESTERLY LINE NORTH 02 DEGREES 12 MINUTES 23 SECONDS EAST, 581.48 FEET TO A POINT OF THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE NORTH 87 DEGREES 52 MINUTES 56 SECONDS EAST ALONG SAID SOUTHERLY LINE, 22.15 FEET TO THE POINT OF BEGINNING IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1,336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET; THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH 28 DEGREES 26 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 642.93 FEET TO A POINT WHICH IS 162.00 FEET SOUTHERLY OF THE ORIGINAL CENTER LINE OF GALENA ROAD; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 102 DEGREES 56 MINUTES 02 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 100.00 FEET TO A POINT WHICH IS
169.50 FEET, AS MEASURED PARALLEL WITH SAID EAST LINE SOUTHERLY OF SAID ORIGINAL CENTER LINE TO THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE, 14.66 FEET TO THE PRESENT CENTER LINE OF GALENA ROAD AS DEPICTED ON A PLAT RECORDED JUNE 5, 1964 AS DOCUMENT NUMBER 145193; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE, 1675.69 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE BEING ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 42,975.00 FEET, 933.19 FEET; THENCE WESTERLY, ALONG SAID PRESENT CENTER LINE, 64.12 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE, 957.16 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, 920.88 FEET TO A POINT WHICH IS 2,316.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHWEST

QUARTER; THENCE EASTERLY, 2,651.03 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF WHICH IS 2,326.70 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF, 2,686.96 FEET TO SAID ORIGINAL CENTER LINE; THENCE WESTERLY ALONG SAID ORIGINAL CENTER LINE, 101.94 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

OWNER: Dale L. Konicek, LLC

TRACT 1:
THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2025.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREE 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 36.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.
TRACT 2:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST, LYING NORTHERLY OF A LINE EXTENDING EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, 2316 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5, TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 2326.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION AND LYING SOUTHERLY OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY LINE PURSUANT TO DOCUMENT 73-2720, IN KENDALL COUNTY, ILLINOIS.
ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2460.05 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339, BY A DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467 TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 35339, WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 27 SECONDS TO THE

LEFT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH 90 DEGREES 25 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 366.94 FEET, THENCE EASTERLY 88 DEGREES 43 MINUTES 04 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 809.73 FEET TO THE EAST LINE OF SAID SECTION 6, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.
ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2474.60 FEET FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 57 MINUTES 19 SECONDS TO THE RIGHT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH ALONG A LINE 89 DEGREES 31 MINUTES 03 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 1.61 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF THE PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339 BY DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467, THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, A DISTANCE OF 812.66 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6, THENCE SOUTHERLY ON SAID EAST LINE,
13.55 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.
TRACT 3:
LOT 2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS TO THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH 38 1/2 LINKS TO THE SOUTH BANK OF DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST 40 CHAINS TO THE POINT OF BEGINNING AND EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4, 1961.60 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE EAST ALONG SAID NORTH LINE
667.0 FEET, THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, 396.0 FEET, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 667.0 FEET, THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 396.0 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 38 1/2 LINKS (RECORD), 25.41 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88

FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING) IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 4:

THAT PART OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 4, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53 FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE,
110.00 FEET, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 5:

PARCEL 1:

THAT PART OF THE WEST 1/2 OF SECTION 4, PART OF SECTION 5, PART OF THE NORTHEAST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF GALENA ROAD AS NOW ESTABLISHED ACROSS SAID SECTION 5 WITH THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 5; THENCE NORTH 00 DEGREES 02 MINUTES 49 SECONDS WEST ALONG SAID WEST LINE, 2673.13 FEET TO A POINT 2327.34 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 89 DEGREES 36 MINUTES 30 SECONDS WEST 1323.10 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 2325.56 FEET TO THE NORTH LINE OF SAID SECTION 5; THENCE SOUTH 89 DEGREES 41 MINUTES 06 SECONDS EAST ALONG SAID NORTH LINE 1319.49 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00 DEGREES 02 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 1828.36 FEET; THENCE NORTH 89 DEGREES 08 MINUTES EAST 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTH 00 DEGREES 22 MINUTES 03 SECONDS EAST ALONG SAID CENTER LINE 781.86 FEET; THENCE SOUTH 02 DEGREES 43 MINUTES 14 SECONDS WEST ALONG SAID CENTER LINE
300.01 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST 291.15 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 40 SECONDS WEST 240.28 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 01 SECONDS EAST 1428.51 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 02 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE 991.84 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 08 SECONDS WEST 1745.17 FEET TO THE CENTER LINE OF SAID ROB ROY DITCH; THENCE SOUTH 03 DEGREES 28 MINUTES 51 SECONDS WEST ALONG SAID CENTER LINE 1373.75 FEET; THENCE SOUTH 30 DEGREES 24 MINUTES 07 SECONDS WEST ALONG SAID CENTER LINE 600.81 FEET TO THE CENTER LINE OF SAID GALENA ROAD; THENCE NORTH 72 DEGREES 44 MINUTES WEST ALONG SAID CENTER LINE, 3318.05 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF A LINE EXTENDING EASTERLY FROM A POINT ON SAID WEST LINE OF THE NORTHWEST 1/4 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5 WHICH POINT IS 1828.85 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND EXCEPT A STRIP OF LAND 205.00 FEET WIDE IN THE NORTHEAST 1/4 OF SECTION 5 AND THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5, A DISTANCE OF 1828.85 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1967, KNOWN AS TRUST NO. 35913 RECORDED AS DOCUMENT NO. 154368 IN BOOK 152, PAGE 392 AS SAID NORTH LINE IS MONUMENTED AND OCCUPIED, HEREINAFTER REFERRED TO AS LINE "B", FOR THE POINT OR BEGINNING; THENCE EAST ALONG SAID LINE "B", A DISTANCE OF 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTHERLY ALONG THE CENTER LINE OF ROB ROY DITCH FORMING AN ANGLE OF 90 DEGREES 29 MINUTES 57 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 205.00 FEET TO THE INTERSECTION WITH A LINE 205.00 FEET PERPENDICULARLY DISTANT SOUTH OF AND PARALLEL WITH THE AFORESAID LINE "B"; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 3598.47 FEET TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5; THENCE NORTH ALONG SAID NORTH AND SOUTH CENTER LINE 205.02 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT THAT PART OF THE WEST HALF OF SAID SECTION 4 LYING EAST OF THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 47, IN KENDALL COUNTY, ILLINOIS.

AND ALSO EXCEPTING: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET, THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS,

AND ALSO EXCEPTING, THAT PART CONVEYED BY WARRANTY DEED RECORDED AUGUST 30, 2007 AS DOCUMENT 200700026496, DESCRIBED AS FOLLOWS: THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENTING THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST

LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2026.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREES 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 48 SECONDS EAST, 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09
MINUTES 46 SECONDS EAST 38.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 5 AND NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 5; THENCE EAST ALONG THE SECTION LINE 1331.4 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 07 MINUTES 00 SECONDS MEASURED FROM WEST TO SOUTH FROM THE SECTION LINE, 2321.5 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 33 MINUTES 00 SECONDS, MEASURED FROM NORTH TO WEST FROM THE LAST DESCRIBED COURSE, 1328.7 FEET TO THE WEST LINE OF SECTION 5; THENCE SOUTHERLY ALONG THE SECTION LINE, FORMING AN ANGLE OF 89 DEGREES 27 MINUTES 00 SECONDS MEASURED FROM EAST TO SOUTH FROM THE LAST DESCRIBED COURSE, 146.4 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 58 MINUTES 00 SECONDS, MEASURED FROM NORTH TO WEST FROM THE SECTION LINE, 1553 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 33 MINUTES 00 SECONDS, MEASURED FROM EAST TO NORTH FROM THE LAST DESCRIBED COURSE, 2461.1 FEET TO THE NORTH LINE OF SECTION 6; THENCE EASTERLY ALONG SAID NORTH LINE 1534 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 1876.07 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 6, SAID POINT BEING ON THE NORTH LINE OF THE LAND CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841 (TRACT 1); THENCE WEST ALONG SAID NORTH LINE 1133.17 TO A POINT OF INTERSECTION WITH A LINE 415.0 FEET PERPENDICULARLY DISTANT EAST OF AND PARALLEL WITH THE EAST LINE OF THE LAND CONVEYED TO EARL P. AND EMMA V. KONICEK BY DEED RECORDED AS DOCUMENT NO. 136414 IN BOOK 126, PAGE 41; THENCE NORTH ON SAID PARALLEL LINE, ALSO BEING THE EAST LINE OF THE LAND CONVEYED TO SAID COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841, 1897.19 FEET TO THE NORTH LINE OF SAID SECTION 6 AND THE POINT OF TERMINATION;

AND ALSO EXCEPT THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF A LINE EXTENDED EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF

SECTION 5 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SECTION 5, WHICH POINT IS 1828.85 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 5, ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.
TRACT 6:
PART OF THE EAST 1/2 OF SECTION 6; TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 3407.85 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT BY WARRANTY DEED RECORDED DECEMBER 18, 1929 IN BOOK 80, PAGES 334 AND 335; THENCE WEST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT A DISTANCE OF 1552.74 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO EARL P KONICEK AND WIFE BY WARRANTY DEED DATED DECEMBER 4, 1961 RECORDED AS DOCUMENT 136414, THENCE SOUTH ALONG THE EAST LINE OF PROPERTY CONVEYED TO EARL P. KONICEK AND WIFE 1240.82 FEET TO THE CENTER LINE OF GALENA ROAD, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE 919.13 FEET TO AN ANGLE POINT WHICH IS 1312.43 FEET PERPENDICULARLY DISTANCE NORTH OF SAID SOUTH LINE OF SAID SECTION 6; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 26 DEGREES 45 MINUTES 35 SECOND TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 332.08 FEET TO THE NORTH LINE OF PARCEL TWO OF PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT 73-4671; THENCE WESTERLY ALONG SAID NORTHERLY LINE FORMING AN ANGLE OF 62 DEGREES 01 MINUTES 01 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE 646.8 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 1362.40 FEET TO THE CENTER LINE OF GALENA ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 460.52 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS,
ALSO,
THAT PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GALENA ROAD WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 70 DEGREES 55 MINUTES WEST ALONG SAID CENTER LINE 276 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 8, 200 FEET; THENCE SOUTH 70 DEGREES 55 MINUTES EAST 270 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1456.6 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 470.51 FEET TO THE EASTERLY LINE OF PARCEL TWO OF THE PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT R73-4671; THENCE NORTHERLY ALONG SAID EASTERLY LINE 1006.52 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TWO 388.83 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL ONE OF SAID DOCUMENT 73-4671; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF PARCEL ONE A DISTANCE OF 115.02 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE OF PARCEL ONE WHICH IS 1112.06 FEET PERPENDICULARLY DISTANCE NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG A LINE FORMING AN ANGLE 26 DEGREES 45 MINUTES 38 SECOND TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE

OF 2329.35 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI BY TRUSTEES DEED RECORDED JUNE 14, 1973 AS DOCUMENT 73-28243; THENCE EAST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI 812.68 FEET TO THE EAST LIEN OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6, 1319.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS, EXCEPT THE LEGAL DESCRIPTION INCLUDED IN THE WARRANTY DEED RECORDED AUGUST 24, 2020 AS DOCUMENT 202000016040.

OWNER: The Konicek Family Limited Partnership

A PART OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE EAST 19.508 CHAINS (1,287.528 FEET) TO AN IRON STAKE FOR PLACE OF BEGINNING, THENCE EAST ON THE NORTH LINE OF SAID SECTION 6, 44.599 CHAINS (2,943.534 FEET), THENCE SOUTH 16 MINUTES WEST 56.242 CHAINS (3,711.972 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 73 DEGREES 58 MINUTES WEST 3.473 CHAINS (229.218 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 37 MINUTES WEST 52.777 CHAINS (3,483.282 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 16 MINUTES WEST 8.03 CHAINS (529.98 FEET) ALONG THE CENTER OF THE HIGHWAY TO AN IRON STAKE, THENCE NORTH 18 DEGREES 05 MINUTES EAST 10.258 CHAINS (677.028 FEET) TO AN IRON STAKE, THENCE NORTH 72 DEGREES 01 MINUTE WEST 6.632 CHAINS (437.712 FEET) TO AN IRON STAKE, THENCE NORTH 27 DEGREES 51 MINUTES EAST 11.60 CHAINS (765.6 FEET) TO AN IRON STAKE, THENCE NORTH 89 DEGREES 25 MINUTES EAST 11.535 CHAINS (761.31 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 12 DEGREES 40 MINUTES EAST TO THE PLACE OF THE BEGINNING, SITUATED IN KENDALL COUNTY, ILLINOIS, EXCEPTING THEREFROM RIGHT OF WAY DEDICATED FOR ASHE ROAD AND GALENA ROAD AND ALSO;
EXCEPTING,
THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET); THENCE SOUTH 12 DEGREES 40 MINUTES WEST, 22.655 CHAINS (1495.23 FEET); THENCE SOUTH 89 DEGREES 25 MINUTES WEST, 11.535 CHAINS (761.31 FEET); THENCE SOUTH 27 DEGREES 50 MINUTES 42 SECONDS WEST, 765.57 FEET; THENCE SOUTH 72 DEGREES 01 MINUTES EAST, 437.71 FEET; THENCE SOUTH 18 DEGREES 05 MINUTES WEST, 637.63 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD; THENCE SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD, 187.93 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 136.30 FEET TO A POINT OF CURVE; THENCE CONTINUING EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,285.00 FEET AND CHORD BEARING SOUTH 78 DEGREES 06 MINUTES 11 SECONDS EAST, 189.98 FEET TO A POINT OF BEND IN SAID RIGHT OF WAY; THENCE NORTH 14 DEGREES 08 MINUTES 51 SECONDS EAST ALONG SAID RIGHT OF WAY, 20.02 FEET TO A POINT OF BEND; THENCE EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,265.00 FEET AND CHORD BEARING SOUTH 79 DEGREES 23 MINUTES 57 SECONDS EAST, A DISTANCE OF 453.85 FEET TO A POINT OF TANGENT; THENCE SOUTH 80 DEGREES 18 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY, 29.82 FEET; THENCE NORTH 10 DEGREES 46 MINUTES 28 SECONDS EAST, 528.48 FEET; THENCE NORTH 79 DEGREES 13 MINUTES 32 SECONDS WEST, 810.97 FEET; THENCE

SOUTH 10 DEGREES 46 MINUTES 28 SECONDS WEST, 541.53 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS,
ALSO EXCEPTING,
THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET) TO THE NORTHEAST CORNER OF EQUESTRIAN ESTATES AT LEGACY FARMS; THENCE SOUTH 12 DEGREES 40 MINUTES WEST ALONG THE EASTERLY LINE OF SAID SUBDIVISION AND SAID EAST LINE EXTENDED SOUTHERLY, 22.655 CHAINS (1495.23 FEET); THENCE NORTH 89 DEGREES 25 MINUTES EAST, 29.67 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHE ROAD AS RELOCATED FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS WEST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 618.59 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 355.09 FEET; THENCE NORTH 89 DEGREES 25 MINUTES EAST, A DISTANCE OF 683.60 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHE ROAD; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1482.39 FEET, WHOSE CHORD BEARS NORTH 10 DEGREES 57 MINUTES 30 SECONDS WEST, 360.99 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

Section 14

Consents of Owners

March 11, 2025

Ms. Krysti J. Barksdale-Noble, AICP
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560

Re: Authorization to file Applications for Annexation, Rezoning and a Planned Unit Development with United City of Yorkville, Kendall County, Illinois

Dear Ms. Barksdale-Noble:

The undersigned (the "Owner") holds title to that certain property located in Kendall County and legally described on Exhibit A attached hereto (the "Property"). Pioneer Development, LLC (the "Contract Purchaser") has executed a purchase and sale agreement for the Property. The Contract Purchaser intends to file applications with the United City of Yorkville ("City") for (a) annexation of all or part of the Property; (b) a rezoning of the Property; (c) a planned unit development; and (d) such other relief and approvals as may be necessary in furtherance of the Contract Purchaser's intended development of the Property. In connection with the Contract Purchaser's applications, the Owner hereby consents to the Contract Purchaser, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (xx) file such applications; (yy) pursue approval of said applications; and (zz) take any and all related actions which may be necessary or appropriate in connection with processing such applications.

Owner provides this consent on the condition that any change to the Property approved by the City as a result of an application filed by Contract Purchaser will not be effective until the closing on the purchase of the Property by Contract Purchaser.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact the undersigned.

[SIGNATURE PAGE FOLLOWS]

OWNERS:

GALENA & 47TH, LLC

By: _____
Name: Nicholas M. Ryan
Its: manager of MLI Hiller, LLC, its manager

AND

MPLIV10, LLC

By: _____
Name: Nicholas M. Ryan
Its: manager of MPLIV Yorkville, LLC, its manager

Address: 855 Mobile Ct. Naperville, IL 60540
Phone: (630) 420-4730

SUBSCRIBED AND SWORN TO BEFORE ME
this 11th day of March, 2025.

_____ (SEAL)
NOTARY PUBLIC

ZYREN MAE POSADAS
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 9, 2027

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

ADDRESS: 170 acres Yorkville, IL
PINs: 02-05-300-003
02-04-300-032
02-05-400-021
02-04-300-024
02-09-100-031
02-09-100-030

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 990.0 FEET (15 CH.) TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE SOUTH 01 DEGREE 19 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, 1.84 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE SOUTH 87 DEGREES 52 MINUTES 56 SECONDS WEST ALONG SAID SOUTHERLY LINE AND THE WESTERLY EXTENSION THEREOF, 1722.34 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE RIGHT-OF-WAY OF ILLINOIS ROUTE 47 AS RECORDED IN DOCUMENT 907257 FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 128.76 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS EAST ALONG SAID WESTERLY LINE, 10.0 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, 787.46 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 13 DEGREES 43 MINUTES 37 SECONDS WEST, 773.94 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEARING NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST, 719.99 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE CONTINUING SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 1596.42 FEET CONCAVE TO THE WEST, THE CHORD OF WHICH BEARS SOUTH 31 DEGREES 17 MINUTES 50 SECONDS WEST, 205.17 FEET; THENCE SOUTH 34 DEGREES 58 MINUTES 45 SECONDS WEST ALONG SAID WESTERLY LINE, 88.42 FEET TO THE CENTER LINE OF THE CHICAGO-GALENA ROAD; THENCE NORTH 74 DEGREES 20 MINUTES 53 SECONDS WEST, 41.71 FEET TO AN EASTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 152 AT PAGE 392; THENCE NORTH 29 DEGREES 07 MINUTES 39 SECONDS EAST ALONG SAID EASTERLY LINE, 267.87 FEET TO SAID SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST ALONG SAID SOUTH LINE, 9.74 FEET TO A POINT ON THE WESTERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE

NORTH 27 DEGREES 39 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 366.26 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE, 756.55 FEET; THENCE DEPARTING FROM SAID WESTERLY LINE NORTH 02 DEGREES 12 MINUTES 23 SECONDS EAST, 581.48 FEET TO A POINT OF THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN BOOK 163 AT PAGE 473; THENCE NORTH 87 DEGREES 52 MINUTES 56 SECONDS EAST ALONG SAID SOUTHERLY LINE, 22.15 FEET TO THE POINT OF BEGINNING IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1,336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET; THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH 28 DEGREES 26 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 642.93 FEET TO A POINT WHICH IS 162.00 FEET SOUTHERLY OF THE ORIGINAL CENTER LINE OF GALENA ROAD; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 102 DEGREES 56 MINUTES 02 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 100.00 FEET TO A POINT WHICH IS 169.50 FEET, AS MEASURED PARALLEL WITH SAID EAST LINE SOUTHERLY OF SAID ORIGINAL CENTER LINE TO THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE, 14.66 FEET TO THE PRESENT CENTER LINE OF GALENA ROAD AS DEPICTED ON A PLAT RECORDED JUNE 5, 1964 AS DOCUMENT NUMBER 145193; THENCE WESTERLY ALONG SAID

PRESENT CENTER LINE, 1675.69 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG SAID PRESENT CENTER LINE BEING ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 42,975.00 FEET, 933.19 FEET; THENCE WESTERLY, ALONG SAID PRESENT CENTER LINE, 64.12 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE, 957.16 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, 920.88 FEET TO A POINT WHICH IS 2,316.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EASTERLY, 2,651.03 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF WHICH IS 2,326.70 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF, 2,686.96 FEET TO SAID ORIGINAL CENTER LINE; THENCE WESTERLY ALONG SAID ORIGINAL CENTER LINE, 101.94 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

March 12, 2025

Ms. Krysti J. Barksdale-Noble, AICP
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560

Re: Authorization to file Applications for Annexation, Rezoning and a Planned Unit Development with United City of Yorkville, Kendall County, Illinois

Dear Ms. Barksdale-Noble:

The undersigned (the "Owner") holds title to that certain property located in Kendall County and legally described on Exhibit A attached hereto (the "Property"). Pioneer Development, LLC (the "Contract Purchaser") has executed a purchase and sale agreement for the Property. The Contract Purchaser intends to file applications with the United City of Yorkville ("City") for (a) annexation of all or part of the Property; (b) a rezoning of the Property; (c) a planned unit development; and (d) such other relief and approvals as may be necessary in furtherance of the Contract Purchaser's intended development of the Property. In connection with the Contract Purchaser's applications, the Owner hereby consents to the Contract Purchaser, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (xx) file such applications; (yy) pursue approval of said applications; and (zz) take any and all related actions which may be necessary or appropriate in connection with processing such applications.

Owner provides this consent on the condition that any change to the Property approved by the City as a result of an application filed by Contract Purchaser will not be effective until the closing on the purchase of the Property by Contract Purchaser.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact the undersigned.

[SIGNATURE PAGE FOLLOWS]

and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to:

SANJAY GUPTA
SAMEER GUPTA

OWNERS:

Sanjay Gupta

Sameer Gupta

Address: 3N982 Walt Whitman Rd St Charles IL 60175
Phone: 630-788-4201

SUBSCRIBED AND SWORN TO BEFORE ME
this 12th day of March, 2025.

OFFICIAL SEAL
DOUGLAS JOHN SCHEFLOW
Notary Public, State of Illinois
Commission No. 995283
My Commission Expires August 14, 2028

NOTARY PUBLIC

SUBSCRIBED AND SWORN TO BEFORE ME
this 12th day of March, 2025.

OFFICIAL SEAL
DOUGLAS JOHN SCHEFLOW
Notary Public, State of Illinois
Commission No. 995283
My Commission Expires August 14, 2028

NOTARY PUBLIC

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

ADDRESS: 35 acres at Baseline Road - Route 47 Yorkville, IL
PINs: 02-04-100-015
02-05-200-007
02-04-100-006 retired

PARCEL 1:
THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 38 1/2 LINKS (RECORD), 24.51 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH; THENCE SOUTH 89 DEGREES 30 MINUTES EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ON THE SECTION LINE 26.80 CHAINS; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 14.30 CHAINS; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE NORTH LINE OF SAID SECTION, 20.67 CHAINS EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG THE SECTION LINE TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART OF LOT 2 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53 FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11

SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 110.00 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

March 12, 2025

Ms. Krysti J. Barksdale-Noble, AICP
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560

Re: Authorization to file Applications for Annexation, Rezoning and a Planned Unit Development with United City of Yorkville, Kendall County, Illinois

Dear Ms. Barksdale-Noble:

The undersigned (the "Owner") holds title to that certain property located in Kendall County and legally described on Exhibit A attached hereto (the "Property"). Pioneer Development, LLC (the "Contract Purchaser") has executed a purchase and sale agreement for the Property. The Contract Purchaser intends to file applications with the United City of Yorkville ("City") for (a) annexation of all or part of the Property; (b) a rezoning of the Property; (c) a planned unit development; and (d) such other relief and approvals as may be necessary in furtherance of the Contract Purchaser's intended development of the Property. In connection with the Contract Purchaser's applications, the Owner hereby consents to the Contract Purchaser, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (xx) file such applications; (yy) pursue approval of said applications; and (zz) take any and all related actions which may be necessary or appropriate in connection with processing such applications.

Owner provides this consent on the condition that any change to the Property approved by the City as a result of an application filed by Contract Purchaser will not be effective until the closing on the purchase of the Property by Contract Purchaser.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact the undersigned.

[SIGNATURE PAGE FOLLOWS]

OWNER:

DALE L. KONICEK, LLC

By: Dale L. Konicek LLC
Name: Dale L. Konicek
Its: Manager

Address: 6321 Walker Road, Yorkville, IL 60560
Phone: 630-560-3458

SUBSCRIBED AND SWORN TO BEFORE ME
this 12th day of March, 2025.

Colleen Hanson (SEAL)
NOTARY PUBLIC

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

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

ADDRESS: 10321 Galena Road Yorkville, IL 60560
PINs: 02-06-400-008
02-05-100-003
02-05-100-005
02-04-300-018
02-04-300-017
02-06-400-001

TRACT 1:
THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREE 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2025.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREE 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 36.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

TRACT 2:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST, LYING NORTHERLY OF A LINE EXTENDING EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, 2316 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5, TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 2326.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION AND LYING SOUTHERLY OF THE COMMONWEALTH

EDISON COMPANY RIGHT OF WAY LINE PURSUANT TO DOCUMENT 73-2720, IN KENDALL COUNTY, ILLINOIS.
ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2460.05 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY

LINE OF PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339, BY A DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467 TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 35339, WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 27 SECONDS TO THE LEFT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH 90 DEGREES 25 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 366.94 FEET, THENCE EASTERLY 88 DEGREES 43 MINUTES 04 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 809.73 FEET TO THE EAST LINE OF SAID SECTION 6, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.
ALSO;
THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2474.60 FEET FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 57 MINUTES 19 SECONDS TO THE RIGHT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH ALONG A LINE 89 DEGREES 31 MINUTES 03 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 1.61 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF THE PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339 BY DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72-467, THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, A DISTANCE OF 812.66 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6, THENCE SOUTHERLY ON SAID EAST LINE,
13.55 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

TRACT 3:
LOT 2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE

GOVERNMENT SURVEY OF SAID SECTION 5 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS TO THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH 38 1/2 LINKS TO THE SOUTH BANK OF DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST 40 CHAINS TO THE POINT OF BEGINNING AND EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4, 1961.60 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE EAST ALONG SAID NORTH LINE
667.0 FEET, THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, 396.0 FEET, THENCE
WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 667.0 FEET, THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 396.0 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 38 1/2 LINKS (RECORD), 25.41 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH, THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING) IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 4:
THAT PART OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 4, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 265.04 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE NORTHEASTERLY 531.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 41 MINUTES 44 SECONDS EAST, 509.62 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST 150.53

FEET, THENCE NORTH 89 DEGREES 08 MINUTES 11 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE,
110.00 FEET, THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST PERPENDICULAR
TO THE LAST DESCRIBED LINE, 912.39 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 364.44 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4 (AS MEASURED ALONG SAID NORTH LINE) AND SAID POINT ALSO BEING THE POINT OF TERMINUS, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 5:
PARCEL 1:
THAT PART OF THE WEST 1/2 OF SECTION 4, PART OF SECTION 5, PART OF THE NORTHEAST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF GALENA ROAD AS NOW ESTABLISHED ACROSS SAID SECTION 5 WITH THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 5; THENCE NORTH 00 DEGREES 02 MINUTES 49 SECONDS WEST ALONG SAID WEST LINE, 2673.13 FEET TO A POINT 2327.34 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 89 DEGREES 36 MINUTES 30 SECONDS WEST 1323.10 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 2325.56 FEET TO THE NORTH LINE OF SAID SECTION 5; THENCE SOUTH 89 DEGREES 41 MINUTES 06 SECONDS EAST ALONG SAID NORTH LINE 1319.49 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00 DEGREES 02 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 1828.36 FEET; THENCE NORTH 89 DEGREES 08 MINUTES EAST 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTH 00 DEGREES 22 MINUTES 03 SECONDS EAST ALONG SAID CENTER LINE 781.86 FEET; THENCE SOUTH 02 DEGREES 43 MINUTES 14 SECONDS WEST ALONG SAID CENTER LINE
300.01 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST 291.15 FEET; THENCE SOUTH 00
DEGREES 56 MINUTES 40 SECONDS WEST 240.28 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 01 SECONDS EAST 1428.51 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 02 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE 991.84 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 08 SECONDS WEST 1745.17 FEET TO THE CENTER LINE OF SAID ROB ROY DITCH; THENCE SOUTH 03 DEGREES 28 MINUTES 51 SECONDS WEST ALONG SAID CENTER LINE 1373.75 FEET; THENCE SOUTH 30 DEGREES 24 MINUTES 07 SECONDS WEST ALONG SAID CENTER LINE 600.81 FEET TO THE CENTER LINE OF SAID GALENA ROAD; THENCE NORTH 72 DEGREES 44 MINUTES WEST ALONG SAID CENTER LINE, 3318.05 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING

SOUTH OF A LINE EXTENDING EASTERLY FROM A POINT ON SAID WEST LINE OF THE NORTHWEST 1/4 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5 WHICH POINT IS 1828.85 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND EXCEPT A STRIP OF LAND 205.00 FEET WIDE IN THE NORTHEAST 1/4 OF SECTION 5 AND THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5, A DISTANCE OF 1828.85 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1967, KNOWN AS TRUST NO. 35913 RECORDED AS DOCUMENT NO. 154368 IN BOOK 152, PAGE 392 AS SAID NORTH LINE IS MONUMENTED AND OCCUPIED, HEREINAFTER REFERRED TO AS LINE "B", FOR THE POINT OR BEGINNING; THENCE EAST ALONG SAID LINE "B", A DISTANCE OF 3596.80 FEET TO THE CENTER LINE OF ROB ROY DITCH; THENCE SOUTHERLY ALONG THE CENTER LINE OF ROB ROY DITCH FORMING AN ANGLE OF 90 DEGREES 29 MINUTES 57 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 205.00 FEET TO THE INTERSECTION WITH A LINE 205.00 FEET PERPENDICULARLY DISTANT SOUTH OF AND PARALLEL WITH THE AFORESAID LINE "B"; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 3598.47 FEET TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 5; THENCE NORTH ALONG SAID NORTH AND SOUTH CENTER LINE 205.02 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT THAT PART OF THE WEST HALF OF SAID SECTION 4 LYING EAST OF THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 47, IN KENDALL COUNTY, ILLINOIS.
AND ALSO EXCEPTING: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE 1,550.82 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST 409.15 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 221.96 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 29 SECONDS EAST 115.96 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST 196.55 FEET TO THE CENTERLINE OF THE ROB ROY DITCH; THENCE SOUTH 02 DEGREES 13 MINUTES 10 SECONDS WEST 1336.52 FEET ALONG SAID CENTERLINE; THENCE SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST 600.81 FEET TO THE CENTERLINE OF GALENA ROAD AS NOW ESTABLISHED; THENCE NORTH 73 DEGREES 55 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 677.76 FEET, THENCE NORTH 02 DEGREES 56 MINUTES 50 SECONDS WEST 348.47 FEET; THENCE NORTH 16 DEGREES 11 MINUTES 58 SECONDS EAST 599.13 FEET; THENCE NORTH

28 DEGREES 25 MINUTES 55 SECONDS EAST 750.54 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS,
AND ALSO EXCEPTING, THAT PART CONVEYED BY WARRANTY DEED RECORDED AUGUST 30, 2007 AS DOCUMENT 200700026496, DESCRIBED AS FOLLOWS: THAT PART OF THE EAST HALF OF SECTION 5 AND THAT PART OF THE WEST HALF OF SECTION 4, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENTING THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREES 15 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1730.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 362.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST 2026.23 FEET TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY DESCRIBED IN DOCUMENT 73-2720; THENCE NORTH 87 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 1,222.89 FEET TO THE CENTERLINE OF ROB ROY DITCH; THENCE SOUTH 03 DEGREES 43 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE 577.07 FEET; THENCE SOUTH 01 DEGREES 49 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 298.55 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST 15.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257; (THE NEXT 5 CALLS ARE ALONG SAID WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 47 PER DOCUMENT 907256 AND 907257) THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 170.64 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 48 SECONDS EAST, 1,000.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 38.62 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS WEST 925.95 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHWEST 1/4 OF SECTION 5 AND NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 5; THENCE EAST ALONG THE SECTION LINE 1331.4 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 07 MINUTES 00 SECONDS MEASURED FROM WEST TO SOUTH FROM THE SECTION LINE, 2321.5 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 33 MINUTES 00 SECONDS, MEASURED FROM NORTH TO WEST FROM THE LAST DESCRIBED COURSE, 1328.7 FEET TO THE WEST LINE OF SECTION 5; THENCE SOUTHERLY ALONG THE SECTION LINE, FORMING AN ANGLE OF 89 DEGREES 27 MINUTES 00 SECONDS MEASURED FROM EAST TO SOUTH FROM THE LAST DESCRIBED COURSE, 146.4 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 58 MINUTES 00 SECONDS, MEASURED FROM NORTH TO WEST FROM THE SECTION LINE, 1553 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 33 MINUTES 00 SECONDS, MEASURED FROM

EAST TO NORTH FROM THE LAST DESCRIBED COURSE, 2461.1 FEET TO THE NORTH LINE OF SECTION 6; THENCE EASTERLY ALONG SAID NORTH LINE 1534 FEET TO THE POINT OF BEGINNING,
EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 1876.07 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 6, SAID POINT BEING ON THE NORTH LINE OF THE LAND CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841 (TRACT 1); THENCE WEST ALONG SAID NORTH LINE 1133.17 TO A POINT OF INTERSECTION WITH A LINE 415.0 FEET PERPENDICULARLY DISTANT EAST OF AND PARALLEL WITH THE EAST LINE OF THE LAND CONVEYED TO EARL P. AND EMMA V. KONICEK BY DEED RECORDED AS DOCUMENT NO. 136414 IN BOOK 126, PAGE 41; THENCE NORTH ON SAID PARALLEL LINE, ALSO BEING THE EAST LINE OF THE LAND CONVEYED TO SAID COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. R73-2841, 1897.19 FEET TO THE NORTH LINE OF SAID SECTION 6 AND THE POINT OF TERMINATION;
AND ALSO EXCEPT THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF A LINE EXTENDED EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 5 WHICH POINT IS 1876.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SECTION 5, WHICH POINT IS 1828.85 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 5, ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

TRACT 6:
PART OF THE EAST 1/2 OF SECTION 6; TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 3407.85 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT BY WARRANTY DEED RECORDED DECEMBER 18, 1929 IN BOOK 80, PAGES 334 AND 335; THENCE WEST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT A DISTANCE OF 1552.74 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO EARL P KONICEK AND WIFE BY WARRANTY DEED DATED DECEMBER 4, 1961 RECORDED AS DOCUMENT 136414, THENCE SOUTH ALONG THE EAST LINE OF PROPERTY CONVEYED TO EARL P. KONICEK AND WIFE 1240.82 FEET TO THE CENTER LINE OF GALENA ROAD, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE 919.13 FEET TO AN ANGLE POINT WHICH IS 1312.43 FEET PERPENDICULARLY DISTANCE NORTH OF SAID SOUTH LINE OF SAID SECTION 6; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 26 DEGREES 45 MINUTES 35 SECOND TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 332.08 FEET TO THE NORTH LINE OF PARCEL TWO OF PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED

SEPTEMBER 17, 1973 AS DOCUMENT 73-4671; THENCE WESTERLY ALONG SAID NORTHERLY LINE FORMING AN ANGLE OF 62 DEGREES 01 MINUTES 01 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE 646.8 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 1362.40 FEET TO THE CENTER LINE OF GALENA ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 460.52 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS,

ALSO,

THAT PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GALENA ROAD WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 70 DEGREES 55 MINUTES WEST ALONG SAID CENTER LINE 276 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 8, 200 FEET; THENCE SOUTH 70 DEGREES 55 MINUTES EAST 270 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1456.6 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 470.51 FEET TO THE EASTERLY LINE OF PARCEL TWO OF THE PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT R73-4671; THENCE NORTHERLY ALONG SAID EASTERLY LINE 1006.52 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TWO 388.83 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL ONE OF SAID DOCUMENT 73-4671; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF PARCEL ONE A DISTANCE OF 115.02 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE OF PARCEL ONE WHICH IS 1112.06 FEET PERPENDICULARLY DISTANCE NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG A LINE FORMING AN ANGLE 26 DEGREES 45 MINUTES 38 SECOND TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 2329.35 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI BY TRUSTEES DEED RECORDED JUNE 14, 1973 AS DOCUMENT 73-28243; THENCE EAST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI 812.68 FEET TO THE EAST LIEN OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6, 1319.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS, EXCEPT THE LEGAL DESCRIPTION INCLUDED IN THE WARRANTY DEED RECORDED AUGUST 24, 2020 AS DOCUMENT 202000016040.

March 12, 2025

Ms. Krysti J. Barksdale-Noble, AICP
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560

Re: Authorization to file Applications for Annexation, Rezoning and a Planned Unit Development with United City of Yorkville, Kendall County, Illinois

Dear Ms. Barksdale-Noble:

The undersigned (the "Owner") holds title to that certain property located in Kendall County and legally described on Exhibit A attached hereto (the "Property"). Pioneer Development, LLC (the "Contract Purchaser") has executed a purchase and sale agreement for the Property. The Contract Purchaser intends to file applications with the United City of Yorkville ("City") for (a) annexation of all or part of the Property; (b) a rezoning of the Property; (c) a planned unit development; and (d) such other relief and approvals as may be necessary in furtherance of the Contract Purchaser's intended development of the Property. In connection with the Contract Purchaser's applications, the Owner hereby consents to the Contract Purchaser, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (xx) file such applications; (yy) pursue approval of said applications; and (zz) take any and all related actions which may be necessary or appropriate in connection with processing such applications.

Owner provides this consent on the condition that any change to the Property approved by the City as a result of an application filed by Contract Purchaser will not be effective until the closing on the purchase of the Property by Contract Purchaser.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact the undersigned.

[SIGNATURE PAGE FOLLOWS]

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

ADDRESS: Farmland - corner of Ashe/Eldamain Rd. & Galena Rd. Plano, IL 60545
PINs: 02-06-100-017
02-06-100-018
02-06-100-019
02-06-100-020
02-06-100-021
02-06-100-022

A PART OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE EAST 19.508 CHAINS (1,287.528 FEET) TO AN IRON STAKE FOR PLACE OF BEGINNING, THENCE EAST ON THE NORTH LINE OF SAID SECTION 6, 44.599 CHAINS (2,943.534 FEET), THENCE SOUTH 16 MINUTES WEST 56.242 CHAINS (3,711.972 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 73 DEGREES 58 MINUTES WEST 3.473 CHAINS (229.218 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 37 MINUTES WEST 52.777 CHAINS (3,483.282 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 16 MINUTES WEST 8.03 CHAINS (529.98 FEET) ALONG THE CENTER OF THE HIGHWAY TO AN IRON STAKE, THENCE NORTH 18 DEGREES 05 MINUTES EAST 10.258 CHAINS (677.028 FEET) TO AN IRON STAKE, THENCE NORTH 72 DEGREES 01 MINUTE WEST 6.632 CHAINS (437.712 FEET) TO AN IRON STAKE, THENCE NORTH 27 DEGREES 51 MINUTES EAST 11.60 CHAINS (765.6 FEET) TO AN IRON STAKE, THENCE NORTH 89 DEGREES 25 MINUTES EAST 11.535 CHAINS (761.31 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 12 DEGREES 40 MINUTES EAST TO THE PLACE OF THE BEGINNING, SITUATED IN KENDALL COUNTY, ILLINOIS, EXCEPTING THEREFROM RIGHT OF WAY DEDICATED FOR ASHE ROAD AND GALENA ROAD AND ALSO;
EXCEPTING,
THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET); THENCE SOUTH 12 DEGREES 40 MINUTES WEST, 22.655 CHAINS (1495.23 FEET); THENCE SOUTH 89 DEGREES 25 MINUTES WEST, 11.535 CHAINS (761.31 FEET); THENCE SOUTH 27 DEGREES 50 MINUTES 42 SECONDS WEST, 765.57 FEET; THENCE SOUTH 72 DEGREES 01 MINUTES EAST, 437.71 FEET; THENCE SOUTH 18 DEGREES 05 MINUTES WEST, 637.63 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD; THENCE SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GALENA ROAD, 187.93 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 77 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 136.30 FEET TO A POINT OF CURVE; THENCE CONTINUING EASTERLY ALONG SAID RIGHT OF WAY,

BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,285.00 FEET AND CHORD BEARING SOUTH 78 DEGREES 06 MINUTES 11 SECONDS EAST, 189.98 FEET TO A POINT OF BEND IN SAID RIGHT OF WAY; THENCE NORTH 14 DEGREES 08 MINUTES 51 SECONDS EAST ALONG SAID RIGHT OF WAY, 20.02 FEET TO A POINT OF BEND; THENCE EASTERLY ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 14,265.00 FEET AND CHORD BEARING SOUTH 79 DEGREES 23 MINUTES 57 SECONDS EAST, A DISTANCE OF 453.85 FEET TO A POINT OF TANGENT; THENCE SOUTH 80 DEGREES 18 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY, 29.82 FEET; THENCE NORTH 10 DEGREES 46 MINUTES 28 SECONDS EAST, 528.48 FEET; THENCE NORTH 79 DEGREES 13 MINUTES 32 SECONDS WEST, 810.97 FEET; THENCE SOUTH 10 DEGREES 46 MINUTES 28 SECONDS WEST, 541.53 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, ALSO EXCEPTING,

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 19.508 CHAINS (1287.53 FEET) TO THE NORTHEAST CORNER OF EQUESTRIAN ESTATES AT LEGACY FARMS; THENCE SOUTH 12 DEGREES 40 MINUTES WEST ALONG THE EASTERLY LINE OF SAID SUBDIVISION AND SAID EAST LINE EXTENDED SOUTHERLY, 22.655 CHAINS (1495.23 FEET); THENCE NORTH 89 DEGREES 25 MINUTES EAST, 29.67 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHE ROAD AS RELOCATED FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS WEST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 618.59 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 355.09 FEET; THENCE NORTH 89 DEGREES 25 MINUTES EAST, A DISTANCE OF 683.60 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHE ROAD; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1482.39 FEET, WHOSE CHORD BEARS NORTH 10 DEGREES 57 MINUTES 30 SECONDS WEST, 360.99 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

OWNER:

THE KONICEK FAMILY LIMITED PARTNERSHIP

By: Michael Konicek
Name: Michael Konicek

Address: 11843 Galena Road, Plano, IL 60545
Phone: 630-816-6770

SUBSCRIBED AND SWORN TO BEFORE ME
this 12th day of March, 2025.

Colleen Hanson
NOTARY PUBLIC

(SEAL)

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

Section 15

Contiguous Owners

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I/We, _____, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, _____, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on _____, 20_____.

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

CORDERO REAL ESTATE LLC
1079 SARD AVE
MONTGOMERY IL 60538

OKEEFE FAMILY LTD PARTNERSHIP
1624 HOBBS DR STE 1
DELAVAN WI 53115

LUCILLE KANDLER
4553 C GARRITANO ST
YORKVILLE IL 60560

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

BRYAN HOLDINGS LLC
P O BOX 998
AURORA IL 60507

MOORE ANNA C LANDOVITZ KEITH S
275 ASHE RD
PLANO IL 60545

JOSE RAMOS GUILLERMINA MALDONADO
385 GRAPE VINE TRL
OSWEGO IL 60543

AVINASH B SHARON A FERNANDES
4561 GARRITANO ST
UNIT C
YORKVILLE IL 60560

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

LAWRENCE D JR DEBORAH H WICKTER REV TRUST
17M ASHE RD
SUGAR GROVE IL 60554

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

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

BRADLEY MEGAN SUMMERS
4573 C GARRITANO ST
YORKVILLE IL 60560

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

FAYE MAJOLA
4593 C GARRITANO CT
YORKVILLE IL 60560

KONICEK ANGELA M DEC OF TRUST KONICEK MICHAEL A DEC OF TRUST
11843 GALENA RD
PLANO IL 60545

TERI S DAVID THOMPSON
761 CYNTHIA DR
SANDWICH IL 60548

RYAN C EMILY M ANDERSON
2986 STIRLING CT
MONTGOMERY IL 60538

KONICEK FAMILY LIMITED PARTNERSHIP
11843 GALENA RD
PLANO IL 60545

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

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

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

SPEEDWAY LLC
539 S MAIN ST
FINDLAY OH 45840

BRISTOL BAY CONDO ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

MARQUETTE COMPANIES GALENA 47 LLC
135 WATER ST 4TH FLR
NAPERVILLE IL 60540

MARK S MICHELLE M BOSSONG TRUST
17L ASHE RD
SUGAR GROVE IL 60554

DANIEL A CHARENE S NAGEL LIV TRUST
PO BOX 1069
SUGAR GROVE IL 60554

HERNANDEZ LOUIS BUCHNER AUDREY
4587 C GARRITANO ST
YORKVILLE IL 60560

GALENA 47 LLC
135 WATER ST 4TH FLOOR
NAPERVILLE IL 60540

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

MARQUETTE COMPANIES GALENA 47 LLC
135 WATER ST 4TH FLR
NAPERVILLE IL 60540

DALE L KONICEK LLC
6321 WALKER RD
YORKVILLE IL 60560

TWO STAR ENTERPRISES LLC
695 RTE 34
AURORA IL 60503

MARQUETTE COMPANIES GALENA 47 LLC
135 WATER ST 4TH FLR
NAPERVILLE IL 60540

TARA KING CANO
4593 B GARRITANO ST
YORKVILLE IL 60560

TORO MARILEX A CEJA VICTOR E TORO
10292 GALENA RD
BRISTOL IL 60512

SKYFALL EQUESTRIAN LLC
17 J ASHE RD
SUGAR GROVE IL 60554

SKYFALL EQUESTRIAN LLC
17 J ASHE RD
SUGAR GROVE IL 60554

KONICEK FAMILY LIMITED PARTNERSHIP
11843 GALENA RD
PLANO IL 60545

EDWARD A BARBARA SCHRAMM
N5119 HWY H
DEERBROOK WI 54424

ASHLEY M OLSEN
4567 GARRITANO ST UNIT C
YORKVILLE IL 60560

GUPTA SANJAY GUPTA SAMEER
3N982 WALT WHITMAN RD
SAINT CHARLES IL 60175

GALENA 47 LLC
175 SOUTH HIGHPOINT DRIVE
ROMEOVILLE IL 60446

PLANO 12127 B GALENA RD LLC ABIATHAR MGMT LLC
PLANO 12127 B GALENA RD LLC
1550 E BELTLINE AVE SE STE 150
GRAND RAPIDS MI 49506

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

KONICEK FAMILY LIMITED PARTNERSHIP
11843 GALENA RD
PLANO, IL, 60545

LEGACY FARM ESTATES LLC
8 HATHAWAY CRESCENT
AURORA IL 60506

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

STOREHOUSE PROPERTIES LLC
238 BRIARHEATH LN
NAPERVILLE IL 60565

MOORE ANNA C LANDOVITZ KEITH S
275 ASHE RD
PLANO IL 60545

TEQUILLA SUNRISE ENTERPRISES LLC
1107 S BRIDGE ST STE D
YORKVILLE IL 60560

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

MOORE ANNA C LANDOVITZ KEITH S
275 ASHE RD
PLANO IL 60545

MARQUETTE COMPANIES MPLIV10 LLC
135 WATER ST
NAPERVILLE IL 60540

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

DALE L KONICEK LLC
6321 WALKER RD
YORKVILLE IL 60560

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

JAMES S PAMELA A SECOR
10724 GALENA RD
BRISTOL IL 60512

DANIEL A CHARENE S NAGEL LIV TRUST
PO BOX 1069
SUGAR GROVE IL 60554

TWO STAR ENTERPRISES LLC
695 RTE 34
AURORA IL 60503

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

CHARLES D III LAURA M KASPER
17 P ASHE RD
SUGAR GROVE IL 60554

MOORE ANNA C LANDOVITZ KEITH S
275 ASHE RD
PLANO IL 60545

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

LATHAM-SCHLEINING TAMMI M SCHLEINING JOSHUA A
790 ELDAMAIN RD
PLANO IL 60545

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

%TAX DEPT SPEEDWAY LLC
539 S MAIN ST
FINDLAY OH 45840

LENNYS GAS N WASH YORKVILLE LLC
8200 W 185TH ST UNIT K
TINLEY PARK IL 60487

ZAVALA CELIA DEL SAGRARIO RENTERIA GALINDO FORTINO
980 ELDAMAIN RD
PLANO IL 60545

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

EDWARD A BARBARA SCHRAMM
N5119 HWY H
DEERBROOK WI 54424

GEORGE JR OSTREKO ET AL
1410 E BEECHER RD
BRISTOL IL 60512

YORKVILLE NEXUS III LLC
ATTN MATTHEW B GILBERT
837 W JUNIOR TERR
CHICAGO IL 60613

BRISTOL BAY CONDOMINIUM ASSOC
BRISTOL BAY COMMUNITIES
4582 ROSENWINKEL ST
YORKVILLE IL 60560

JOHN F CYNTHIA K UNDESSER
10326 GALENA RD
BRISTOL IL 60512

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

GILDARDO E RITA J RIOS
11018 GALENA RD
BRISTOL IL 60512

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

CASTLE BANK TRUST
10735 CHICAGO RD
WATERMAN IL 60556

STATE OF IL DEPT OF TRANS
700 E NORRIS DR
OTTAWA IL 61350

NICKOLOS R LINDA MARIA STEFFAN
4581 D GARRITANO ST
YORKVILLE IL 60560

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

PETER A CHERI L LO DESTRO TRUST
17A/17B ASHE RD
SUGAR GROVE IL 60554

%THOMAS POWELL SR CHICAGO TRUST COMPANY NA
12127 W EDGEWOOD DR
HOMER GLEN IL 60491

GUPTA SANJAY GUPTA SAMEER
3N982 WALT WHITMAN RD
SAINT CHARLES IL 60175

RICHARD A MARCIA I BRUMMEL
12340 FAXON RD
PLANO IL 60545

TRIPLE S LAND LLC
KENDALL COUNTY CONCRETE INC
695 ROUTE 34
AURORA IL 60504

ILLINOIS DEPT OF TRANSPORTATION
ATTN BUREAU OF LAND AQUISITION
201 CENTER CT
SCHAUMBURG IL 60196

DALE L KONICEK LLC
6321 WALKER RD
YORKVILLE IL 60560

JOHN F CYNTHIA K UNDESSER
10326 GALENA RD
BRISTOL IL 60512

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

JOHANA A BARRIOS
4561 D GARRITANO ST
YORKVILLE IL 60560

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

DAVID S LINDA K GLETTY
320 N OAK ST
WATERMAN IL 60556

JPSHANNON LLC
JOHN P BRYAN
PO BOX 998
AURORA IL 60507

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

JEFF MILROY MILROY FARMS LLC
287 WOODSTOCK AVE
GLEN ELLYN IL 60137

CASTLE BANK TRUST
10735 CHICAGO RD
WATERMAN IL 60556

null

DARREN R SPACAL
4573 D GARRITANO ST
YORKVILLE IL 60560

DONALD CAROL FIVE H LLC HAMMAN
13351 B FAXON RD
PLANO IL 60545

KENNETH A HART
4547 GARRITANO ST UNIT C
YORKVILLE IL 60560

%TAX DEPT SPEEDWAY LLC
539 S MAIN ST
FINDLAY OH 45840

GEORGE JR OSTREKO ET AL
1410 E BEECHER RD
BRISTOL IL 60512

STEPHANIE JOHNSON
4547 GARRITANO UNIT D
YORKVILLE IL 60560

GUS ALINA S ARGIRES
4587 D GARRITANO ST
YORKVILLE IL 60560

PHILLIP SCHINKOETH
4553 D GARRITANO ST
YORKVILLE IL 60560

HOWARTH ANGELA GRAY WHEELER JUSTIN EDWARD
4567 D GARRITANO ST
YORKVILLE IL 60560

URUETA MARIA MACDALENA ROSALES CAROLINA CITLALI
10346 GALENA RD
BRISTOL IL 60512

HAMSMITH HARRY KULAKOWSKI ANDREW KELLY
10326 GALENA RD
BRISTOL IL 60512

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

JENNIFER L RAKAS
10094 BASELINE RD
SUGAR GROVE IL 60554

JAMES M SEARS ET AL
27 N COOK ST
PLANO IL 60545

COUNTY OF KENDALL
CORNER OF BRIDGE GALENA RD
111 W FOX ST
YORKVILLE IL 60560

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

RONALDO B COLOMA
12900 ALPINE WAY
PLAINFIELD IL 60585

LATHAM-SCHLEINING TAMMI M SCHLEINING JOSHUA A
790 ELDAMAIN RD
PLANO IL 60545

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

PNC BANK NA CAPSTONE RESDEV LLC
ATTN 942000164
P O BOX 25999
SHAWNEE MISSION KS 66225

GREGORY PENSON
4581 B GARRITANO ST
YORKVILLE IL 60560

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

MARY AUER
1327 W BEECHER RD
BRISTOL IL 60512

UNITED CITY OF YORKVILLE
651 PRAIRIE POINTE DR
YORKVILLE IL 60560

THOMAS H III EUGENIA H CROSS
11 PARTRIDGE SQUARE
OSWEGO IL 60543

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

DALE L KONICEK LLC
6321 WALKER RD
YORKVILLE IL 60560

JERRY G MARILEE FOLTZ
1010 W BEECHER RD
BRISTOL IL 60512

SPEEDWAY LLC
539 S MAIN ST
FINDLAY OH 45840

KONICEK FAMILY LIMITED PARTNERSHIP
11843 GALENA RD
PLANO IL 60545

EDWARD A BARBARA SCHRAMM
N5119 HWY H
DEERBROOK WI 54424

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

BRYAN HOLDINGS LLC
PO BOX 998
AURORA IL 60507

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

Section 16

Public Hearing Sign Application

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS: Vacant Land Northwest of Route 47 and Galena Rd	PARCEL NUMBER:
SUBDIVISION:	LOT/UNIT:

APPLICANT INFORMATION	
NAME: Matt McCarron	TELEPHONE: ○ HOME ◉ BUSINESS (847) 738-5005
ADDRESS: 30 N. Gould Street, #38989	E-MAIL: ○ HOME ○ BUSINESS matt@cirrusfarms.com
CITY, STATE, ZIP: Sheridan, WY 82801	FAX:

SIGN INFORMATION	
DATE OF PICK UP:	NUMBER OF SIGNS:
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:

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

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

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

_____ _____

SIGNATURE/AUTHORIZED AGENT DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

Section 17

Fee Schedule

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT

INVOICE & WORKSHEET PETITION APPLICATION

CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	☐ Annexation	$500.00	Total: $
	☐ Plan	$500.00	
	☐ Plat	$500.00	
	☐ P.U.D.	$500.00	
ANNEXATION	■ $250.00 + $10 per acre for each acre over 5 acres		250 (no charge for per acre fee) Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____ (# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount)			
REZONING	☐ $200.00 + $10 per acre for each acre over 5 acres		10,430 (no charge for application fee since a PUD) Total: $
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
1048 - 5 = 1043 x $10 = 10,430 + $200 = $ _____ (# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount)			
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____ (# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount)			
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit		Total: $
PRELIMINARY PLAN FEE	☐ $500.00		Total: $
PUD FEE	■ $500.00		Total: $ 500
FINAL PLAT FEE	☐ $500.00		Total: $
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre	$5,000.00	25,000 Total: $
	☐ Over 1 acre, less than 10 acres	$10,000.00	
	☐ Over 10 acres, less than 40 acres	$15,000.00	
	☐ Over 40 acres, less than 100 acres	$20,000.00	
	■ Over 100 acres	$25,000.00	
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services*	For Annexation, Subdivision, Rezoning, and Special Use:		Total: $ 5,000
	☐ Less than 2 acres	$1,000.00	
	☐ Over 2 acres, less than 10 acres	$2,500.00	
	■ Over 10 acres	$5,000.00	
		TOTAL AMOUNT DUE:	$41,180

Section 18

Acknowledgement of Financial Responsibility

Docusign Envelope ID: 4135B32C-6689-4D2E-8CFF-2CA8FCE9C962

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: Project Cardinal

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 McCarron	COMPANY: Pioneer Development, LLC
MAILING ADDRESS: 30 N. Gould Street, #38989	
CITY, STATE, ZIP: Sheridan, WY 82801	TELEPHONE: (847) 738-5005
EMAIL: matt@cirrusfarms.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.

Matt McCarron
PRINT NAME

Signed by:
Matt McCarron
SIGNATURE* 76A0BEAF493F4BA...

Manager
TITLE

3/14/2025 | 12:32 PM PDT
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		

Section 15.1

Contiguous Owners

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I/We, _____, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, _____, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on _____, 20_____.

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

CORDERO REAL ESTATE LLC
1079 SARD AVE
MONTGOMERY IL 60538

OKEEFE FAMILY LTD PARTNERSHIP
1624 HOBBS DR STE 1
DELAVAN WI 53115

LUCILLE KANDLER
4553 C GARRITANO ST
YORKVILLE IL 60560

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

BRYAN HOLDINGS LLC
P O BOX 998
AURORA IL 60507

MOORE ANNA C LANDOVITZ KEITH S
275 ASHE RD
PLANO IL 60545

JOSE RAMOS GUILLERMINA MALDONADO
385 GRAPE VINE TRL
OSWEGO IL 60543

AVINASH B SHARON A FERNANDES
4561 GARRITANO ST
UNIT C
YORKVILLE IL 60560

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

LAWRENCE D JR DEBORAH H WICKTER REV TRUST
17M ASHE RD
SUGAR GROVE IL 60554

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

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

BRADLEY MEGAN SUMMERS
4573 C GARRITANO ST
YORKVILLE IL 60560

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

FAYE MAJOLA
4593 C GARRITANO CT
YORKVILLE IL 60560

KONICEK ANGELA M DEC OF TRUST KONICEK MICHAEL A DEC OF TRUST
11843 GALENA RD
PLANO IL 60545

TERI S DAVID THOMPSON
761 CYNTHIA DR
SANDWICH IL 60548

RYAN C EMILY M ANDERSON
2986 STIRLING CT
MONTGOMERY IL 60538

KONICEK FAMILY LIMITED PARTNERSHIP
11843 GALENA RD
PLANO IL 60545

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

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JOHN ROSENWINKEL
10735 CHICAGO RD
WATERMAN IL 60556

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

SPEEDWAY LLC
539 S MAIN ST
FINDLAY OH 45840

BRISTOL BAY CONDO ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

MARQUETTE COMPANIES GALENA 47 LLC
135 WATER ST 4TH FLR
NAPERVILLE IL 60540

MARK S MICHELLE M BOSSONG TRUST
17L ASHE RD
SUGAR GROVE IL 60554

DANIEL A CHARENE S NAGEL LIV TRUST
PO BOX 1069
SUGAR GROVE IL 60554

HERNANDEZ LOUIS BUCHNER AUDREY
4587 C GARRITANO ST
YORKVILLE IL 60560

GALENA 47 LLC
135 WATER ST 4TH FLOOR
NAPERVILLE IL 60540

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

MARQUETTE COMPANIES GALENA 47 LLC
135 WATER ST 4TH FLR
NAPERVILLE IL 60540

DALE L KONICEK LLC
6321 WALKER RD
YORKVILLE IL 60560

TWO STAR ENTERPRISES LLC
695 RTE 34
AURORA IL 60503

MARQUETTE COMPANIES GALENA 47 LLC
135 WATER ST 4TH FLR
NAPERVILLE IL 60540

TARA KING CANO
4593 B GARRITANO ST
YORKVILLE IL 60560

TORO MARILEX A CEJA VICTOR E TORO
10292 GALENA RD
BRISTOL IL 60512

SKYFALL EQUESTRIAN LLC
17 J ASHE RD
SUGAR GROVE IL 60554

SKYFALL EQUESTRIAN LLC
17 J ASHE RD
SUGAR GROVE IL 60554

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11843 GALENA RD
PLANO IL 60545

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N5119 HWY H
DEERBROOK WI 54424

ASHLEY M OLSEN
4567 GARRITANO ST UNIT C
YORKVILLE IL 60560

GUPTA SANJAY GUPTA SAMEER
3N982 WALT WHITMAN RD
SAINT CHARLES IL 60175

GALENA 47 LLC
175 SOUTH HIGHPOINT DRIVE
ROMEOVILLE IL 60446

PLANO 12127 B GALENA RD LLC ABIATHAR MGMT LLC
PLANO 12127 B GALENA RD LLC
1550 E BELTLINE AVE SE STE 150
GRAND RAPIDS MI 49506

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

KONICEK FAMILY LIMITED PARTNERSHIP
11843 GALENA RD
PLANO, IL, 60545

LEGACY FARM ESTATES LLC
8 HATHAWAY CRESCENT
AURORA IL 60506

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

STOREHOUSE PROPERTIES LLC
238 BRIARHEATH LN
NAPERVILLE IL 60565

MOORE ANNA C LANDOVITZ KEITH S
275 ASHE RD
PLANO IL 60545

TEQUILLA SUNRISE ENTERPRISES LLC
1107 S BRIDGE ST STE D
YORKVILLE IL 60560

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

MOORE ANNA C LANDOVITZ KEITH S
275 ASHE RD
PLANO IL 60545

MARQUETTE COMPANIES MPLIV10 LLC
135 WATER ST
NAPERVILLE IL 60540

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

DALE L KONICEK LLC
6321 WALKER RD
YORKVILLE IL 60560

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

JAMES S PAMELA A SECOR
10724 GALENA RD
BRISTOL IL 60512

DANIEL A CHARENE S NAGEL LIV TRUST
PO BOX 1069
SUGAR GROVE IL 60554

TWO STAR ENTERPRISES LLC
695 RTE 34
AURORA IL 60503

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

CHARLES D III LAURA M KASPER
17 P ASHE RD
SUGAR GROVE IL 60554

MOORE ANNA C LANDOVITZ KEITH S
275 ASHE RD
PLANO IL 60545

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

LATHAM-SCHLEINING TAMMI M SCHLEINING JOSHUA A
790 ELDAMAIN RD
PLANO IL 60545

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

%TAX DEPT SPEEDWAY LLC
539 S MAIN ST
FINDLAY OH 45840

LENNYS GAS N WASH YORKVILLE LLC
8200 W 185TH ST UNIT K
TINLEY PARK IL 60487

ZAVALA CELIA DEL SAGRARIO RENTERIA GALINDO FORTINO
980 ELDAMAIN RD
PLANO IL 60545

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

EDWARD A BARBARA SCHRAMM
N5119 HWY H
DEERBROOK WI 54424

GEORGE JR OSTREKO ET AL
1410 E BEECHER RD
BRISTOL IL 60512

YORKVILLE NEXUS III LLC
ATTN MATTHEW B GILBERT
837 W JUNIOR TERR
CHICAGO IL 60613

BRISTOL BAY CONDOMINIUM ASSOC
BRISTOL BAY COMMUNITIES
4582 ROSENWINKEL ST
YORKVILLE IL 60560

JOHN F CYNTHIA K UNDESSER
10326 GALENA RD
BRISTOL IL 60512

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

GILDARDO E RITA J RIOS
11018 GALENA RD
BRISTOL IL 60512

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

CASTLE BANK TRUST
10735 CHICAGO RD
WATERMAN IL 60556

STATE OF IL DEPT OF TRANS
700 E NORRIS DR
OTTAWA IL 61350

NICKOLOS R LINDA MARIA STEFFAN
4581 D GARRITANO ST
YORKVILLE IL 60560

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

PETER A CHERI L LO DESTRO TRUST
17A/17B ASHE RD
SUGAR GROVE IL 60554

%THOMAS POWELL SR CHICAGO TRUST COMPANY NA
12127 W EDGEWOOD DR
HOMER GLEN IL 60491

GUPTA SANJAY GUPTA SAMEER
3N982 WALT WHITMAN RD
SAINT CHARLES IL 60175

RICHARD A MARCIA I BRUMMEL
12340 FAXON RD
PLANO IL 60545

TRIPLE S LAND LLC
KENDALL COUNTY CONCRETE INC
695 ROUTE 34
AURORA IL 60504

ILLINOIS DEPT OF TRANSPORTATION
ATTN BUREAU OF LAND AQUISITION
201 CENTER CT
SCHAUMBURG IL 60196

DALE L KONICEK LLC
6321 WALKER RD
YORKVILLE IL 60560

JOHN F CYNTHIA K UNDESSER
10326 GALENA RD
BRISTOL IL 60512

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

JOHANA A BARRIOS
4561 D GARRITANO ST
YORKVILLE IL 60560

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

DAVID S LINDA K GLETTY
320 N OAK ST
WATERMAN IL 60556

JPSHANNON LLC
JOHN P BRYAN
PO BOX 998
AURORA IL 60507

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

BRISTOL BAY TOWNHOME ASSOC
ADVOCATE MANAGEMENT COMPANY
2272 95TH ST STE 313
NAPERVILLE IL 60564

JEFF MILROY MILROY FARMS LLC
287 WOODSTOCK AVE
GLEN ELLYN IL 60137

CASTLE BANK TRUST
10735 CHICAGO RD
WATERMAN IL 60556

null

DARREN R SPACAL
4573 D GARRITANO ST
YORKVILLE IL 60560

DONALD CAROL FIVE H LLC HAMMAN
13351 B FAXON RD
PLANO IL 60545

KENNETH A HART
4547 GARRITANO ST UNIT C
YORKVILLE IL 60560

%TAX DEPT SPEEDWAY LLC
539 S MAIN ST
FINDLAY OH 45840

GEORGE JR OSTREKO ET AL
1410 E BEECHER RD
BRISTOL IL 60512

STEPHANIE JOHNSON
4547 GARRITANO UNIT D
YORKVILLE IL 60560

GUS ALINA S ARGIRES
4587 D GARRITANO ST
YORKVILLE IL 60560

PHILLIP SCHINKOETH
4553 D GARRITANO ST
YORKVILLE IL 60560

HOWARTH ANGELA GRAY WHEELER JUSTIN EDWARD
4567 D GARRITANO ST
YORKVILLE IL 60560

URUETA MARIA MACDALENA ROSALES CAROLINA CITLALI
10346 GALENA RD
BRISTOL IL 60512

HAMSMITH HARRY KULAKOWSKI ANDREW KELLY
10326 GALENA RD
BRISTOL IL 60512

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

JENNIFER L RAKAS
10094 BASELINE RD
SUGAR GROVE IL 60554

JAMES M SEARS ET AL
27 N COOK ST
PLANO IL 60545

COUNTY OF KENDALL
CORNER OF BRIDGE GALENA RD
111 W FOX ST
YORKVILLE IL 60560

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

RONALDO B COLOMA
12900 ALPINE WAY
PLAINFIELD IL 60585

LATHAM-SCHLEINING TAMMI M SCHLEINING JOSHUA A
790 ELDAMAIN RD
PLANO IL 60545

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL IL 60512

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

PNC BANK NA CAPSTONE RESDEV LLC
ATTN 942000164
P O BOX 25999
SHAWNEE MISSION KS 66225

GREGORY PENSON
4581 B GARRITANO ST
YORKVILLE IL 60560

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

MARY AUER
1327 W BEECHER RD
BRISTOL IL 60512

UNITED CITY OF YORKVILLE
651 PRAIRIE POINTE DR
YORKVILLE IL 60560

THOMAS H III EUGENIA H CROSS
11 PARTRIDGE SQUARE
OSWEGO IL 60543

COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE IL 60181

DALE L KONICEK LLC
6321 WALKER RD
YORKVILLE IL 60560

JERRY G MARILEE FOLTZ
1010 W BEECHER RD
BRISTOL IL 60512

SPEEDWAY LLC
539 S MAIN ST
FINDLAY OH 45840

KONICEK FAMILY LIMITED PARTNERSHIP
11843 GALENA RD
PLANO IL 60545

EDWARD A BARBARA SCHRAMM
N5119 HWY H
DEERBROOK WI 54424

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE IL 60560

BRYAN HOLDINGS LLC
PO BOX 998
AURORA IL 60507

LAND AT LEGACY ESTATES LLC
17 ASHE RD LOT J
SUGAR GROVE IL 60554

GRUBE, ROBERT P 2011 TRUST ET AL
CAPS
801 WARRENVILLE RD STE 150
LISLE, IL, 60532-4328

J M FARM LLC DEBRA BAUMGARTNER
2506 N CLARK ST STE 2950
CHICAGO, IL, 60614-1849

J M FARM LLC DEBRA BAUMGARTNER
2506 N CLARK ST STE 2950
CHICAGO, IL, 60614-1849

J M FARM LLC DEBRA BAUMGARTNER
2506 N CLARK ST STE 2950
CHICAGO, IL, 60614-1849

FOTOPOULOS, ELIZABETH & NINA A
43W904 BASELINE RD
SUGAR GROVE, IL, 60554-9649

JERICHO CEMETERY ASSOCIATION %
RALPH HARKISON
PO BOX 3
BIG ROCK, IL, 60511

EILERT, JEFFRIES H DCLRN OF TRUST,
TRUSTEE
525 S EDGELAWN DR
AURORA, IL, 60506

EILERT, JEFFRIES H DCLRN OF TRUST,
TRUSTEE
525 S EDGELAWN DR
AURORA, IL, 60506

EILERT, JEFFRIES H DCLRN OF TRUST,
TRUSTEE
525 S EDGELAWN DR
AURORA, IL, 60506

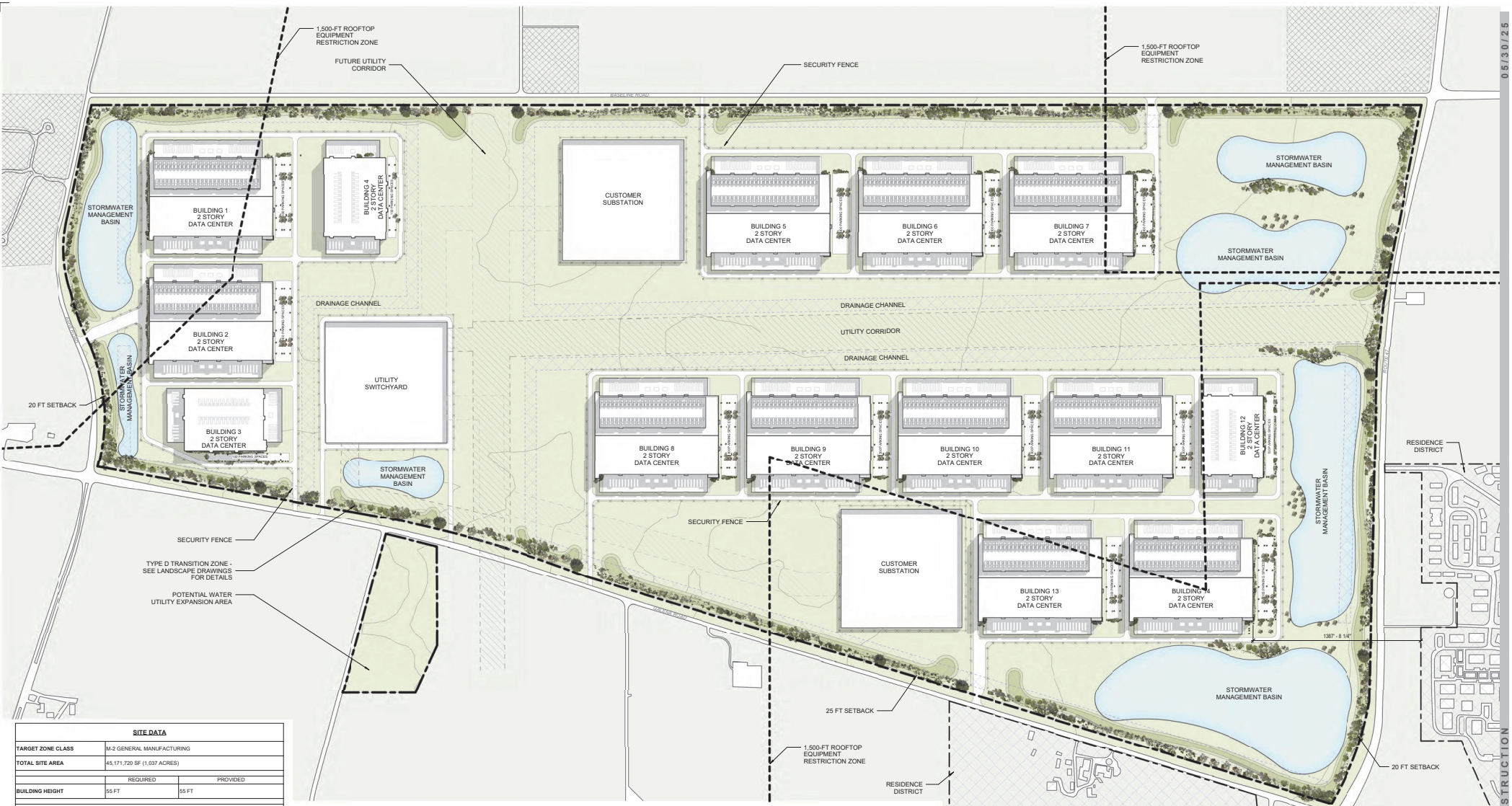
GRACE LAND LLC
9 BEL AIRE CT
BURR RIDGE, IL 60527-8382

JENNINGS, SUZANN M. TRUST
JAMES A SHERMAN
602B W 5TH AVE
NAPERVILLE, IL 60563-2902

HOMESTEAD LAND COMPANY LLC
1107 S BRIDGE ST, STE D
YORKVILLE, IL 60560-1747

ORMISTON, MAURICE E.
DCLRN TR #101 ET AL
11718 NEWARK RD
NEWARK, IL 60541-9236

SUGAR GROVE FAMILY FUN CENTER LLC
EDWARD PAROLEK
1099 DEERPATH RD
AURORA, IL 60506



SITE DATA

TARGET ZONE CLASS	M-2 GENERAL MANUFACTURING	
TOTAL SITE AREA	45,171,720 SF (1,037 ACRES)	
	REQUIRED	PROVIDED
BUILDING HEIGHT	55 FT	55 FT
SETBACKS		
FRONT	25 FT	25 FT
SIDE	MIN. 10% OF LOT DEPTH, MAX. 20FT	20 FT
REAR	0 FT	0 FT

*SETBACKS APPLY ONLY TO THE PERIMETER OF THE PROPERTY. IN THE EVENT THAT THE PROPERTY IS RESUBDIVIDED, THERE SHALL BE NO SETBACKS APPLICABLE TO INTERNAL LOT LINES.

PARKING		
DATA CENTER PARKING RATIO	0.3 SPACES PER 1,000 SF	
	REQUIRED	PROVIDED
PARKING SPACES	5,194	3,750
ACCESSIBLE PARKING SPACES	114	92
COVERAGE		
MINIMUM LOT SIZE	N/A	N/A
MAXIMUM LOT COVERAGE	85% (38,395,962 SF)	41% (18,552,808 SF)
MAXIMUM F.A.R.	N/A	N/A

BUILDING AREAS

PHASE	BUILDING NUMBER	FOOTPRINT AREA	TOTAL FLOOR AREA	HEIGHT (TOP OF BUILDING)	HEIGHT (TOP OF EQUIPMENT)
P1	BUILDING 1	680,600 SF	1,361,182 SF	55 FT	78 FT
P1	BUILDING 2	680,591 SF	1,361,182 SF	55 FT	78 FT
P1	BUILDING 3	390,000 SF	780,000 SF	55 FT	78 FT
P1	BUILDING 4	390,000 SF	780,000 SF	55 FT	78 FT
P3	BUILDING 5	680,591 SF	1,361,182 SF	55 FT	78 FT
P3	BUILDING 6	680,591 SF	1,361,182 SF	55 FT	78 FT
P3	BUILDING 7	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 8	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 9	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 10	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 11	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 12	390,000 SF	780,000 SF	55 FT	78 FT
P2	BUILDING 13	680,591 SF	1,361,182 SF	55 FT	78 FT
P2	BUILDING 14	680,591 SF	1,361,182 SF	55 FT	78 FT
	TOTAL	8,656,501 SF	17,313,002 SF	N/A	N/A

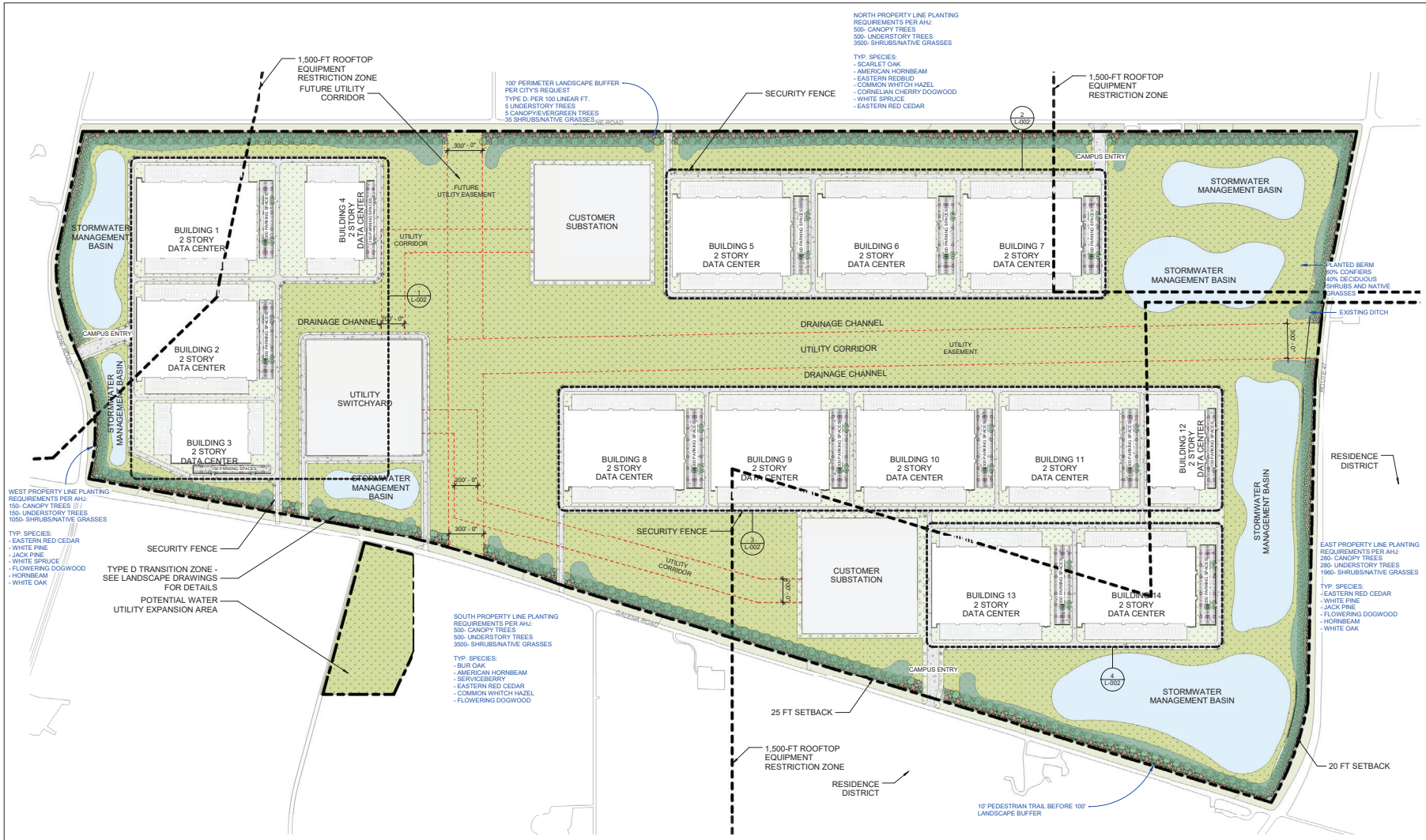
05/30/25

PRELIMINARY - NOT FOR CONSTRUCTION

PIONEER DEVELOPMENT

SITE PLAN

BURNS McDONNELL. Marquiles Hoelzli Architecture



1 CAMPUS PLAN Copy 1
1" = 400'-0"

LANDSCAPE SURFACING LEGEND

- 100' TRANSITIONAL TYPE D LANDSCAPE BUFFER
- BUILDING FOUNDATION LANDSCAPE ZONE
- PARKING AREA PERIMETER LANDSCAPE ZONE
- LANDSCAPE SEEDING/PLANTING - SOD
- LANDSCAPE SEEDING/PLANTING - PRAIRIE MIX

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revisions

no.	date	description

keyplan

registration

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BURNS McDONNELL

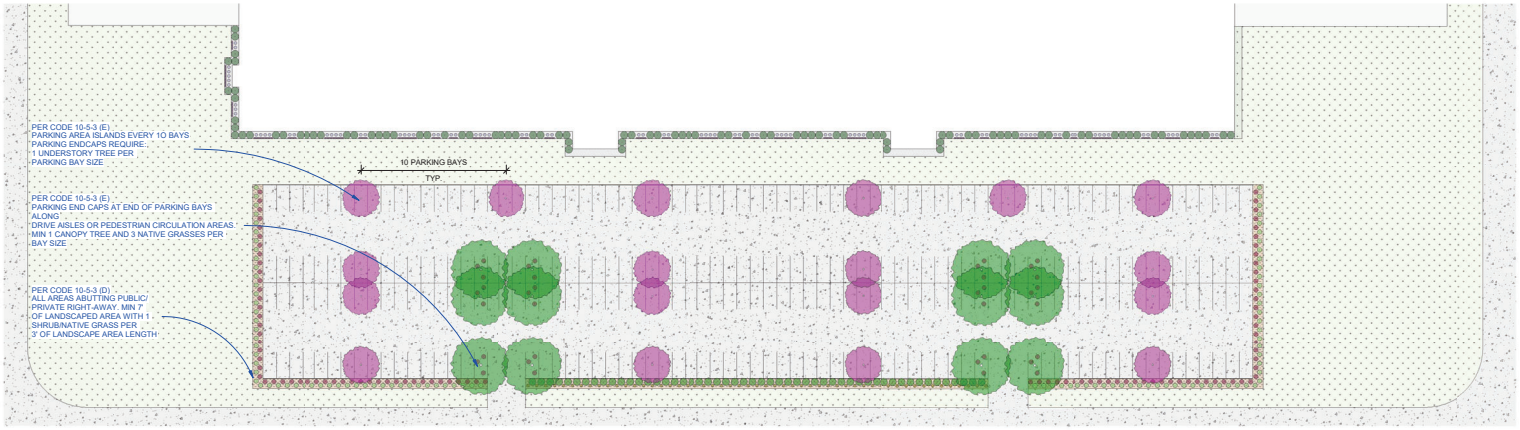
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03/13/25

CONFIDENTIAL

project
Project Name

sheet title
CAMPUS PLAN MARK-UP

sheet number
NA1



1 ENLARGED ENTRY PLAN - DC 1 PARKING PLANTING
1" = 40'-0"

PARKING LOT PERIMETER LANDSCAPE ZONE REQUIREMENTS

1. LOCATION: ALL OFF-STREET PARKING AREAS WHICH ABUT A PUBLIC OR PRIVATE RIGHT-OF-WAY, EXCLUDING ALLEYS, SHALL INCLUDE LANDSCAPE AND TREES AS REQUIRED BY THIS SECTION LOCATED BETWEEN THE BACK OF CURB OF THE OFF-STREET PARKING AREA AND THE RIGHT-OF-WAY.

2. RIMETER LANDSCAPE SHALL BE ESTABLISHED ALONG THE EDGE OF THE OFF-STREET PARKING AREA AND HAVE A MINIMUM WIDTH OF SEVEN (7) FEET AS MEASURED FROM THE BACK OF CURB OF THE OFF-STREET PARKING AREA, TO ACCOMMODATE VEHICLE BUMPER OVERHANG AND ENSURE PLANTING AREAS THAT ARE ADEQUATE IN SIZE.
A. ONE (1) SHRUB OR NATIVE GRASSES SHALL BE PLANTED FOR EVERY THREE (3) FEET OF LANDSCAPE AREA LENGTH.
B. LANDSCAPED AREAS OUTSIDE OF SHRUBS/NATIVE GRASSES AND TREE MASSES SHALL BE PLANTED IN FINISHED GROUNDCOVER INCLUDING MULCH OR STONEWORK.

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revisions

no.	date	description

keyplan

registration

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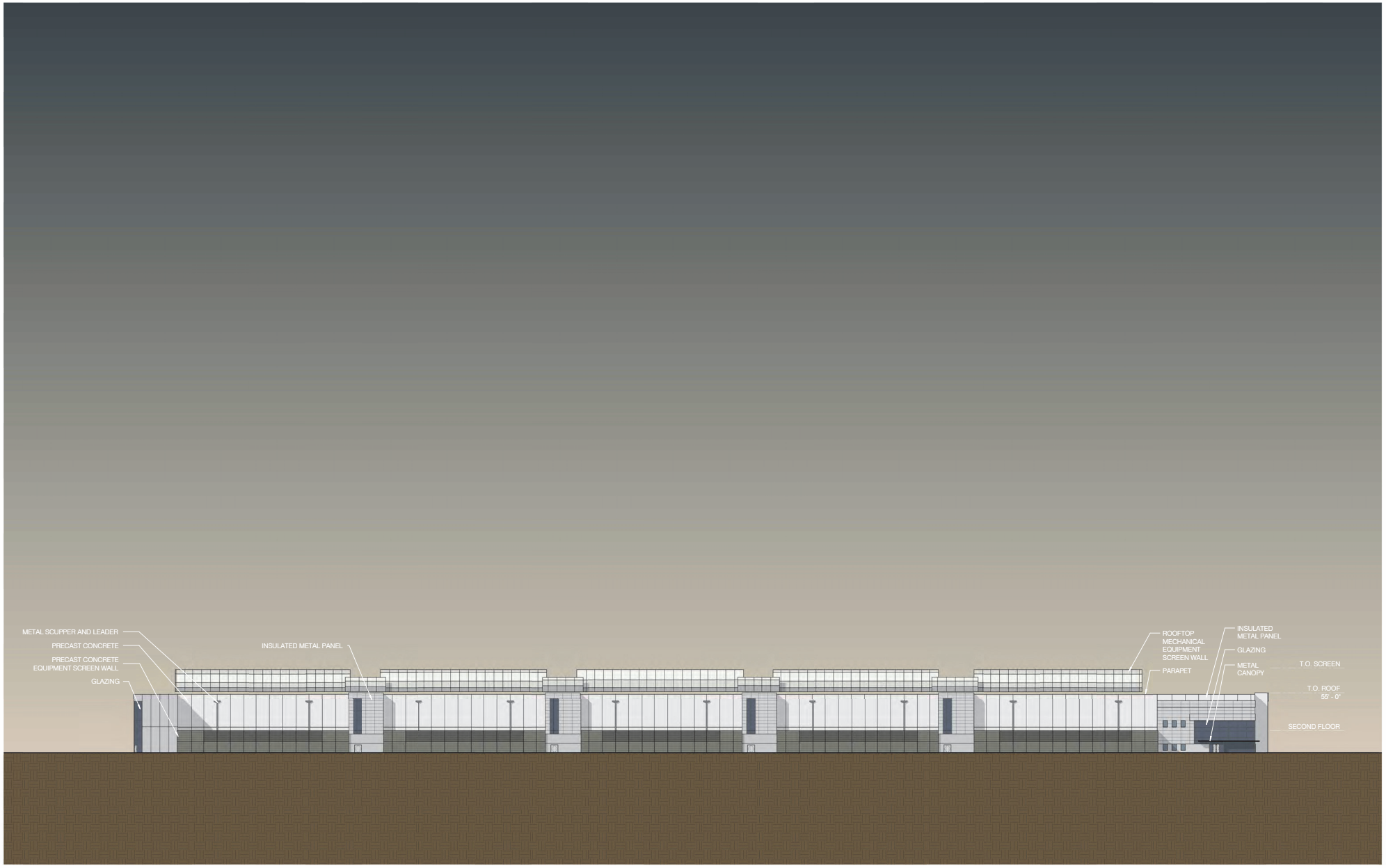
date
03/13/25

CONFIDENTIAL

project
Project Name

sheet title
ENLARGED ENTRY PLANS DC1-DC2
MARK-UPS

sheet number
NA2



ELEVATION LEGEND

PRECAST CONCRETE PANEL OR SIMILAR - LIGHT GREY

INSULATED METAL PANEL OR SIMILAR - MEDIUM GREY

GLAZING

PRECAST CONCRETE EQUIPMENT SCREEN WALL

PROJECT CARDINAL

A-2

PIONEER DEVELOPMENT

SOUTH ELEVATION

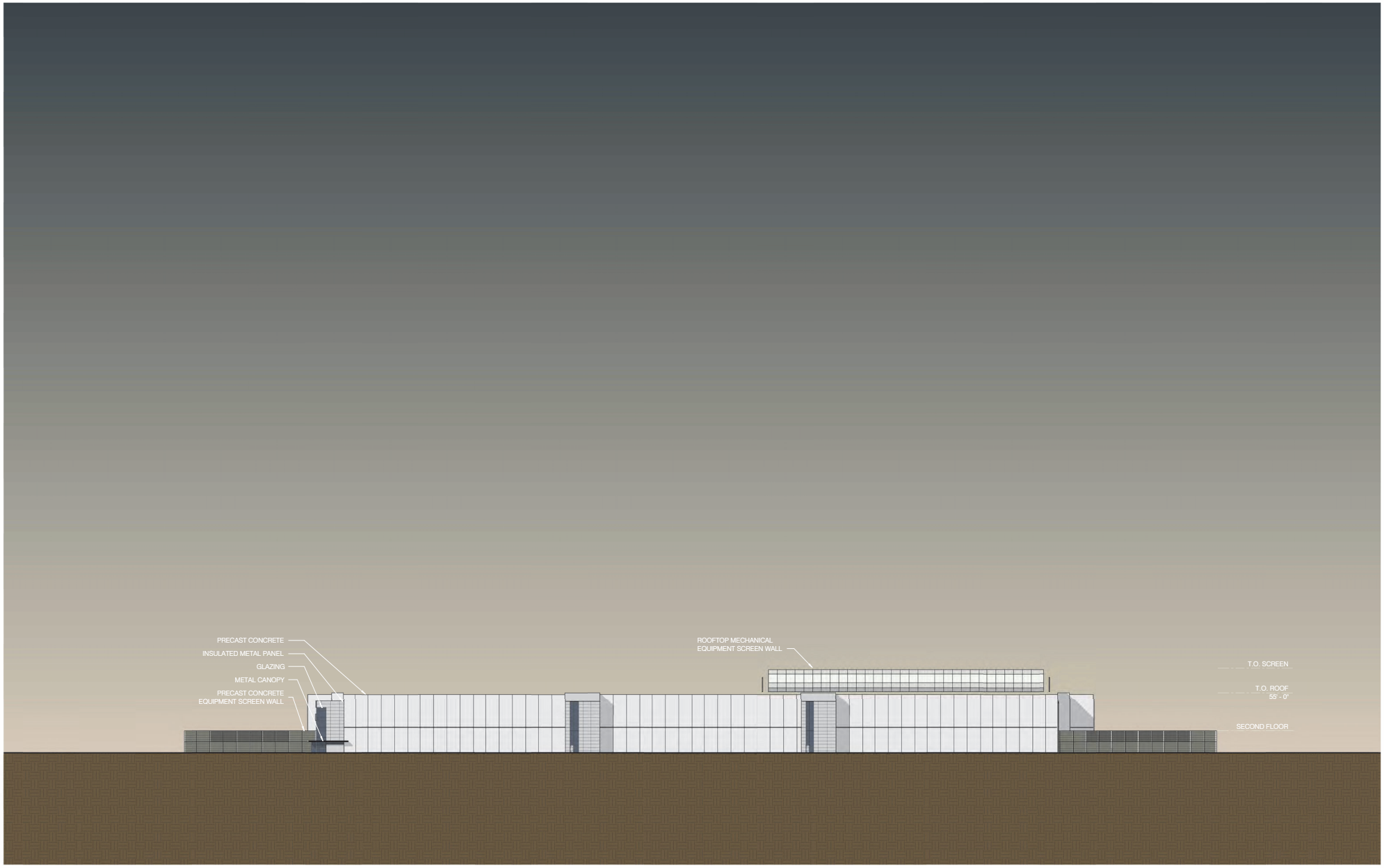
EXTERNAL FACING

BURNS McDONNELL

Marquiles Hoelzli Architecture

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PRELIMINARY - NOT FOR CONSTRUCTION



ELEVATION LEGEND

PRECAST CONCRETE PANEL OR SIMILAR - LIGHT GREY

INSULATED METAL PANEL OR SIMILAR - MEDIUM GREY

GLAZING

PRECAST CONCRETE EQUIPMENT SCREEN WALL

PROJECT CARDINAL

A-3

PIONEER DEVELOPMENT

EAST ELEVATION

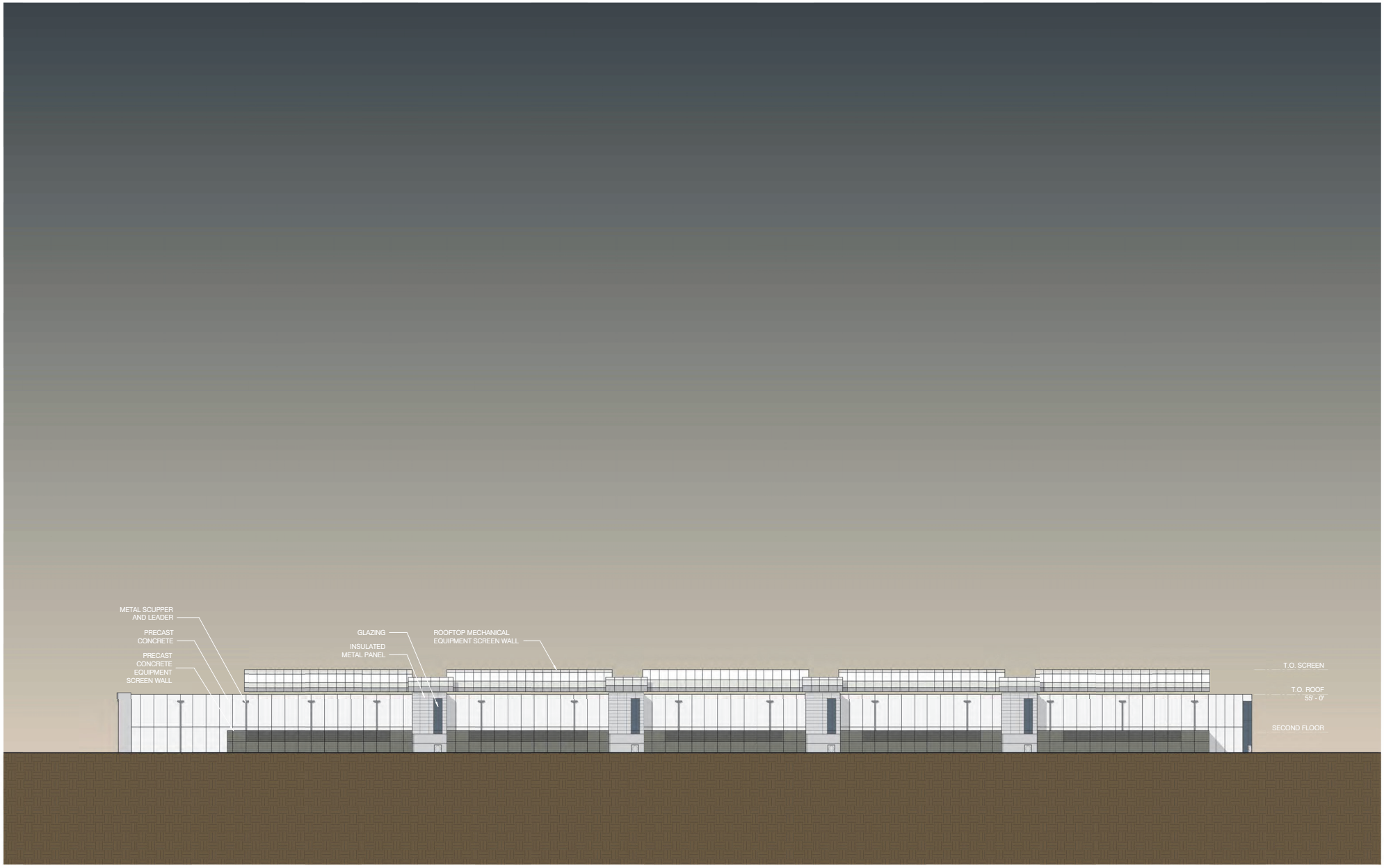
EXTERNAL FACING

BURNS McDONNELL

Marquilles Hoelzli Architecture

05/30/25

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ELEVATION LEGEND

PRECAST CONCRETE PANEL OR SIMILAR - LIGHT GREY

INSULATED METAL PANEL OR SIMILAR - MEDIUM GREY

GLAZING

PRECAST CONCRETE EQUIPMENT SCREEN WALL

PROJECT CARDINAL

A-4

PIONEER DEVELOPMENT

NORTH ELEVATION

INTERNAL FACING

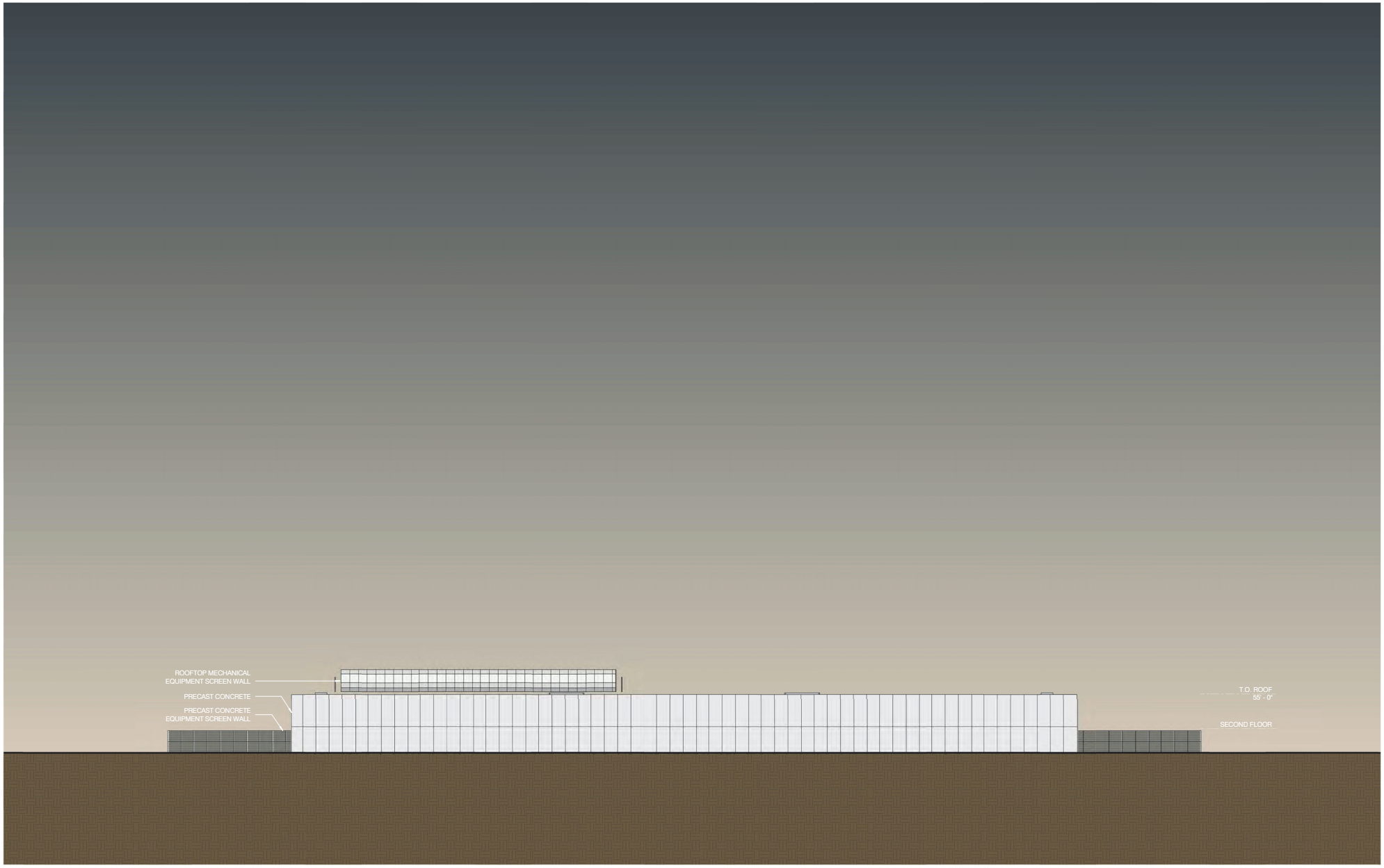
BURNS McDONNELL

Marqulies Hoelzli Architecture

O2

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ELEVATION LEGEND

PRECAST CONCRETE PANEL OR SIMILAR - LIGHT GREY

INSULATED METAL PANEL OR SIMILAR - MEDIUM GREY

GLAZING

PRECAST CONCRETE EQUIPMENT SCREEN WALL

PROJECT CARDINAL

A-5

PIONEER DEVELOPMENT

WEST ELEVATION

INTERNAL FACING

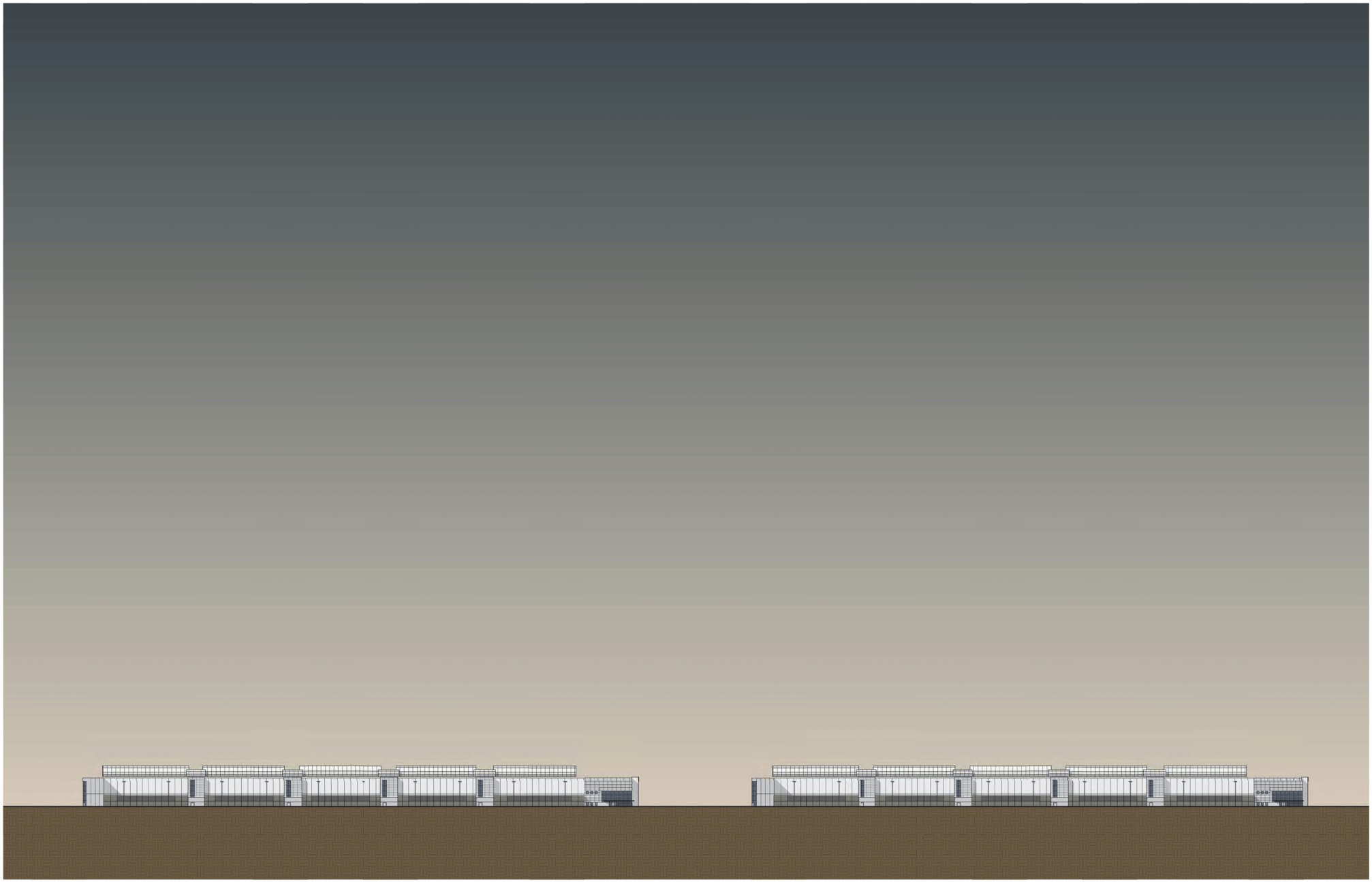
BURNS McDONNELL

Marqulies Hoelzli Architecture

O2

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PROJECT CARDINAL

A-6

PIONEER DEVELOPMENT

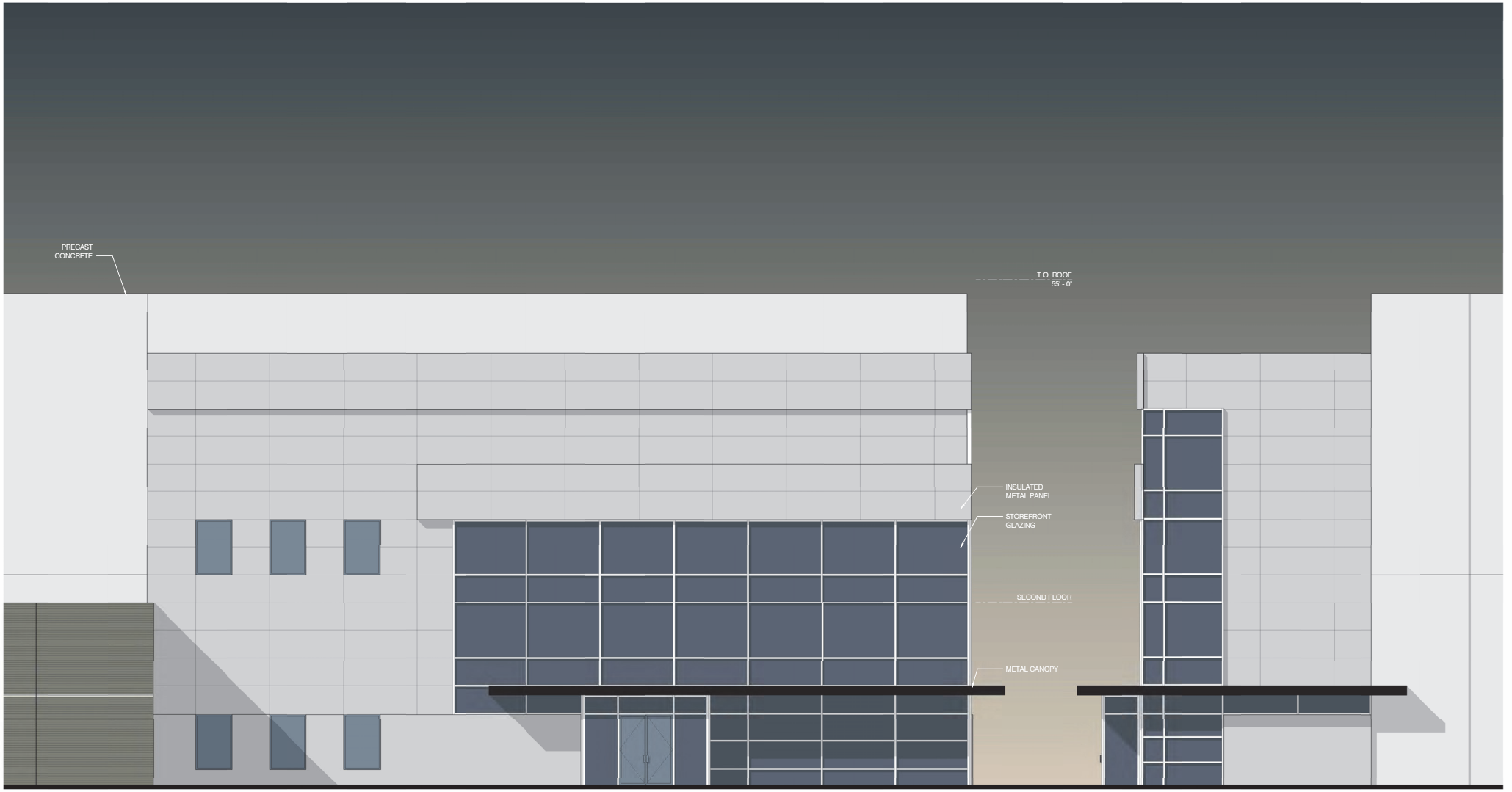
SOUTH ELEVATIONS

BURNS McDONNELL

Marqulies Hoelzli Architecture

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PROJECT CARDINAL

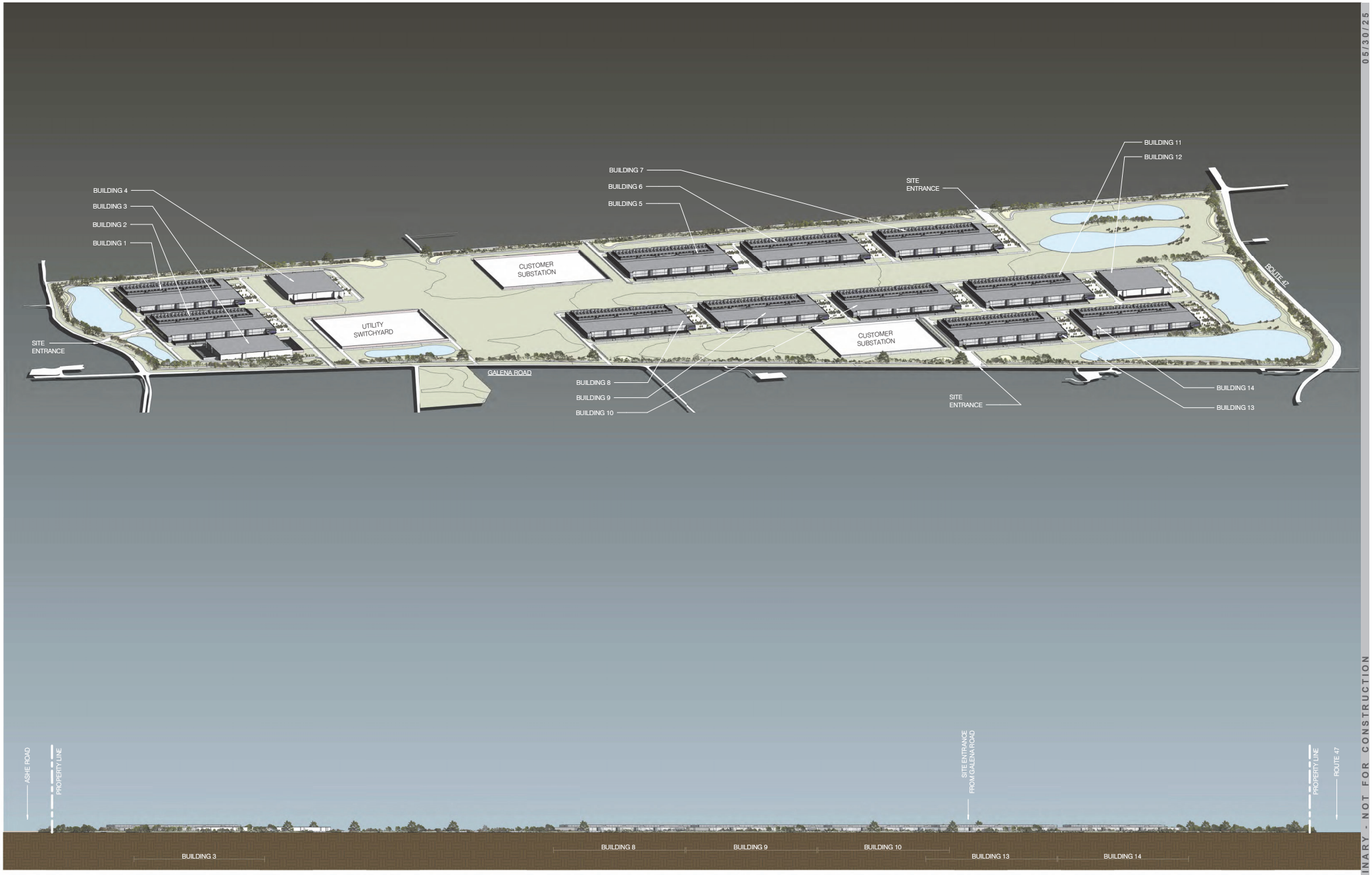
A-7

PIONEER DEVELOPMENT

FRONT OF HOUSE

BURNS McDONNELL

Marqulies Hoelzli Architecture



1 SOUTH SITE ELEVATION - FROM GALENA ROAD
SCALE: 1" = 300'-0"

PROJECT CARDINAL

A-8

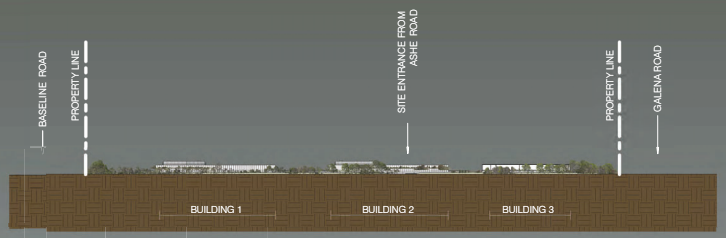
PIONEER DEVELOPMENT

SITE ELEVATION

BURNS McDONNELL. Marquies Hoelzli Architecture

05/30/25

PRELIMINARY - NOT FOR CONSTRUCTION



WEST SITE ELEVATION - FROM ASHE ROAD
SCALE: 1" = 300'-0"



2 EAST SITE ELEVATION - FROM ROUTE 47
SCALE: 1" = 300'-0"



3 NORTH SITE ELEVATION - FROM BASELINE ROAD
SCALE: 1" = 300'-0"

05/30/25

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PROJECT CARDINAL

A-9

PIONEER DEVELOPMENT

SITE ELEVATION

BURNS McDONNELL. Marquies Hoelzli Architecture

Methodology Memorandum

Project Understanding

The proposed industrial development is in the City of Yorkville and District 3 of the Illinois Department of Transportation. The site is generally located south of Baseline Road, North of Galena Road, east of Elda main Road, and west of IL 47. The project site is adjacent to both City and State maintained roadways which will require coordination with both interties.

The purposes of the Traffic Impact Analysis (TIA) are to evaluate proposed traffic conditions under build and no-build conditions as it pertains to the proposed development. The TIA will be developed in accordance with the TIA Guidelines contained within the Yorkville, IL Unified Development Ordinance. The proposed scope of services will be performed for normal operating time periods and peak operating time periods.

Scope of Services

The following sections detail the proposed scope of work. The following guidelines will be followed in the preparation of the traffic impact analysis:

- Highway Capacity Manual, 7th Edition
- Institute of Transportation Engineers Trip Generation Manual, 11th Edition
- Yorkville, IL Unified Development Ordinance Traffic Study Guidelines
- IDOT Bureau of Design and Environmental Manual

Project Information

The proposed project site consists of approximately 1,000 acres of Data Center and supporting utility land uses. Two sizes of Data Center buildings are planned for the proposed development, consisting of fourteen (14) total buildings. These include:

- Eleven (11) Data Centers at approximately 1,361,200 SF each
- Three (3) Data Centers at approximately 780,000 SF each

The proposed project site location in relation to Yorkville, IL and Montgomery, IL is shown in Figure 1. A Preliminary Site Plan is shown in Figure 2, depicting general footprint and proposed access locations for the development.

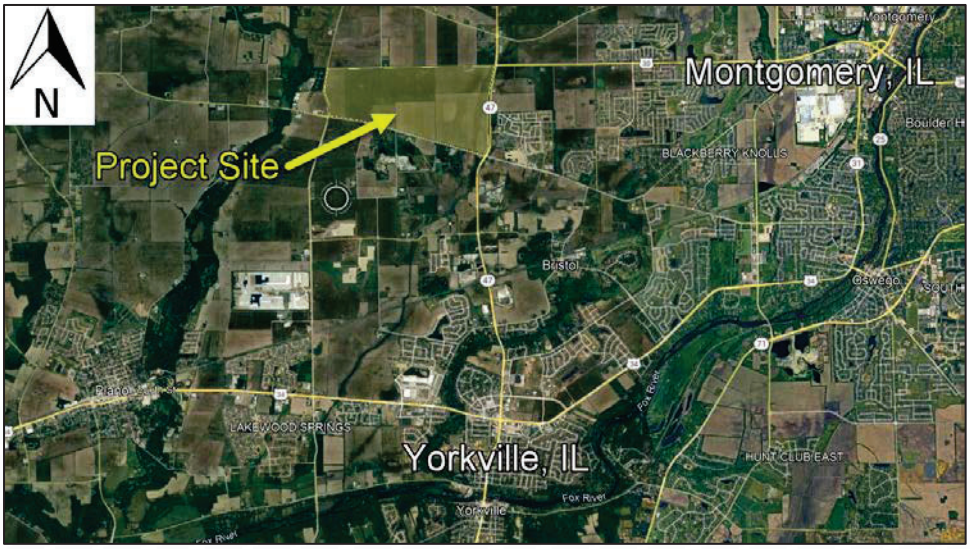


Figure 1: Project Site Location

Definition of the Study Area

The proposed project site is abutted by three IDOT classified roadways and one locally classified roadway, including:

- Hwy 47 – Classified as a Other Principal Arterial by IDOT
- Galena Road – Classified as a Minor Arterial by IDOT
- Ashe Road – Classified as a Minor Arterial by IDOT
- Baseline Road – Classified as a Local Street by IDOT

Figure 3 depicts the surrounding roadways as classified by IDOT.

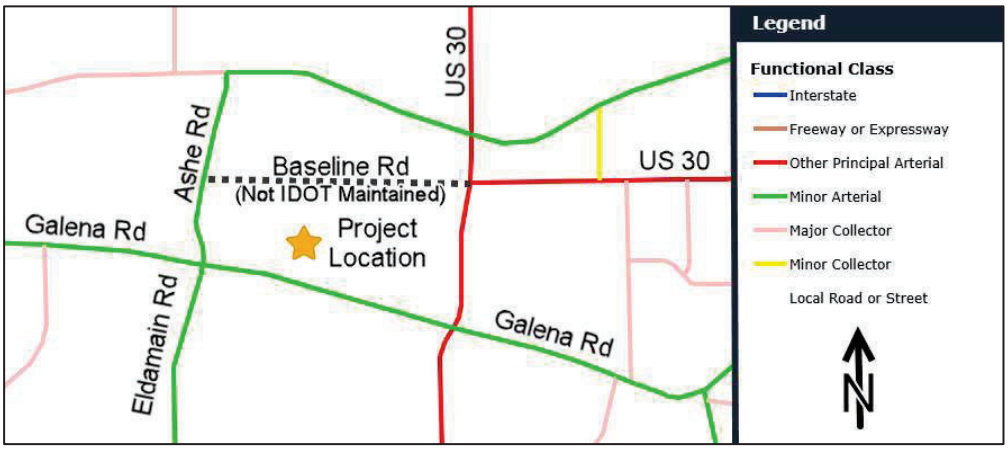


Figure 3: IDOT Roadway Classifications

Additionally, abutting roadways to the project site are maintained by the following agencies, according to the IDOT Roadway Jurisdiction Map:

- Hwy 47 – Maintained by IDOT
- Galena Road – Maintained by Kendall County
- Ashe Road – Maintained by Kendall County
- Baseline Road – Maintained by Yorkville, IL

Traffic Data Collection

Traffic data collection will be performed for the periods from 7:00 AM-9:00 AM and 4:00 PM-6:00 PM at the following locations:

- Study Int #1 – Eldamain Road at Baseline Road
- Study Int #2 – IL 47 at Baseline Road
- Study Int #3 – IL 47 at Galena Road
- Study Int #4 – Eldamain Road at Galena Road

Trip Generation Data

Trips generated by the proposed development were calculated based upon the intended land use and density. Generated trips were calculated per Institute of Transportation Engineers (ITE) trip generation methodologies utilizing the current *ITE Trip Generation Manual, 11th Edition*. For the purposes of this assessment, Land Use Code 160 – Data Center was referenced. Table 1summarizes resulting trip generation projections for the proposed development considering each building's respective size and quantity.

Table 1: ITE Trip Generation Calculations

Development		Units	AM Hour			PM Hour		
Number of Buildings	KSF	Daily*	Total*	In*	Out*	Total*	In**	Out**
11	1,361.2	1,348	171	94	77	144	43	101
3	780	772	96	53	43	80	24	56
Total		**17,144**	**2,169**	**1,193**	**976**	**1,824**	**545**	**1,279**

Note: Trip Generation Calculations Presented per Building

* Average Rate - Referenced Average Rate Equation based on few numbers of studies and less than 0.75 R^2

- Weekday: Trips = 0.99 x (Units)
- Weekday, AM Peak Hour of Adjacent Street: Trips = 0.11 x (Units)
- Weekday, PM Peak Hour of Adjacent Street: Trips = 0.09 x (Units)

** Fitted Curve – Referenced Fitted Curve Equation based on an R^2 greater than 0.75

- Weekday, AM Peak Hour of Adjacent Street: Trips = 0.13 x (Units) – 5.63
- Weekday, PM Peak Hour of Adjacent Street: Trips = 0.11 x (Units) – 5.65

Trip Distribution Assumptions

Trip distribution for the Traffic Study will be approached through review of historical traffic volumes and collected intersection turning movement counts and based on the weighting of traffic demand from currently serviced volumes. Figure 4 depicts the most recent average daily traffic volume data available on IDOT's online data portal.

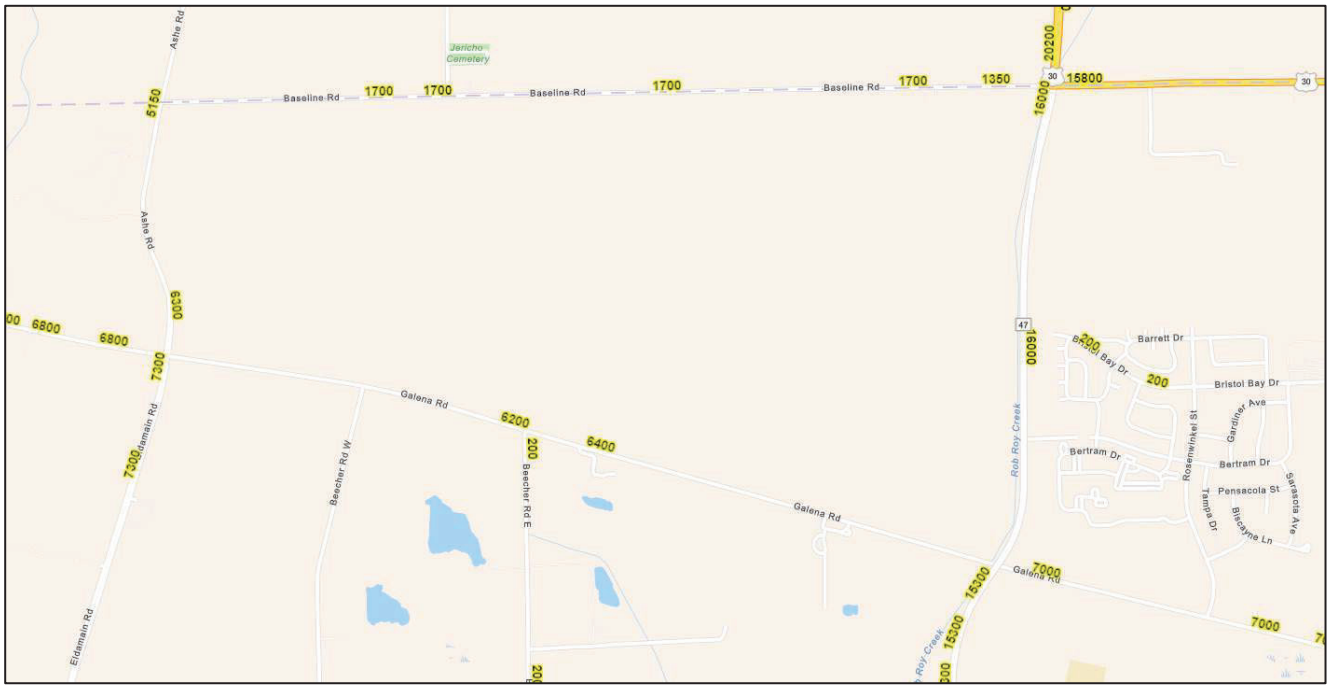


Figure 4: IDOT Average Annual Daily Traffic Volume [Accessed March 13th, 2025]

Background Growth Rate Determination

Future background traffic volume growth is anticipated to be based on correspondence with the Chicago Metropolitan Agency for Planning (CMAP). Following the Traffic Study Scoping Meeting, a request for CMAP growth rates will be prepared. No other area developments are known at this time. Potential area developments that could impact the study area will be requested during the Traffic Study Scoping Meeting.

Intersection Capacity Analysis

Intersection capacity analysis will be performed to *Highway Capacity Manual* methodologies using TrafficWare Synchro version 12. Analysis output files will be provided within the appendix of the report. A target LOS of D or better will be referenced for the purpose of considering traffic mitigation strategies.

As part of the Traffic Study Scoping meeting, existing traffic signal timing sheets within the study area will be requested. In the event that traffic signal timings are not made available, the project team will reference the collected video-based traffic counts to observe typical existing traffic signal cycle-lengths and optimize software traffic signal timings to the phasing splits.

Traffic Analysis Development

The Traffic Study will be prepared according to the following outline:

I. **Introduction**
II. **Project Conditions**
    a. Land Uses
    b. Roadway System
    c. Traffic volumes
    d. Proposed Development
        i. Land Use Development
        ii. Roadway Development
III. **Traffic Forecasts**
    a. Project Traffic Volumes
        i. Trip Generation
        ii. Trip Distribution and Assignment
    b. Background Traffic Volumes
    c. Future Traffic Volumes
IV. **Traffic Analysis**
    a. Auxiliary Lane Analysis
    b. Traffic Signal Warrant Analysis (if necessary)
    c. Capacity Analysis
        i. Existing Scenario
        ii. Background Scenario
        iii. Future with Project Scenario
        iv. Potential Mitigation Scenario
    d. Queue Length Analysis
    e. Site Circulation
    f. Proposed Lane Configuration
V. **Conclusions**

United City of Yorkville

County Seat of Kendall County
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-8545
Website: www.yorkville.il.us

April 11, 2025

Mr. Matt McCarron
Pioneer Development, LLC
30 N. Gould Street
#38989
Sheridan, Wyoming 82801

(VIA E-MAIL MATT@CIRRUSFARMS.COM)

RE: Project Cardinal Data Center – Annex, Rezone, PUD & Preliminary PUD Plan Approval
Plan Council Meeting Follow-Up

Dear Mr. McCarron,

This correspondence is intended to follow-up on the recent Plan Council meeting held yesterday to discuss the applications for Annexation, Rezone (Map Amendment), Preliminary PUD Plan, and Planned Unit Development (PUD) approval for the above referenced project. Per that discussion, below are the comments presented during the meeting for which additional information, and/or a written response was requested.

GENERAL APPLICATION COMMENTS:

1. Petitioner will provide updated Exhibit 'B" to applications adding the fourteen (14) parcels and property owners within 500 feet of the subject property located within Kane County.

   Zoning counsel has updated Exhibit B to include all required Kane County parcels and property owners within 500 feet.

GENERAL ANNEXATION COMMENTS:

2. Petitioner will provide updated applications or ownership status related to the Schramm parcels along IL Rte. 47 (#02-04-100-014 and #02-04-100-009), as well as the two (2) residential parcels located on Baseline Road (#02-05-200-004 Maldonado and #02-05-200-001 Rakas).

   We are actively negotiating with all three referenced landowners. These parcels are reserved strictly as buffer areas with related landscaping. No facilities will be constructed on these parcels, and they are not required for the development or operation of our project.

PRELIMINARY PUD PLAN COMMENTS:

3. Petitioner will provide a detailed phasing schedule table as a separate document or be depicted on a revised Site Plan.

   The intended phasing schedule is included on the updated site plan.

Petitioner will provide dimensioned distances in feet (US) of proposed data center buildings/structures to the adjacent property lines on a revised Site Plan.

Surveyed dimensioned setbacks from proposed buildings to adjacent property lines are in preparation and will be submitted prior to the hearing. Preliminary distances are shown on the updated site plan.

4. Petitioner will provide dimensioned distances in feet (US) of proposed data center buildings/structures to the nearest existing residential or commercial structures on a revised Site Plan.

   An exhibit showing dimensioned distances from proposed buildings to property lines is being prepared and will be provided prior to the public hearing. Preliminary distances are included on the updated site plan.

   Petitioner will confirm if they intend to meet the recommended maximum overall height for data center buildings within 1,500 feet of a residential structure be 70 feet, inclusive of rooftop equipment, or if they intend to proceed with the currently proposed 78-foot overall building height

   Our current site plan proposes a maximum building height of 55 feet, with rooftop mechanical equipment fully screened by architecturally integrated parapets, resulting in an aesthetically cohesive total height of approximately 78 feet for buildings within 1,500 feet of existing residential structures. Given the substantial setbacks already incorporated, we believe the proposed blanket 70-foot height restriction across this entire buffer is unnecessarily restrictive. We are committed to providing similarly integrated parapet screening for all buildings within this buffer to ensure visual consistency and minimize impacts.

   For context, data centers in Ashburn, Virginia commonly reach heights of approximately 80 feet, typically with residential setbacks around 250–300 feet. Similarly, Elk Grove Village recently approved a data center campus with building heights up to 120 feet and residential setbacks ranging from approximately 175 to 300 feet.

   Based on these precedents, our proposed building heights, substantial setbacks, and consistent architectural screening clearly align with or exceed established industry and regional standards.

5. Petitioner will confirm if they intend to accommodate the recommended extension of E. Beecher Road north through the project site to Baseline Road and aligning with Mighell Road.

   The extension of E. Beecher Road through the site will not be accommodated.

6. Petitioner will address roadway alignments recommended by City Engineer on a revised Site Plan *(Note: attached is the Floodplain Exhibit referenced in the initial Engineering Review letter dated April 4, 2025 prepared by EEI, but not included).*

   Our engineering team is in ongoing discussions with Kendall County regarding site access and roadway alignments. Any revisions resulting from this coordination will be provided when available.

7. Petitioner will indicate the recommended easements for trails and proposed sidewalks on an updated Site Plan.

   Necessary site plan adjustments have been made to accommodate this request.

8. Petitioner will confirm if they intend to install the infrastructure for the required minimum 104 electric vehicle charging stations. If so, must be noted in the Parking Data table on revised Site Plan. If not, Petitioner to confirm the number of electric vehicle (EV) charging stations proposed, if any, and the City will provide an estimate of cost per installation for fee-in-lieu.

   The campus will accommodate 104 EV charging stations. Fee-in-lieu will be paid for any stations not installed, consistent with City requirements.

9. Petitioner will provide a traffic study and traffic management plan.

   A preliminary traffic study memo has been provided. The full traffic study and management plan are currently in progress and will be submitted prior to the public hearing. We do not anticipate that any adjustments to ingress or egress locations will materially impact the preliminary study's findings.

10. Petitioner shall provide a landscape detail on a revised Site Plan or separate Landscape Plan indicating the proposed areas they seek relief from the recommended eight (8) foot tall berm within the required 100-foot landscape buffer. Architectural renderings or illustrative view shed exhibits are highly recommended to demonstrate the proposed vegetative screening in the areas seeking relief.

    An undulating berm with a minimum height of 8 feet will be provided where required. In areas where achieving full berm height is not feasible (e.g., utility corridors), alternate landscape screening will be implemented. Updated exhibits and renderings have been provided.

11. Petitioner shall provide building elevation plans detailing proposed exterior building materials and illustrating a revised façade incorporating greater architectural articulation, variation in materials, and a more dynamic color palette. This is highly recommended for buildings visible from Route 47 as well as those buildings which might have frontage along a central roadway should E. Beecher go through the site.

    Updated architectural elevations and renderings have been provided.

12. Petitioner shall provide a pre-construction/existing conditions noise study of subject property and narrative of mitigation steps they intend to employ to ensure compliance with the City's noise ordinance standards.

    We acknowledge the City's updated request for a comprehensive noise study dated 5/30. As previously noted, given ongoing refinements to our preliminary site plan, it is not practical or feasible to conduct this study at this stage. Additionally, we have concerns that introducing new requirements after our application has already been submitted, particularly given that our preliminary entitlement is scheduled for consideration within a month, is neither typical nor equitable. It is standard industry and municipal practice for detailed noise studies to be conducted prior to permitting, not during preliminary approvals, especially since equipment specifications continue to evolve. By the time we procure mechanical equipment in the coming years, advances in noise mitigation technology may further reduce potential noise impacts. Consistent with this practice, a detailed third-party consultant noise report will be provided prior to permitting once the site plan and equipment details are finalized. Our current plans already incorporate significant setbacks, undulating berms, enhanced landscaping, and

precast equipment screening added in response to feedback, and we do not anticipate any compliance issues with the City's noise ordinance.

13. Petitioner shall provide more detailed information regarding the size, placement, and intended use for proposed water tanks south of the Data Center development.

    Given our recent transition to a waterless design, we no longer propose water tanks on the parcel south of Galena. This parcel remains reserved on the updated site plan for potential future utility use, subject to separate approval, and will remain open green space in the interim.

    Petitioner shall provide a photometric plan for the intended data center and water tank sites.

    A preliminary photometric plan complying with City requirements is being prepared and will be submitted prior to the public hearing.

DEVELOPMENT OFFSETS:

14. Petitioner is requested to provide the planned average and maximum day water use for the development. The anticipated sanitary sewer flows should also be provided. These numbers will then be used to determine the infrastructure needed to serve this development.
    Previously provided water and sewer demand figures reflect the project's maximum anticipated usage.
    Petitioner is requested to provide estimates of utility taxes and property taxes expected to be generated per building.

    At full buildout, estimated annual property tax revenue is approximately $60,000 per acre and annual utility tax revenue approximately $100,000 per acre. These estimates may be adjusted based on applicable Illinois Data Center Investment Program exemptions or other negotiated incentives.

    Regarding the requested contributions for entryway/gateway signage, regional park development, and other discussed community investments, staff plans to provide a total estimated amount and a per-acre fee for each data center developer, proportionate to the scale and impact of their respective developments. A detailed estimate from the City is forthcoming and will be provided to the Petitioner in advance of the EDC meeting for their consideration.

    We are awaiting City estimates for park development, signage, and related community investments. These contributions will be addressed in a separate agreement prior to permitting.

COMMUNITY MEETING COMMENTS:

15. While not discussed in the meeting, per Section 10-8-5-B-1-a of the Unified Development Ordinance, a community meeting conducted by the petitioner of area/neighborhood property owners, explaining the proposed data center campus development, at their own expense and at a location of their choosing may be required prior to the Planning and Zoning Commission public hearing date.

    a. Accordingly, the Petitioner will reach out to homeowners in the Bristol Bay Subdivision (east), Equestrian Estates at Legacy Farms (west), and various adjacent properties along Baseline Road, Eldamain Road, and Galena Road prior to the City Council and Planning

and Zoning Commission (PZC) public hearings to present the plan and gather feedback from residents.

We have conducted a meeting with Equestrian Estates, and the Bristol Bay meeting has been rescheduled to 6/5 due to a scheduling conflict with their board. We remain receptive to community feedback and committed to working with stakeholders to address concerns and protect neighborhood quality of life.

NOTE: The schedule of meetings is tentative in nature. We understand that your internal timeline for producing some of the requested information may extend beyond the proposed meeting schedule and may require adjustments; however, staff intends to work collaboratively to maintain progress and align timelines as closely as possible to keep the review process moving forward.

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING ON AN ANNEXATION AGREEMENT BEFORE UNITED CITY OF YORKVILLE CITY COUNCIL

NOTICE IS HEREBY GIVEN THAT Pioneer Development, LLC, as the petitioner and contract purchaser, along with property owners Sanjay and Sameer Gupta, Dale L. Konicek, LLC, and The Konicek Family Limited Partnership, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting annexation pursuant to an annexation agreement of a tract of property into the City's municipal boundary. The subject property consists of seven (7) parcels totaling approximately 305 acres and is generally located northwest of IL Route 47 and Galena Road, south of Baseline Road, and east of Ashe Road. The land is currently undeveloped and used for farming. The purpose of this annexation is to allow for a future data center development.

The legal description of the subject parcels are as follows:

02-05-200-007

THAT PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE GOVERNMENT SURVEY OF SAID SECTION 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST 40 CHAINS (RECORD), 2652.01 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 38 1/2 LINKS (RECORD), 24.51 FEET (MEASURED) TO THE SOUTH BANK OF A DITCH; THENCE SOUTH 89 DEGREES 30 MINUTES EAST (RECORD), NORTH 88 DEGREES 05 MINUTES 41 SECONDS EAST (MEASURED), 2593.76 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, 232.55 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 68.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 57 MINUTES 33 SECONDS EAST, 68.88 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 265.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 57.84 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

02-05-100-003 & 02-05-100-005

THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST, LYING NORTHERLY OF A LINE EXTENDING EASTERLY FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, 2316 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 5, TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 2326.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION AND LYING SOUTHERLY OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY LINE PURSUANT TO DOCUMENT 732720, IN KENDALL COUNTY, ILLINOIS.

02-06-200-003

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2460.05 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339, BY A DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72467 TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 35339, WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 27 SECONDS TO THE LEFT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH 90 DEGREES 25 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 366.94 FEET, THENCE EASTERLY 88 DEGREES 43 MINUTES 04 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 809.73 FEET TO THE EAST LINE OF SAID SECTION 6, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS. AND ALSO THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2474.60 FEET FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 57 MINUTES 19 SECONDS TO THE RIGHT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 812.66 FEET, THENCE NORTH ALONG A LINE 89 DEGREES 31 MINUTES 03 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 1.61 FEET TO THE INTERSECTION WITH THE MOST SOUTHERLY LINE OF THE PROPERTY CONVEYED TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1966 AND KNOWN AS TRUST NUMBER 35339 BY DEED DATED JANUARY 31, 1972 AND RECORDED JANUARY 31, 1972 AS DOCUMENT 72467, THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID PROPERTY CONVEYED TO THE LASALLE NATIONAL BANK, A DISTANCE OF 812.66 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6, THENCE SOUTHERLY ON SAID EAST LINE, 13.55 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

02-06-400-001

PART OF THE EAST 1/2 OF SECTION 6; TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 3407.85 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT BY WARRANTY DEED RECORDED DECEMBER 18, 1929 IN BOOK 80, PAGES 334 AND 335; THENCE WEST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO SUSAN SCHMIDT A DISTANCE OF 1552.74 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO EARL P KONICEK AND WIFE BY WARRANTY DEED DATED DECEMBER 4, 1961 RECORDED AS DOCUMENT 136414, THENCE SOUTH ALONG THE EAST LINE OF PROPERTY CONVEYED TO EARL P. KONICEK AND WIFE 1240.82 FEET TO THE CENTER LINE OF GALENA ROAD, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE 919.13 FEET TO AN ANGLE POINT WHICH IS 1312.43 FEET PERPENDICULARLY DISTANCE NORTH OF SAID SOUTH LINE OF SAID SECTION 6; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 26 DEGREES 45 MINUTES 35 SECOND TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 332.08 FEET TO THE NORTH LINE OF PARCEL TWO OF PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT 734671; THENCE WESTERLY ALONG SAID NORTHERLY LINE FORMING AN ANGLE OF 62 DEGREES 01 MINUTES 01 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE 646.8 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 1362.40 FEET TO THE CENTER LINE OF GALENA ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 460.52 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

02-06-400-008

THAT PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GALENA ROAD WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 70 DEGREES 55 MINUTES WEST ALONG SAID CENTER LINE 276 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 8, 200 FEET; THENCE SOUTH 70 DEGREES 55 MINUTES EAST 270 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1456.6 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 470.51 FEET TO THE EASTERLY LINE OF PARCEL TWO OF THE PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATORS DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT R734671; THENCE NORTHERLY ALONG SAID EASTERLY LINE 1006.52 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TWO 388.83 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL ONE OF SAID DOCUMENT 73-4671; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF PARCEL ONE A DISTANCE OF 115.02 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE OF PARCEL ONE WHICH IS 1112.06 FEET PERPENDICULARLY DISTANCE NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG A LINE FORMING AN ANGLE 26 DEGREES 45 MINUTES 38 SECOND TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 2329.35 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI BY TRUSTEES DEED RECORDED JUNE 14, 1973 AS DOCUMENT 7328243; THENCE EAST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI 812.68 FEET TO THE EAST LIEN OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6, 1319.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS, EXCEPT THE LEGAL DESCRIPTION INCLUDED IN THE WARRANTY DEED RECORDED AUGUST 24, 2020 AS DOCUMENT 202000016040.

PT. 02-06-100-022

A PART OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE EAST 19.508 CHAINS (1,287.528 FEET) TO AN IRON STAKE FOR PLACE OF BEGINNING, THENCE EAST ON THE NORTH LINE OF SAID SECTION 6, 44.599 CHAINS (2,943.534 FEET), THENCE SOUTH 16 MINUTES WEST 56.242 CHAINS (3,711.972 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 73 DEGREES 58 MINUTES WEST 3.473 CHAINS (229.218 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 37 MINUTES WEST 52.777 CHAINS (3,483.282 FEET) ALONG THE CENTER OF THE HIGHWAY, THENCE NORTH 79 DEGREES 16 MINUTES WEST 8.03 CHAINS (529.98 FEET) ALONG THE CENTER OF THE HIGHWAY TO AN IRON STAKE, THENCE NORTH 18 DEGREES 05 MINUTES EAST 10.258 CHAINS (677.028 FEET) TO AN IRON STAKE, THENCE NORTH 72 DEGREES 01 MINUTE WEST 6.632 CHAINS (437.712 FEET) TO AN IRON STAKE, THENCE NORTH 27 DEGREES 51 MINUTES EAST 11.60 CHAINS (765.6 FEET) TO AN IRON STAKE, THENCE NORTH 89 DEGREES 25 MINUTES EAST 11.535 CHAINS (761.31 FEET) TO THE CENTER OF THE HIGHWAY, THENCE NORTH 12 DEGREES 40 MINUTES EAST TO THE PLACE OF THE BEGINNING, SITUATED IN KENDALL COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART LYING WESTERLY OF THE WEST LINE OF ASHE ROAD.

PERMANENT TAX NUMBERS: **02-05-200-007, 02-06-100-022, 02-06-400-008, 02-06-200-003, 02-05-100-003, 02-05-100-005, and 02-06-400-001.**

NOTICE IS HEREWITH GIVEN THAT the City Council for the United City of Yorkville will conduct a Public Hearing for the purpose of considering and hearing testimony as to an ordinance authorizing the annexation to the City of the above-described tract of property on **Tuesday, June 10, 2025 at 7 p.m.** at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560. An accurate map of the property proposed to be annexed to the City and form of the proposed annexation agreement are on file in the office of the Community Development Director.

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

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

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

JORI BEHLAND
City Clerk

Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: March 25, 2025
Subject: **PZC 2025-08 Project Cardinal – Annex, Rezone, PUD & Prelim Plan**
SW Corner of Baseline Road & IL 47 west to Eldamain Road
Proposed Data Center Campus and On-Site Substation Development

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I have reviewed the completed applications for Annexation, Rezone, Planned Unit Development (PUD) and Preliminary PUD Plan for Project Cardinal received March 21, 2025 as submitted by Pioneer Development, LLC, Petitioner, as well as conceptual Preliminary PUD site plan dated 03/14/25, exterior building elevations dated03/14/25, and Landscape Plan dated 03/11/25, all prepared by Burns McDonnell, Margulies Hoelzli Architecture and O^2. A Traffic Methodology Memo, Preliminary Drainage Memo, and security fencing details dated March 14, 2025 prepared and/or submitted by Burns McDonnell, were also reviewed.

The petitioner, as contract purchaser, along with property owners Sanjay and Sameer Gupta, Dale L. Konicek, LLC, and The Konicek Family Limited Partnership, is seeking approval for the annexation of seven (7) parcels totaling 305 acres. These parcels will be part of a larger 1,037-acre development consisting of 21 parcels in total planned for a state-of-the-art data center campus. The request also includes rezoning the area to the M-2 General Manufacturing District, special use authorization for a Planned Unit Development (PUD), and approval of a preliminary PUD Plan which involves the phased construction of fourteen (14) two-story data center buildings totaling over 17 million square feet, two (2) electrical substations, a utility switchyard, and associated stormwater detention basins. Each phase of development will include one data center building, with full campus buildout anticipated within 10 years.

As part of the petitioner's application for Planned Unit Development (PUD), there is a request for **thirteen (13) deviations** to the Yorkville Unified Development Ordinance (UDO) from the base M-2 General Manufacturing District standards related to bulk and dimensional regulations; energy industrial use requirements; cross access; minimum parking requirements; pedestrian circulation; bicycle parking; off-street loading space requirements; landscaping; screening of mechanical units; fencing; appearance standards; lots; street design improvements and connectivity requirements. **Each of these requested deviations will be detailed separately in this review memo under subsequent headings.**

Based upon my review of the application documents and provided plans, I have compiled the following comments:

GENERAL APPLICATION COMMENTS:

1. Staff has reviewed the list of property owners within 500 feet of the subject property prepared by the petitioner and submitted as part of the application and noted several parcels to the north (within Kane County) were not included.
    a. **Attached is a list of the fourteen (14) parcels and property owners that will need to be added to your application and included in you public hearing certified mailing**. It is the petitioner's responsibility to verify the accuracy of the parcels and mailing addresses provided.

GENERAL ANNEXATION COMMENTS:

2. **SUBJECT PROPERTY** - The subject property area for the proposed data center campus is comprised of seven (7) unincorporated parcels totaling 305-acrea and fourteen (14) currently incorporated parcels, totaling approximately 1,037 acres as broken down below:

PIN	ACRES	OWNER	JURISDICTION
02-05-300-003	136.73	Galena & 47TH LLC, MPLIV10 LLC	CITY OF YORKVILLE
02-04-300-032	26.09		CITY OF YORKVILLE
02-04-300-024	1.64		CITY OF YORKVILLE
02-05-400-021	1.28		CITY OF YORKVILLE
02-09-100-031	0.11		CITY OF YORKVILLE
02-09-100-030	1.04		CITY OF YORKVILLE
02-04-100-015	32.89	SANJAY & SAMEER GUPTA	CITY OF YORKVILLE
02-05-200-007	0.34		UNINCORPORATED
02-06-100-022	233.79	THE KONICEK FAMILY LIMITED PARTNERSHIP	UNINCORPORATED
02-06-200-002	48.60	DALE L. KONICEK, LLC	CITY OF YORKVILLE
02-05-400-022	301.61		CITY OF YORKVILLE
02-05-200-006	102.47		CITY OF YORKVILLE
02-04-100-016	11.02		CITY OF YORKVILLE
02-06-400-008	29.89		UNINCORPORATED
02-06-200-003	7.02		UNINCORPORATED
02-05-100-003	7.60		UNINCORPORATED
02-05-100-005	8.54	DALE L. KONICEK, LLC	UNINCORPORATED
02-05-400-009	15.78		CITY OF YORKVILLE
02-04-300-018	45.45		CITY OF YORKVILLE
02-04-300-017	7.73		CITY OF YORKVILLE
02-06-400-001	17.79		UNINCORPORATED
TOTAL	**1037.41**		

3. **MISSING PARCELS** – It is noted there are two (2) residential parcels located on Baseline Road (#02-05-200-004 Maldonado and #02-05-200-001 Rakas). Is it the intention of the petitioner to purchase these parcels and incorporate in the overall data center campus plan? Does the petitioner plan to keep the cell tower located on parcel #02-05-200-004?
4. **PLAT OF ANNEXATION** – A plat of annexation shall be an exhibit to the annexing ordinance. The city engineer will prepare the exhibit.
5. **EXISTING PUD DEVELOPMENTS** – There are two (2) existing Annexation Agreements/Planned Unit Developments within the proposed subject area for the Project Cardinal data center campus. This includes the Bailey Meadows and Westhaven developments as described below:

Development	Location	Acreage	Entitlements	Type of Units	# of Units
Bailey Meadows	W of SW Corner of Baseline Rd. & Rte. 47	150 ac.	Ord. 2004-40 Annexation Agreement (**Expired 7/13/24**) Res. 2006-43 Prelim. Plan Approval (**Expired 7/13/07**)	Single Family	189
				Townhomes	153
Westhaven	NW Corner of Rt. 47 & Galena Rd.	586 ac.	Ord. 2005-78 Annexation Agreement (**Expires 9/27/25**) Ord. 2006-132 Amend. Annex. & PUD Agreement Res. 2007-54 Prelim. Plan & Plat Approval (**Expired 10/23/08**)	SF Age-Restricted	568
				DU Age-Restricted	244
				Single Family	484
	TOTAL	**736 ac.**		**TOTAL**	**1638**

a. The underlying zoning of the Bailey Meadows development is R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District.

b. The underlying zoning of the Westhaven development is R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District.

c. Both of these developments account for approximately 70% of the overall subject area, resulting in a "loss" of approximately 1,638 future dwelling units. It should also be noted, the Westhaven development still has an active Annexation Agreement. The approval of any subsequent planned unit development (PUD) agreement will effectively repeal or override these previous entitlements.

GENERAL ZONING/REZONING COMMENTS:

6. **SUBJECT PROPERTY ZONING** – The petitioner is seeking to rezone all twenty-one (21) parcels within the subject area to M-2 General Manufacturing District.

    a. Per Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed to the city shall automatically be classified within the R-1 Single-Family Suburban Residential District. Therefore, the petitioner is seeking rezoning these seven (7) parcels to be annexed to the M-2 General Manufacturing District.

    b. The petitioner is also seeking to rezone the parcels within the Bailey Meadows and Westhaven developments from R-2 Single-Family Traditional Residence District, R-3 Multi-Family Attached Residence District, and B-3 General Business District to M-2 General Manufacturing District.

7. **SURROUNDING LAND USE & ZONING -** The following are the current immediate surrounding zoning and land uses of the subject property:

	Zoning	Land Use
North	F- Farming District (Kane County) Baseline Road (Rte. 30)	Farmland Transportation Land Use
East	Planned Unit Development (R-2, R-3, R-4, B-3) B-3 General Business District R-3 Multi-Family Attached Residence District N. Bridge Street (Rte. 47)	Farmland (Schramm) Farmland (Northgate Commercial) Bristol Bay Subdivision Transportation Land Use
South	A-1 Agricultural District (Kendall County) M-1 Manufacturing (Kendall County) R-2 Single-Family Traditional Residence District A-1 Agricultural District (Special Use) Galena Road	Farmland Vacant Farmland Residential/Outbuilding Land Use Farmland (Yorkville Renewables Solar) Transportation Land Use
West	A-1 Agricultural District (Kendall County) RPD-1 (Kendall County) Ashe Road	Farmland Residential/Equestrian Land Use Transportation Land Use

c. **Petitioner has provided written responses to the Standards for Rezoning which will be entered into the record during the public hearing process**.

8. **PERMITTED USES** – Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), "data center" and "electric substation" are permitted land uses in the M-2 General Manufacturing District. Data centers are defined as Energy Industrial Uses per Table 10-3-12(B) in the Unified Development Ordinance.

d. While no specific land use for a **"utility switchyard"** is identified within the Unified Development Ordinance, per Section 10-3-12 (A)(5), if a proposed use is not listed in the tables, the Zoning Administrator shall determine if the use is substantially similar to a use listed in the tables. If it is, the use shall be treated in the same manner as the substantially similar use.

e. Since a "utility switchyard" is generally defined as "a type of substation that operates at a single voltage level without transformers," **staff considers a "utility switchyard" to be substantially similar to an electric substation and, therefore, a permitted use within the M-2 General Manufacturing District**.

f. It is also noted on the singular parcel (02-06-400-001) located south of Galena Road totaling 17.75 acres is proposed for six (6) "Future Water Tanks".

i. Private above-ground water tank storage is not identified specifically as a permitted or special use in the M-2 General Manufacturing District. **Therefore, staff requests additional information regarding the intended use, operation, overall area, height, and proposed access to this site. Also, will this parcel be gated? This will allow staff determine if this use is substantially similar to other permitted or special uses for the district.**

PLANNED UNIT DEVELOMEMT (PUD) COMMENTS:

9. **PLANNED UNIT DEVELOPMENT STANDARDS –** Section 10-8-8 of City's Unified Development Ordinance (UDO) establishes standards for Planned Unit Development (PUDs). PUDs are allowed to modify standards of the base district as long as the requested modifications are specifically identified and demonstrates how each allowance is compatible with surrounding development, is necessary for proper development of the site, and is aligned with at least one (1) modification standard found in Section 10-8-8D of the UDO.

g. The petitioner has identified three (3) modification standard the proposed PUD will meet per Section 10-8-8D.

i. Modification Standard #1 "Landscape Conservation and Visual Enhancement". The Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.

1. **Staff believes this modification standard does not apply, as the subject property currently lacks any existing landscaping or trees, and no natural features have been identified for preservation.**

ii. Modification Standard #6 "High Quality Building Materials." The Planned Unit Development utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO.

1. **Staff is uncertain if this modification standard applies, however, the petitioner states " each building will feature architectural treatments that incorporate elements reminiscent of modern warehouse design...including advanced glazing, refined articulation, precast concrete walls, and metal elements."**

iii. Modification Standard #11 "Funding or Construction of Public Roadways". The Planned Unit Development includes the construction of roadways adjacent to the subject site as planned in the City of Yorkville Comprehensive Plan, Kendall County Long-Range Transportation Plan, or another transportation plan adopted by a local, County, or regional entity.

1. **Staff believes this modification standard does apply, as the proposed development will be required to make roadway improvements to at least the intersection of Baseline Road (Rte. 30) and Ashe Road.**

iv. Modification Standard #12 "Regional Utility Improvements". The Planned Unit Development involves the construction of a utility improvement identified in the City or Yorkville Comprehensive Plan or other policy document adopted by a local, County, or regional entity.

1. **Staff believes this modification standard does apply, as the proposed development will be required to install large diameter public utilities (water and sanitary) to the property**.

h. **The petitioner has provided written responses to the standards for special use and for Planned Unit Development (PUD) which will be entered into the record during the public hearing process.**

PRELIMINARY PUD PLAN COMMENTS:

10. **PRELIMINARY PLAN APPROVAL** – Per Section 10-8-6. Subdivision Procedures of the Unified Development Ordinance, approval of the Preliminary Plan is tentative only and shall be effective for a period of twelve (12) months.

i. However, Section 10-8-8-H of the Unified Development Ordinance Expiration and Lapse of Approval states, any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after three (3) years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning and Zoning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the Planned Unit Development shall not expire, only the Planned Unit Development overlay shall expire.

j. Therefore, staff interprets the expiration of the Preliminary PUD Plan is three (3) years after approval of the Planned Unit Development if no portion of the property is final platted.

11. **PROPOSED PHASING SCHEDULE –** The petitioner proposes to develop the subject property in fourteen (14) phases over an estimated ten (10) year period, with each phase anticipated to include one (1) building. According to the Project Cardinal narrative, each building is expected to become operational within 24 months of its groundbreaking.

k. It is unclear if phasing will occur in numerical order of the depicted buildings on the Site Plan (e.g., Building #1 will be Phase 1, Building #2 will be Phase 2, etc.).

l. **Staff recommends the phasing plan be implemented to minimize impacts on nearby residential structures by prioritizing initial development at the farthest distance from existing residential structures**.

m. **The petitioner must provide a detailed phasing schedule table as a separate document or be depicted on the Site Plan for specificity within the PUD agreement**.

12. **BUILDING SETBACKS/BUILDING SEPARATION –** Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current M-2 General Manufacturing District building setback standards with the proposed Planned Unit Development (PUD) requested modifications (**Deviation #1**):

BUILDING SETBACKS	REQUIRED MINIMUM SETBACKS **M-2 DISTRICT**	PROPOSED MINIMUM SETBACKS **SITE PLAN***
FRONT YARD (Bridge Street/IL Rte. 47)	25’	**25’**
SIDE YARD (North – Baseline Road/South- Galena Road)	Min. 10% of lot/Max. 20’	**20’**
REAR YARD (Ashe Road)	0’	**0’**

*The petitioner is seeking to have the setbacks apply only to the boundary/perimeter of the subject property rather than each individual building on the site. For the purposes of the perimeter setbacks, the petitioner is requesting Bridge Street/IL Rte. 47 is the established front yard and Ashe Road is the established rear yard.

a. It appears most buildings on the Site Plan exceed the required minimum building setbacks for the M-2 District.

1. **Please provide dimensioned distances in feet (US) of proposed buildings to the adjacent property lines.**

b. Does the petitioner anticipate consolidating the various parcels into a single zoning lot or will the parcels be resubdivided for each building/user?

1. Regardless on the future platting of the data center campus, City Council approval will be required for any Final Plat. **Therefore, is the petitioner seeking a zero (0) foot building setback for all yards on the future plats, as Section 10-8-6-C-6.c(6) of the Unified Development Ordinance requires building setback lines on all lots? If so, staff supports this request.**

c. **Building Separation** – In consideration of the internal setback relief of buildings within the data center campus, **staff recommends a minimum 500-foot building separation from the nearest data center building or structure (primary or accessory) to the nearest residential or commercial structure**.

1. **Please provide dimensioned distances in feet (US) of proposed buildings to the nearest existing residential or commercial structures.**

13. **ENERGY INDUSTRIAL USES** - Use standards for Energy Industrial Uses are reserved for future regulations, if ever approved, under Section 10-4-10 in the Unified Development Ordinance.

    n. The petitioner is seeking waiver of future standards adopted being applicable to this subject property after adoption of the Planned Unit Development (**Deviation #2**).

    o. The City is currently in the process of adopting specific development standards for data center campus developments.

    p. **Staff is open to granting a lock on future regulations under this section of the Unified Development Ordinance (UDO) for a period of ten (10) years, provided the applicant agrees to all staff-recommended development standards outlined in this memorandum, which incorporate the proposed best practices, design guidelines, and operational requirements intended to ensure the least impactful and high-quality development across the data center campus.**

14. **NUCLEAR ENERGY USES** – Staff will require that the petitioner agree that the data center campus be **strictly prohibited** from using, generating, storing, or deploying nuclear energy as a power source within the City. This includes, but is not limited to, nuclear reactors, small modular reactors (SMRs), or any other nuclear-based technology.

15. **MAXIMUM BUILDING HEIGHT** - The M-2 District does not have a maximum building height per Table 10-3-9(A) in the Unified Development Ordinance. However, the petitioner has provided overall building heights for each proposed two-story data center building to top of building roof and top of rooftop equipment. As proposed buildings will not exceed 55' to top of structure and 78' to top of rooftop equipment.

    q. **Staff recommends a maximum overall height for data center buildings within 1,500 feet of a residential structure shall be 70 feet. No rooftop mechanical equipment will be allowed within this buffer, unless specifically approved by City Council.**

        i. **It is noted on the Site Plan and Enlarged Site Plan the petitioner has indicated a "2,000 ft. Residence District Building Height Restriction Zone".**

            1. One (1) Customer Substation, the entirety of Buildings 12, 13, 14, and portions of Buildings 9, 10, and 11 fall within this zone.

            2. **Residential land uses to the north of Baseline Road (Kane County) and to the west of Ashe Road (Kendall County) do not appear to be contemplated in the provided restriction zone.**

16. **MAXIMUM LOT COVERAGE** – Per Section 10-3-9(A) of the Unified Development Ordinance, the maximum lot coverage for the M-2 District (inclusive of sidewalks, parking areas and all impervious surfaces) is 85% of the gross lot area. According to the Site Data Table on the Preliminary PUD Plan, lot coverage calculations are provided as 41% (18,552,808 sq. ft.).

17. **VEHICULAR/PEDESTRIAN ACCESS** – It is noted that the site has access eight (8) points of access. Two (2) off of N. Bridge Street (IL Rte. 47), four (4) off of Galena Road, one (1) on Ashe

Road, and one (1) off Baseline Road (Rte. 30). These access points lead to internal private roadways which loop around the fourteen (14) proposed buildings and connect to the electric substations and utility switchyard.

ii. It is noted that three (3) access points – two (2) off of Galena and one (1) off of Baseline Road will be direct employee access the respective data center building portions of the campus. Additionally, remaining two (2) access points located on Galena Road are intended exclusively for the user, ComEd, and emergency medical services (EMS) to the electrical substation and utility switchyard. These access points will also be locked and secured.

iii. The proposed primary access points to the data center will occur through the one (1) access point on Ashe Road and two (2) off of N. Bridge Street (Rte. 47). These points of access will be fenced and guarded stations requiring extensive security verification before entry.

iv. **Staff defers to City Engineer regarding site access and roadway alignments.**

r. Cross Access – Per Section 10-5-1-F of the Unified Development Ordinance, the petitioner is seeking relief from the providing cross access between adjoining developments which minimizes access points along streets, encourages shared parking, and allows for vehicular access between land uses (**Deviation #3**).

i. According to Section 10-5-1-F-2-c The Zoning Administrator may waive or modify the requirement for vehicular cross access on determining that such cross access is impractical or undesirable because it would require crossing a significant physical barrier or environmentally sensitive area, would create unsafe conditions, or there exists an inability to connect to adjacent property. City Council shall have the authority to waive or modify vehicular cross access requirements for all public review processes involving review by City Council. **Staff supports the waiver.**

s. Pedestrian Circulation – Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails. The petitioner states that walkways between parking areas and building entrances will be provided on-site, however they seek a waiver for public access and connection to public sidewalks and bicycle trails due to the nature and security of the proposed land use (**Deviation #5**).

i. According to Section 10-5-1-N-5, the Zoning Administrator may waive this requirement upon determining that no walkway exists, a future walkway is unlikely to exist, or such connection would create a safety hazard. **Staff supports the waiver.**

ii. **In consideration of the requested waiver, staff requests the petitioner constructs and provides easements for a ten-foot (10') multi-use walking trail on the outer perimeter of the proposed data center at the following locations:**

1. **Ashe Road/Galena north to Baseline Road**

2. **Baseline Road from Ashe/Eldamain Road east to Bridge Street (Rte. 47)**

18. **PARKING** - According to the Site Plan submitted, there are 3,750 total parking spaces to be provided on the property to accommodate the proposed fourteen (14) building data center campus and electric substation/utility switchyard uses as detailed below:

Location	***Sq. Ft.***	***Provided Parking Spaces***	***Parking Required 0.3 Per 1,000 Sq. Ft.***
Building 1	1,361,182	300	408.35
Building 2	1,361,182	300	408.35
Building 3	780,000	150	234.00
Building 4	780,000	150	234.00
Building 5	1,361,182	300	408.35
Building 6	1,361,182	300	408.35
Building 7	1,361,182	300	408.35
Building 8	1,361,182	300	408.35
Building 9	1,361,182	300	408.35
Building 10	1,361,182	300	408.35
Building 11	1,361,182	300	408.35
Building 12	780,000	150	234
Building 13	1,361,182	300	408.35
Building 14	1,361,182	300	408.35
TOTAL	**17,313,002**	**3750**	**5193.85**

t. Per Table 10-5-1(H)(5) Minimum Parking Requirements of the Yorkville Unified Development Ordinance, staff would classify the data center campus for the purposes of off-site parking as an industrial use, which requires a minimum of 0.3 parking spaces per 1,000 sq. ft. of net floor area (NFA) for uses greater than 8,000 sq. ft. While there is no specific information provided as to the individual proposed buildings, the petitioner estimates the average building size is 1,878,142 sq. ft. requiring ~505 parking spaces per building, however, they contend the actual parking demand will be approximately 375 spaces per building (**Deviation #4**).

u. Staff has estimated the total required parking for the subject property is 5,194 spaces, including **114 ADA accessible spaces**. Additionally, per Section 10-5-1K-1 of the Unified Development Ordinance, the petitioner is required to install the infrastructure for a **minimum of 104 electric vehicle charging stations**.

   i. Staff is not opposed to the requested shared parking request and proposed reduction in off-street parking, **however, staff recommends a fee in lieu of the required electrical vehicle charging station infrastructure which will be used to install electric charging stations in the downtown or at other public facilities.**

v. Bicycle Parking – Per Section 10-5-1-O-2 of the Unified Development Ordinance to provision of bicycle parking is encouraged, not required, and if utilized on a development site will allow for a reduction of required off-street parking. The petitioner is seeking a waiver to not provide off-street bicycle parking (**Deviation #6**).

   i. **No waiver required as it is a parking bonus mechanism, not a requirement**.

w. Off-Street Loading – Per Section 10-5-1-Q of the Unified Development Ordinance, the number of off-street shall be determined on a case-by-case basis, and in the

instance of special uses, loading berths adequate number and size to serve such use, as determined by the Zoning Administrators, shall be provided. The petitioner requests a minimum of one (1) off-street loading space per data center campus building on the subject property (**Deviation #7**). **Staff supports the request.**

19. **TRAFFIC IMPACT –** The petitioner has provided a Traffic Methodology Memo prepared by Burn McDonnell providing basic trip generation modeling for the proposed data center campus at full buildout. The preliminary report estimates a daily total of 2,792 trips. **Staff defers to the City Engineer regarding Traffic Methodology Memo**.

    x. **Traffic Management Plan – Staff does recommend a traffic management plan be required during construction, including a communication strategy and an on-site point of contact during construction.**

20. **LANDSCAPING** – Section 10-5-3 establishes landscape standards for new developments. While the petitioner has not submitted a landscape plan, they are seeking relief from the minimum requirements (**Deviation #8**).

    y. Per staff's review, the following sections of the Landscape Plan would apply:

        i. Section 10-5-3-C. Building Foundation Landscape Zone - All nonresidential, mixed-use, and multi-family development where a front yard setback is required, with the exception of food processing facilities regulated by the FDA, shall include landscape located at the building foundation as required by this section. Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide a softening effect at the base of buildings.

            1. Petitioner has indicated base building foundation on Enlarged Site Plans.

        ii. Section 10-5-3-D. Parking Area Perimeter Landscape Zone - Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide screening between off-street parking areas and rights-of-way, and to provide for the integration of stormwater management with required landscaping.

            1. Petitioner has indicated parking area perimeter landscape zone plantings on Enlarged Site Plans.

        iii. Section 10-5-3-E. Parking Area Interior Landscape Zone - All off-street parking areas shall include landscape and trees located within the off-street parking area as required by this section. Trees and landscape required by this section shall be in addition to trees and landscape required under other sections of this title. It is the objective of this section to provide shade within parking areas, break up large expanses of parking area pavement, support stormwater management where appropriate, improve the appearance of parking lots as viewed from rights-of-way, and provide a safe pedestrian environment.

            1. Petitioner is seeking relief from this standard. Staff supports this request.

        iv. Section 10-5-3-F. Transition Zone Landscape Requirements - Transition zone landscape shall be required along interior side and rear property lines of all nonresidential, mixed use, and multi-family development. It is not

expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics.

1. **Petitioner has indicated a 100' Transition Type D Zone Landscape Buffer on Enlarged Site Plans**.



2. **Staff recommends the installation of an 8-foot-tall berm along all perimeters of the data center campus as part of the 100' landscape buffer due to the site's adjacency to four (4) public roadways.**

21. **MECHANICAL SCREENING –** Per Section 10-5-4 Screening of the Unified Development Ordinance, ground/wall-mounted and roof mounted mechanical units that are visible from any public right-of-way or adjacent residential property shall be screened from public view. Petitioner is seeking to establish standards for screening both types of mechanical units (**Deviation #9**).

    z. Petitioner proposes to screen ground mounted mechanical equipment with vinyl fencing matching the height of the generator units but excluding any stacks protruding above the unit. No additional screening is proposed for rooftop mechanical units located within penthouses.

        i. **It is staff's preference that mechanical equipment, particularly backup generators and condensers, are not located on the rooftop. Rather placed on the side of the building(s) or the opposite side of the facility, farthest from residential structures.**

        ii. **If approved to be placed on the rooftop, staff recommends they be enclosed in penthouses, as the petitioner proposed, with sound damping construction and use of the lowest-noise equipment available, such as hospital-grade mufflers on generators, to aid in minimizing noise impacts on surrounding properties.**

        iii. **All major mechanical equipment (generators, chillers, HVAC units) shall be fully enclosed or screened by solid barriers.**

        iv. **Staff defers to the sound engineering consultant for any additional recommendations with regards to mechanical screening**.

22. **FENCING** – Per Section 10-5-5-B-1 of the Unified Development Ordinance states fences may be built up to the property line but shall not extend beyond the front plane of the primary building facade in residential and business districts. Maximum height for fencing in manufacturing districts is eight (8) feet.

    aa. Petitioner has provided a manufacturers brochure of proposed high security steel fencing. They are requesting to have ten (10) foot tall powder coated black steel

security fence extend beyond the front plane of the primary building façade (**Deviation #10**).

i. **Since the fence placement requirement only applies to residential and business district uses, staff is supportive of the request as this property is within a manufacturing district.**

ii. **The request for a ten-foot (10'-0") tall security fence which exceeds the maximum permitted eight-foot (8'-0") tall fence is supported by staff.**

iii. **Staff understands that the fences will be locked with access (assuming via a Knox Box) to ComEd officials and EMS teams (assuming Bristol Kendall Fire District and Yorkville Police Department).**

23. **BATTERY STORAGE** – Per Table 10-3-12(B) of the Unified Development Ordinance, "Battery Uses" are permitted within the M-2 General Manufacturing District. "Battery Uses" are defined as a use that enables battery manufacturing, charging, recycling, warehousing, storage, and related uses. This may also include uses that derive energy from renewable sources, such as wind and solar power, to be collected, stored, and then released for later use to an electric grid, power plant or private user.

bb. The petitioner's plans do not indicate that battery uses, or storage, is proposed for the development. **Please verify if battery uses or storage is planned for the proposed data center campus**.

cc. If so, staff will require the following:

i. Battery uses and storage systems shall be located in a separate standalone building a minimum of 50 feet away from any adjacent structure and must be readily accessible by the fire protection district for firefighting efforts.

ii. An approved fire safety and evacuation plan shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling, or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium – ion batteries or lithium metal batteries. (*See comment #30 Recommended Operational Conditions*)

iii. A fire detection and alarm system is required for indoor storage rooms and outdoor storage. The method of fire detection is either an air-aspirating system or a radiant- energy sensing system. Indoor rooms are also required to be sprinklered and separated from the remainder of the occupancy by two-hour barriers. This structure must provide a 2-hour fire-resistance-rated enclosure and must have an automatic sprinkler system and detection system.

24. **APPEARANCE STANDARDS** – Per Section 10-5-8-C-4 Industrial Uses masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building, as broken down as follows: The "front facade" (defined as that facade that faces a street that includes a main entry to the building) shall itself incorporate masonry products or precast concrete on at least fifty (50) percent of the facade. Any other facade that abuts a street shall incorporate masonry products or precast concrete. The use of masonry products or precast concrete is encouraged on the remaining facades. Where precast concrete panels or split face block is utilized, the use of colors, patterns, or other architectural features within these panels/blocks is encouraged.

dd. The petitioner has submitted exterior building elevations featuring predominantly blank, monolithic wall structures composed of materials such as light grey precast concrete panels, medium grey insulated metal panels, glazing, and vinyl screen walls

with metal downspout accents. **While the use of precast concrete panels aligns with the material requirements of the Appearance Standards, the overall design and color palette fall short of meeting those standards and fail to present an aesthetically acceptable appearance**.

ee. Further, Section 10-5-8-C-4b.(2) requires industrial buildings with facades greater than one hundred (100) feet in length shall incorporate recesses, projections, windows, or other ornamental/architectural features along at least thirty (30) percent of the length of the facade abutting a public street in an effort to break up the mass of the structure. **Petitioner is seeking relief from this requirement** (**Deviation #11**).

i. **To achieve compliance with the Appearance Standards and enhance the visual quality of the proposed development, staff recommends the petitioner revise the building elevations to incorporate greater architectural articulation, variation in materials, and a more dynamic color palette. Elements such as vertical and horizontal modulation, material transitions, and fenestration should be integrated to break up the monolithic appearance of the facades and improve overall aesthetics.**

ii. **Staff further recommends buildings visible from Route 47 have the highest aesthetic standards that can be economically achieve. It is important that these structures which will be located at the entrance into the City will make a statement. Should a central roadway (E. Beecher) go through the site intersecting at Baseline Road, the building facades facing this roadway should be a better than average standard (but maybe slightly less than the Route 47 facades)**.

iii. **As part of the revised submittal, the petitioner shall provide a comprehensive architectural rendering of the data center buildings, along with viewpoint renderings from each adjacent public roadway. These renderings must include proposed landscaping to accurately depict the visual impact of the development and demonstrate how the revised elevations contribute to a more context-sensitive and visually appealing design.**

25. **LOTS** – The petitioner is seeking waiver from the requirement for lots to have access on a public street due to the unique nature of the secure data center campus (**Deviation #12**).

ff. Per Section 10-7-2 requires all lots to conform with district standards and states all lots shall front or abut on a public street. Since the site has internal private roadways, **staff is supportive of the request.**

26. **STREET DESIGN AND IMPROVEMENTS** – The petitioner is requesting exemption from the requirements of Section 10-7-3 in the Unified Development Ordinance (**Deviation #13**).

gg. Standards in this section apply only to publicly dedicated roadways. No internal roads are proposed for public dedication. **Staff supports this request but defers to the City Engineer regarding the extension of E. Beecher Road northward toward Baseline Road.**

27. **SIGNAGE** – The petitioner does not appear to propose any wall/building mounted signage on the exterior elevations.

hh. Per Section 10-6-6 of the Unified Development Ordinance, single tenant buildings shall be permitted a total of two (2) primary wall signs or one (1) primary wall sign per one hundred (100) linear feet of building frontage. One (1) additional wall sign shall be allowed per additional hundred (100) feet of building frontage. Only one (1) primary wall sign shall be displayed on any single building façade.

ii. **Are monument signs or wayfinding signage proposed within the data center campus?**

i. **See comments under #20 Comprehensive Plan and #32 Development Offsets entryway and placemaking elements.**

28. **SITE ADDRESSING** – **Will the internal roadways be named for individual addressing, or will the petitioner seek a single site address off of Bridge Street, Ashe Road or Baseline Road with internal building numbering/identification?**

29. **LIGHTING** – A photometric plan shall be provided along with manufacturers cut sheets of the proposed light standards to be installed within the parking lot area, per Section 10-5-7 of the Unified Development Ordinance. Maximum illumination at the property line shall not exceed zero (0) foot-candle and no glare shall spill onto adjacent properties or rights of way.

jj. **How tall do you anticipate the light standards will be for the data center campus?**

i. **Maximum light standard height for manufacturing districts is 35 ft. Staff may recommend a shorter height.**

kk. **Are lights proposed for the future water tank parcel?**

30. **RECOMMENDED OPERATIONAL CONDITIONS –** The following is a list of operational conditions recommended by staff to be included in the Planned Unit Development for all future data center campus developments, aimed at addressing resident concerns and maintaining quality of life:

ll. **Noise Study** – All applications for data centers shall provide a noise study as part of the building permitting process which will be subject to review by the City's sound engineering consultant which entails:

i. **A pre-construction noise study including baseline noise measurements of the current environment and predictive modeling in phased and at full buildout to ensure the facility's design will meet local noise limits**

ii. **A mitigation plan in their noise study to ensure that operational noise does not exceed the pre-development baseline measured at the property.**

iii. **Annual noise monitoring is recommended to be conducted by the City's sound engineering consultant for a period of three (3) years after construction is completed to verify ongoing noise compliance.**

mm. **Operational Testing** – Operational testing of emergency backup generators shall be limited to the following:

i. **Only between the hours of 11am-5pm on weekdays and non-holidays.**

nn. **Emergency Operations Plan (EOP)** - Emergency Operations Plan (EOP) shall be submitted and approved by the City and Fire Protection District (BKFD) prior to issuance of a building permit and must include:

i. **Procedures for fire suppression, hazardous material spills, evacuation, and communication in case of an incident.**

ii. **Training sessions/drill and or walkthroughs with fire and police shall be required prior to occupancy permit.**

iii. **Designated contacts for emergency services and a plan to broadcast information if an incident could affect the public.**

iv. **Must work with KenCom emergency managers to be part of text or siren alert systems.**

oo. **Building Code Standards** – The following building code standards shall apply:

i. **Installing advanced early fire detection in server rooms, using fire-resistive construction beyond code minimums on walls facing neighborhoods, or providing additional hazardous material safeguards**.

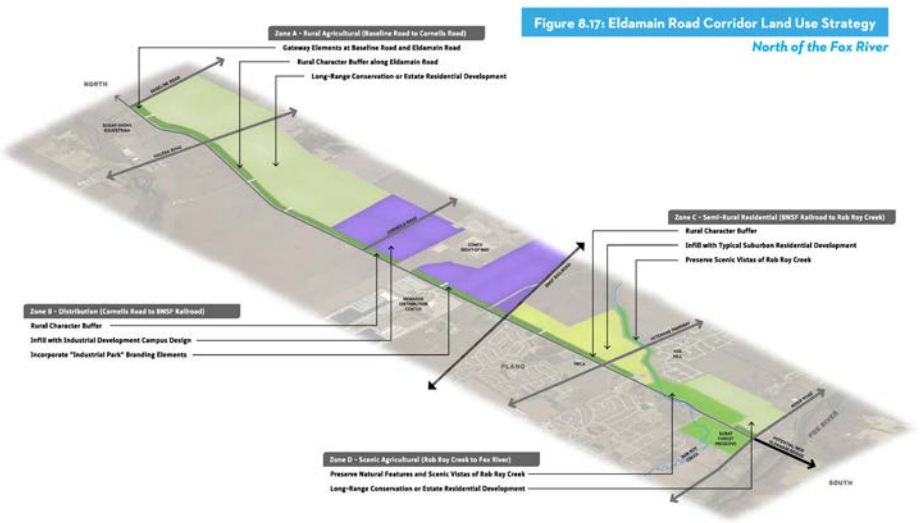
ii. **Compliance with the National Fire Protection Association (NFPA) 855.**

31. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates the subject property for Project Cardinal as "Estate/Conservation Residential (ECR)" and "Parks and Open Space (OS)". The "Estate/Conservation Residential (ECR)" is intended to provide flexibility for residential design which will accommodate low-density detached single-family housing. The "Parks and Open Space (OS)" designation is intended for recreational lands and the preservation of open space areas utilized for public or private lands.

pp. **The current future land use designations reflect the current underlying approved zoning and plans for the Bailey Meadows and Westhaven PUDs. The Comprehensive Plan also anticipated the west side of N. Bridge Street (IL Rt. 47) in this area for open space parkland or "green infrastructure".**

qq. **Overall, staff supports the proposed PUD for a data center campus, as the corridor along Eldamain Road ("Ashe Road" when north of Galena Road) has been identified in the Comprehensive Plan for manufacturing development and has also experienced a recent trend of development for M-2 land uses (specifically data centers). However, staff would like to note the following recommendations from the Comprehensive Plan related to the subject property:**

i. In Figure 8.17: Eldamain Road Corridor Land Use Strategy of the Yorkville 2016 Comprehensive Plan Update (North of the Fox River) the subject area is identified as "Zone B – Distribution (Corneils Road to BNSF Railroad)" meaning this area is recommended for modern industrial park incorporating branding and placemaking elements, as well as a 50' to 100' buffer to maintain the zone's semi-rural visual character.



ii. **In Figure 8.5: Zone A North Gateway Future Land Use Concept (Baseline Road to Galena Road) and Figure 8.20: Rural Agricultural Zone A Future Land Use Concept (Baseline Road to Corneils Road) each indicate an opportunity to create gateway signage and enhance the roadway with landscaping elements introducing the entryway into the City**.

ZONE A - RURAL AGRICULTURAL (BASELINE ROAD TO CORNEILS ROAD)

While there are a few scattered residential properties with Green Organics Composting located to the east, this zone is primarily agricultural and rural in character. In the long-term, conservation or estate residential development could be encouraged. Strategies for this zone include:

- Create gateway signage at Baseline Road.
- Preserve rural character with landscaping treatments; a landscape buffer along this zone could be dedicated.



Figure 8.20: Zone A Future Land Use Concept

ZONE A - NORTH GATEWAY (BASELINE ROAD TO GALENA ROAD)

The existing rural and agricultural character of Zone A serves as a gateway into Yorkville from the north. While the west side of the roadway is agricultural in land use, the east side is defined by the Bristol Bay residential subdivision. An existing 300 foot space between the roadway and the subdivision could be reserved as a greenway or rural character buffer Overall strategies in this zone include:

- Create gateway signage at Baseline Road.
- Dedicate landscape buffer along Illinois Route 47.
- Enhance roadway with rural character elements and landscaping.

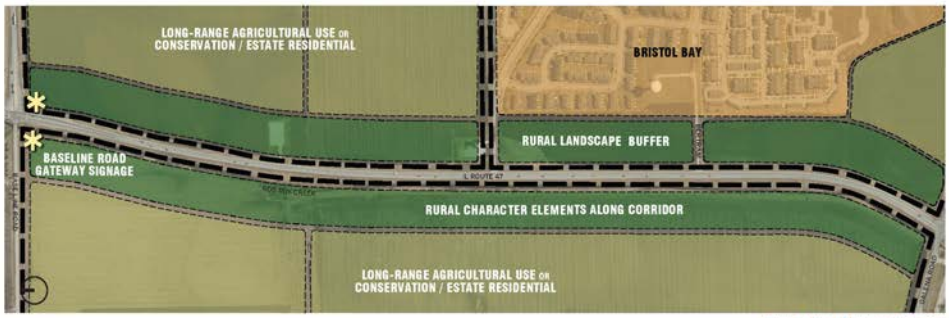


Figure 8.5: Zone A Future Land Use Concept

32. **DEVELOPMENT OFFSETS -** As part of the City's efforts to balance the scale and impact of the proposed 1,034-acre data center development, the petitioner is expected to provide appropriate development offsets that support the broader community. These include contributing to gateway signage that enhances the City's identity, donating land and funding the development of a regional public park to compensate for the loss of land and land-cash contributions, and community investment within the downtown as described below:

rr. **Entryway/Gateway Signs**

i. **Staff requests the petitioner provides the necessary easements and funds the design, fabrication, and cost for the installation of three (3) gateway signs and/or entryway features as identified in the Comprehensive Plan**.

1. Staff further believes this will also assist the petitioner in meeting PUD Modification Standard #4 "Placemaking." The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces, etc.

ss. **Parks & Recreation**

i. It is estimated that the conversion of the 1,034-acre subject property to a data center campus, which was previously planned for dense single-family and townhome residential development with nearly 2,100 dwelling units, is equivalent to a loss of $3.2 million in park land-cash contributions.

ii. **Staff requests the petitioner purchase and donates specific land identified by the Parks and Recreation Department Director within the vicinity of the data center development to be utilized for a future regional park site. The petitioner will also provide upfront funding for the development of the park facility.**

1. Staff further believes this will assist in the petitioner meeting PUD Modification Standard #10 "Provision of a Regional Park." The Planned Unit Development includes a park of sufficient size and with high quality amenities adequate to draw visitors and provide recreational opportunities for residents throughout the region in addition to serving residents of Yorkville.

tt. **Utility Infrastructure**

i. **It is expected that a separate development agreement will cover the expansion of water, sewer, and sanitary sewer district services, including service commitments, cost offsets, and the associated design engineering agreements**.

uu. **Utility & Property Taxes**

i. **Staff requests the petitioner provide estimates of utility taxes and property taxes expected to be generated per building, and whether we can publicly disclose those estimates**.

vv. **Community Investment**

i. **Staff recommends a community investment donation from the petitioner to support the development of the Hydraulic District project. This contribution which can be separate to, or in combination with, the Parks and Recreation donation in comment #32. Staff believes this contribution reflects a commitment to fostering long-term community partnerships and ensuring that large-scale developments like the data center generate shared benefits. The Hydraulic District project is a catalyst for revitalization, economic growth, and quality-of-life improvements, and the petitioner's investment will help accelerate these outcomes for the broader community.**

PINS	Property Owner	Mailing Address
14-31-200-002	GRUBE, ROBERT P 2011 TRUST ET AL CAPS	801 WARRENVILLE RD STE 150 LISLE, IL, 60532-4328
14-31-300-001	J M FARM LLC DEBRA BAUMGARTNER	2506 N CLARK ST STE 2950 CHICAGO, IL, 60614-1849
14-31-400-001	J M FARM LLC DEBRA BAUMGARTNER	2506 N CLARK ST STE 2950 CHICAGO, IL, 60614-1849
14-32-300-001	J M FARM LLC DEBRA BAUMGARTNER	2506 N CLARK ST STE 2950 CHICAGO, IL, 60614-1849
14-32-300-007	FOTOPOULOS, ELIZABETH & NINA A	43W904 BASELINE RD SUGAR GROVE, IL, 60554-9649
14-32-300-006	JERICHO CEMETERY ASSOCIATION % RALPH HARKISON	PO BOX 3 BIG ROCK, IL, 60511
14-32-300-008	EILERT, JEFFRIES H DCLRN OF TRUST, TRUSTEE	525 S EDGELAWN DR AURORA, IL, 60506
14-32-300-009	EILERT, JEFFRIES H DCLRN OF TRUST, TRUSTEE	525 S EDGELAWN DR AURORA, IL, 60506
14-32-400-001	EILERT, JEFFRIES H DCLRN OF TRUST, TRUSTEE	525 S EDGELAWN DR AURORA, IL, 60506
14-32-400-002	GRACE LAND LLC	9 BEL AIRE CT BURR RIDGE, IL, 60527-8382
14-33-301-001	JENNINGS, SUZANN M TRUST JAMES A SHERMAN	602B W 5TH AVE NAPERVILLE, IL, 60563-2902
14-33-377-018	HOMESTEAD LAND COMPANY LLC	1107 S BRIDGE ST STE D YORKVILLE, IL, 60560-1747
14-33-400-028	ORMISTON, MAURICE E DCLRN TR # 101 & ET AL	11718 NEWARK RD NEWARK, IL, 60541-9236
14-33-400-029	SUGAR GROVE FAMILY FUN CENTER LLC EDWARD PAROLEK	1099 DEERPATH RD AURORA, IL, 60506

ENGINEERING ENTERPRISES, INC.
52 Wheeler Road, Sugar Grove, IL 60554
Ph: 630.466.6700 • Fx: 630.466.6701
www.eeiweb.com

April 4, 2025

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

Re: Project Cardinal
Annexation, Rezoning, and PUD Submittal – 1st Submittal
United City of Yorkville

Dear Krysti:

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

- Annexation, Rezoning, and Planned Unit Development Applications
- Concept Plan (1 sheet) prepared by Burns & McDonnell Engineering
- Preliminary Drainage Memo dated March 14, 2025 and prepared by Burns & McDonnell Engineering
- 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:

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.
    - IDOT for access to Route 47
    - Kendall County for access to Galena Road
    - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
    - IEPA Water and Sanitary Sewer Permits

- Yorkville Bristol Sanitary District (YBSD) approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.

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. A stormwater permit application in accordance with the United City of Yorkville Stormwater Management Ordinance (Kendall County Ordinance) will be required.

3. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.

4. The following will need to be submitted with Final Engineering Plans:
   a. Truck-turning exhibits for delivery and emergency vehicles
   b. Photometric plan
   c. Landscape plan
   d. Field tile survey
   e. Engineer's Opinion of Probable Costs

5. Additional forms and information can be found at https://www.yorkville.il.us/333/Engineering-Department.

Preliminary PUD Plan

6. A phasing plan should be provided.

7. All proposed connections to Route 47 will need to be reviewed and approved by IDOT. The developer shall confirm the intent to construct bridges over the creek.

8. Kendall County is seeking a total of 120' of right-of-way dedication (60' along the north side) along Galena Road. City utility easements will be required outside of the right-of-way.

9. Kendall County has noted that they will request that the developer construct Galena Road to a 3-lane section by widening the existing roadway on each side, and connecting with the 3 lanes that exist on the east side of Eldamain Road and the proposed 3 lanes that will be constructed by IDOT on the west side of Route 47, creating a continuous 3-lane section across their entire frontage of Galena Road.

10. All proposed Galena Road connections will need to be reviewed and approved by the Kendall County Highway Department. Galena Road is an access level 2 highway, which denotes private access spacing of 1,320 feet. There are proposed connections that do not meet these requirements. The access points should align with the proposed Project Steel access points to the south. Generally, the county is looking for no more that two access points.

11. Baseline Road is under the jurisdiction of the City. We will require a right-of-way dedication of 50 feet (100 feet total planned for the corridor) along the north property line of the development.

12. Baseline Road is not built to City standards and will be required to be reconstructed per City code.

13. Ashe Road will be under the City's jurisdiction upon completion of annexation. The City will require a right-of-way dedication of 60 feet (120 feet total planned for the corridor) along the west property line of the development.

14. Intersection Improvements to Ashe Road and Baseline Road will be required. In addition, other improvements to Ashe Road may be necessary after investigation.

15. Consideration should be given to eliminating the access to Ashe Road. Could the access points be relocated to Baseline or Galena Road?

16. West Beecher Road is proposed to be vacated as part of Project Steel, therefore the access to the parcel to the south of Galena Road will need to be modified.

17. The developer should identify the proposed construction access points.

18. The City would like to see a roadway extended from East Beecher to connect with Mighell Road at Baseline Road.

19. A detailed traffic study will be required to determine the improvements needed along adjacent roadways. The study should account for anticipated construction traffic also. Please refer to section 10-A-10 of the UDO.

20. The improvements required to the water system to serve this development will require a detailed study. A detailed scope will be prepared and provided to the developer. The City may need land dedicated to public water infrastructure.

21. The developer should explain the purpose of the future water storage tanks.

22. The connections to the sanitary sewer will generally come from existing interceptor sewers. The improvements required to serve this development will require detailed study. We will begin to develop a plan.

23. Access to sanitary manholes, water valves, shut-offs, etc. will need to be coordinated during final design.

Preliminary Drainage Memo

24. The United City of Yorkville Stormwater Management Ordinance takes precedence over the Kendall County Stormwater Ordinance. The stormwater ordinance is separate from the City's Unified Development Ordinance.

25. The planned outfall locations for the stormwater basins will be evaluated during final design. The evaluation will need to include downstream capacities.

26. There is a floodplain on the property associated with Rob Roy Creek that was identified in the Interim Hydrologic & Hydraulic Analysis of Rob Roy Creek, 2005. The property will have to be developed in accordance with the floodplain provisions of the City's stormwater ordinance. The flood elevation is between 653 and 649. Please see the attached exhibit.

27. The report includes a requirement to control the outlet to 0.08 cfs/acre for a 25-year storm. It has been determined that this will not be required for this project.

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)
Ms. Jori Behland, City Clerk (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Mr. Matt McCarron, Pioneer Development (via email)
Mr. Toby Barrons, Burns & McDonnell Engineering (via email)
TNP, PGW2, EEI (via e-mail)



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

United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560
630-553-4350
www.yorkville.il.us

NO.	DATE	REVISIONS

DATE: MARCH 2025
PROJECT NO.: YO2451
BY: PGW2
PATH: H:\GIS\PUBLIC\YORKVILLE\2024\
FILE: YO2451_Project_Cardinal_Floodplain.mxd

600 300 0 Feet

PROJECT CARDINAL FLOODPLAIN EXHIBIT

N

Bristol Kendall Fire Department
Fire Prevention Bureau
103 East Beaver Street
Yorkville, IL 60560-1704
Tel: 630 553-6186
Fax: 630 553-1482

03/26/25

Krysti,

This is from the 2024 IFC,

403.10.6 - Lithium and Lithium metal Batteries- An approved fire safety and evacuation plan in accordance with section 404 shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling, or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium – ion batteries or lithium metal batteries.

320.4.3.3 Fire Detection – A fire detection and alarm system is required for indoor storage rooms and outdoor storage. The method of fire detection is either an air-aspirating system or a radiant-energy sensing system. Indoor rooms are also required to be sprinklered and separated from the remainder of the occupancy by two-hour barriers. This structure must provide a 2-hour fire-resistance-rated enclosure and must have an automatic sprinkler system and detection system.

If you have any questions or need further assistance, feel free to contact me.

Respectfully,

Michael Torrence
Battalion/Fire Marshal
Bristol Kendall Fire Protection District
630-768-3200
MT/1

Memorandum

To: Krysti Noble, Community Development Director
From: Eric Dhuse, Director of Public Works
CC:
Date: April 1, 2025
Subject: Project Cardinal PUD Application Review

I have reviewed the Project Cardinal application package dated 3/14/25 and have the following comments:

Concept Site Plan

- The plan shows full access from Route 47 at 2 separate locations, have you talked to IDOT regarding these access points? If so, where are you at in the process?
- Both the Rt. 47 access points will necessitate a crossing of the Rob Roy drainage ditch, have you had any contact with the drainage district? If so, where are you at in the process?
- There are multiple access points shown on Galena Rd., which is a county highway, have you spoken with Kendall County regarding the proposed locations? If so, where are you at in the process?
- Are the proposed water tanks shown south of Galena Rd. private or public?
- Can you show what the drainage channel will look like, and how it will function without causing erosion?
- Do you plan on turf grass for all the areas without buildings?
- What are your plans for the cell tower that is currently on site?
- There are no sidewalks shown adjacent to any roadway. Please work with all agencies to provide sidewalk/path as required.
- The City requires parkway trees. Please refer to our landscape ordinance for guidance on placement and tree species.
- Early in the process, we will need a completed traffic study to make sure that all the roadways are built to the correct standards, signalized if necessary, and the appropriate

turn lanes installed if needed. Before any traffic studies are completed, the petitioner will need an answer from IDOT regarding the proposed full access entrances. Otherwise, the petitioner would have to perform two separate studies. Study 1 would show the accesses as proposed and study 2 would show no access on Rt. 47.

- The Rob Roy Drainage District is responsible for the care of the drainage ditch that is located on the east side of your property. You will need to work with them on any plantings or landscaping that is within 60' of each side of the centerline of the ditch.

- Baseline Rd. and Ashe Rd. will have to be brought up to the current city standard for data centers This will include any improvements that are recommended by a full traffic study. This will be at the sole cost of the developer.

- The construction of data centers accounts for far more traffic than the operation of data centers, please provide a detailed traffic plan for construction access for each phase of construction.

- Major reconstruction is planned for Rt. 47 in the next few years. As of now it is planned for Galena Rd. to be closed for a very long period to construct a new bridge over the Rob Roy drainage ditch Once that is completed, they plan on opening Galena and closing Baseline to build another bridge. You will need to account for this in your construction traffic plan.

Required Deviations Section

- In your list of required deviations, you ask for relief from public streets due to the unique and secure nature of a data center campus. This appears more like 3 individual developments segmented by the Com Ed owned right of way. Each cluster of building has their own fence and substation/switchgear, their own entrance, and stormwater basins. Therefore, public streets could be added without any danger to the campus since they are already divided. A connection from East Beecher to Mighell Rd. would be a logical point to look at for a public street.

- Can you provide a more detailed landscape plan with example drawings of each area?

- There is a very large landscape surfacing that was left as TBD, this needs to be determined before anything can be approved.

- Bicycle parking is very feasible, you are required to place sidewalk or trail surrounding your property and there will be a trail on the east side of Rt. 47 that runs from the south side of the city that provides the necessary access to your site.

Soundscape Engineering
Practical Solutions from Professional Engineers

MEMORANDUM

April 7, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville, knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Project Cardinal Proposed Data Center Campus and On-site Substations Development
Preliminary Comments on Potential Noise Transmission to the Community

Per Soundscape Engineering's consulting services contract with the United City of Yorkville, we are providing the following preliminary comments regarding potential noise transmission from the proposed development of a data center campus with on-site substations to the surrounding community.

At this time, there is insufficient Project information available to allow calculation of noise transmission from the proposed Development to the surrounding community. However, based on our experience, review of the Preliminary PUD Plan dated 3/14/25, and the uses of the properties near the proposed site, we can provide the following comments for your consideration.

1. Chapter 4 of the Yorkville Code of Ordinances restricts noise transmission to both residential and commercial land uses. The limit on sound transmission to residential land uses during the nighttime is the most restrictive (50 dBA). Since the proposed Data Center Campus can be expected to operate during both daytime and nighttime, nighttime sound level limits will need to be considered when evaluating noise transmission from the proposed Data Center Campus.
2. In our experience, the primary noise sources associated with Data Centers are the electrical power generators and the cooling equipment.
3. The Applicant should note, in particular, that the Noise Ordinance includes a 10 dB sound level limit penalty for noise that is tonal in character. Some types of cooling equipment, such as chillers, can emit tonal noise.
4. There is a large residential development within Yorkville limits (Bristol Bay condos) located approximately 1300 ft east of the closest building on the proposed Project Cardinal Campus; 900 feet of this distance is a setback within the proposed project site. For properties at this distance, it may be difficult for the Data Center Campus to comply with the City's Noise Ordinance.
5. The closest residential land use within the City of Yorkville is 800 feet south of the proposed data center property line at 10346 Galena Road. With concerted effort, it might be possible for the Data Center Campus to comply with the City's Noise Ordinance. This location is of particular concern to us due to its proximity to the proposed development.

6. Based on our noise control engineering experience and review of similar-sized data center campuses, the project will need to consider noise control early in the design, using thoughtful site planning, locating cooling equipment and generators as far as possible from residents, and selecting low-noise equipment. Since the nighttime ordinance is more stringent, it may be necessary for some of the equipment to be programmed to operate at quieter, but less efficient, operating modes during nighttime hours. In addition to equipment selection, load settings, and siting, meeting the noise ordinance may also require noise control screening, compressor wraps, or other approaches for the outdoor cooling equipment. Noise control enclosures and mufflers will most likely be needed for the generators.
7. The Applicant should provide a noise impact assessment report for review by the City. The report should describe how the assessment was performed, list the specific noise-generating equipment associated with operation of the Data Center Campus and On-site Substation, describe any noise control approaches and equipment that will be included in the project design, and confirm that the City's noise ordinance will be met. Noise source data for the cooling equipment shall be based on actual sound level measurements of the specific equipment planned for the project, made in accordance with nationally recognized standards, not on interpolated, extrapolated, or otherwise calculated sound levels.
8. The City should consider whether it wishes to require the applicant to perform post-construction acoustic testing to demonstrate compliance with the noise ordinance.
9. We understand that some members of the community are concerned about noise emissions from the planned data center campus. The community noise ordinance protects Yorkville residents by limiting noise transmission to residential land uses to 60 dBA during the day and 50 dBA at night. In addition, tonal noise sources are required to be 10 dBA below those values (50 dBA daytime and 40 dBA at night). For reference, the Route 47 traffic noise at the closest Bristol Bay condos (400' from the roadway) is estimated to be as low as 55 dBA at night and as high as 63 dBA during the day. This suggests that residences located near busy roadways will not experience a significant impact from data center noise.
10. Our comments are only in relation to the City of Yorkville noise ordinance and do not consider compliance relative to any other jurisdictions, including Kendall County, Kane County, or the Illinois Pollution Control Board.
11. Similarly, our comments are focused on residential and commercial land uses that are currently within the City of Yorkville. There are, however, several single-family residences located very near the proposed development that are not currently within the City of Yorkville. These residences are located immediately across the road to the North, South, and West of the proposed Data Center Campus on Baseline, Galena, and Ashe Roads.

****END OF MEMORANDUM****

Soundscape Engineering
Practical Solutions from Professional Engineers

MEMORANDUM

April 21, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville, knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Project Cardinal Proposed Data Center Campus and On-site Substations Development
Follow-Up to Acoustics Questions during April 10th Plan Council Meeting

On April 10, 2025, the City of Yorkville hosted a pre-plan meeting and a Plan Council meeting to discuss the proposed Project Cardinal Data Center Campus and on-site substation development. Here are our follow-up comments and responses to acoustics-related questions:

1. *Will residents near the data center be exposed to health risks due to data center noise?* Studies have shown that noise-related stress can cause health risks, but the level of health risk is related to the amplitude of the noise. The city noise ordinance limits noise transmission to residential properties to 60 dBA during the daytime and 50 dBA at night, with these limits being 10 dB more stringent for tonal noise due to its potential for annoyance. These thresholds are consistent with American National Standards Institute (ANSI) standard S12.9 and World Health Organization (WHO) guidelines, which are 50-60 dBA daytime and 45-50 dBA nighttime. The WHO guidelines, in particular, are based on extensive research in noise-related impacts, including health impacts and sleep disturbance.

2. *There is a very nice equestrian center located West of the project site. How do horses respond to noise as compared to humans?* After researching horses' response to noise, we found that horses have a wider frequency range of hearing than humans and are likely to be startled by sudden noises due to their prey instinct. There is some evidence that, like humans, horses acclimate to steady or repetitive noises (such as aircraft flyovers or train passbys). Since noises associated with data centers are primarily continuous noises, rather than intermittent or sudden onset noises, we expect the horses will not be more sensitive than humans to this type of noise source. In addition, ANSI S12.9 recommends that noise transmissions to residential land uses be 5-15 dB quieter than riding stables, suggesting that humans are more sensitive to noise than horses.

3. *How will the officers determine if the noise is tonal?* The City of Yorkville uses Quest Technology Model 210 sound level meters, which do not have the capability needed to determine if a noise source is tonal. The officers would need new sound level meters with third-octave band measurement capability and training in analyzing measurements to determine if a sound is tonal.

4. *A note regarding equipment placement:* The best location for mechanical equipment is on the side of the building opposite the residents, with the rooftop behind sound barrier screens being the next best location. The worst location is on the side of the building closest to residents. It is not necessary to restrict the project from mounting equipment on the roof, as long as the project demonstrates that the ordinance is fully met.

5. *Regarding operational conditions:* As discussed in the plan council meeting, we recommend an update to item 30.ll.ii in the Plan Council Packet. Instead of requiring the operational noise levels to not exceed the pre-development baseline, we recommend requiring the project to meet the noise ordinance.

****END OF MEMORANDUM****

From: Elizabeth Fotopoulos
To: Bart Olson
Cc: Jori Behland; Krysti Barksdale-Noble; lynn@dlkllc.com; Katelyn Gregory
Subject: Re: Written Comment for May 6th 2025 meeting
Date: Tuesday, May 20, 2025 8:16:03 AM

Good morning Bart and others,
Please let me know if I need to submit a new comment for the next board meeting regarding this cardinal project/data center.

I wanted to send this other link this is not new news, but it is in the news. As you all know, is raising prices which they have already been doing, but I digress. When you read this article, you will see that another factor into rising prices our data centers. This is just ABC News. I'm sure you'll be able to find more information on this. I would like this to go into the notes as something that Yorkville board needs to address and provide an explanation as to how this is going to impact all of the residents, whether they are living in Kane county or Kendall county as this data center sits on the countyline Road.

Lastly, maybe you've seen through social media there is a 60 minutes on data centers and the impact of data centers on residence and surrounding areas something that's spoken to is how ground water is impacted by data centers. This is also something that the Cardinal project and the city of Yorkville needs to address because as it is Many of the residents that live surrounding this area are still on well water. What is the city of Yorkville and the Cardinal project going to do about this? This also applies to myself and other residents that aren't in Kendall county but across the street in Kane county.



ComEd price hike coming June 1, Citizens Utility Board warns
abc7chicago.com

Again, please let me know if I need to submit a new comment. Thank you.
Elizabeth

Sent from my iPhone

> On Mar 31, 2025, at 11:53 AM, Bart Olson <BOlson@yorkville.il.us> wrote:
>
> Thanks for forwarding the articles and links. I will review them when I am able.
>
> None of the construction schedules for the data centers up closer to your home will use well water – neither their own or the City wells. They are not anticipated to begin operation until well after we have converted to the Lake Michigan source.
>
> I have not heard any data center industry people bring up the local climate as a hurdle, nor have I read that in any of the articles on data center development. I would suggest that they think it's a non-issue evidenced by their intent to develop here. I understand that is not the exact direction of your comment (i.e. we should potentially reject their development because it is hotter on this site compared to other sites in the area or within the broader region), so I will keep it in consideration in case it becomes a discussion point.
>
> Bart Olson
> City Administrator
> United City of Yorkville
> 651 Prairie Point Drive
> Yorkville, Illinois 60560
> 630-553-8537 direct
> 630-308-0582 cell
> bolson@yorkville.il.us
>
> ---
>
> **From:** Elizabeth Fotopoulos [redacted]
> **Sent:** Friday, March 28, 2025 11:14 AM
> **To:** Bart Olson <BOlson@yorkville.il.us>
> **Cc:** Jori Behland <jBehland@yorkville.il.us>; Krysti Barksdale-Noble <knoble@yorkville.il.us>
> **Subject:** Re: Written Comment for May 6th 2025 meeting
>
> Hello Bart and others, thank you for responding. I really do appreciate you taking the time to respond and respond so quickly.
>
> One of my questions you asked for any supporting literature I have or have found on health and well-being related to data centers, noise, pollution, and things related. Below I have included links to reputable websites that speak to noise pollution, as well as diesel generator pollution. These websites also include citations and links to actual research cited. I have also included a few research articles that speak to this also.
>
> In terms of my last question that you were unsure about, this is primarily pertaining to the use of water as a cooling agent. As you know, there is going to be quite a bit of development that happens and the residence in this area myself and I'm assuming others included our concerned about the use of well water which will directly impact the water table. As you know, Bright farms solely uses well water, which as that facility is up and running is going to directly impact the water table therefore, having another facility that could be using water as a cooling agent, it is imperative that it pump in city water, I.e Lake, Michigan versus utilizing any well water.

In terms of the question related to why this location. because it does get incredibly hot here in the late spring too early fall months. I find it interesting that the developer would identify this location is being adequate and that weather temperature is not a factor. I have read that data centers were once encouraged to be located in the desert, but due to the heat that is produced both in the data center and the desert? those locations were found to not be suitable as the data centers would require such extensive cooling. So, location does matter and I am incredibly concerned that this location is going to require quite a bit of cooling because of the intense of the hot summer months. Being a resident here for the last five years I have noticed this area is always 10 to 15° warmer, in the least, than any other area of Sugar grove, Aurora or Yorkville.

Thank you,

https://www.nature.com/articles/s41370-024-00642-5

https://zerosound.com/the-silent-strain/

https://ecology.wa.gov/air-climate/air-quality/data-centers#:~:text=Air%20pollution%20from%20data%20centers&text=Diesel%20exhaust%20is%20a%20toxic,nose%20and%20upper%20respiratory%20system.

https://www.epa.gov/dera/learn-about-impacts-diesel-exhaust-and-diesel-emissions-reduction-act-dera#:~:text=Human%20Health%20%2D%20Exposure%20to%20diesel,security%2C%20and%20strengthen%20our%20economy.

https://www.cancer.org/cancer/risk-prevention/chemicals/diesel-exhaust-and-cancer.html#:~:text=Lung%20cancer%20is%20the%20major,not%20been%20studied%20as%20extensively.

https://ww2.arb.ca.gov/resources/summary-diesel-particulate-matter-health-impacts?keywords=2025

https://www.epa.gov/clean-air-act-overview/clean-air-act-title-iv-noise-pollution#:~:text=Noise%20pollution%20adversely%20affects%20the,cause%20countless%20adverse%20health%20affects.

https://pmc.ncbi.nlm.nih.gov/articles/PMC7560223/#:~:text=Prolonged%20exposure%20to%20noise%20can,severe%20psychological%20problems%20%5B15%5D.

Sent from my iPhone

> On Mar 27, 2025, at 3:44 PM, Bart Olson <BOlson@yorkville.il.us> wrote:
>
> Hello Elizabeth,
>
> Thanks for providing these questions so far in advance. I can answer some of them now, and I will forward your questions and my responses to the aldermen in advance of the May meeting:
>
> 1) The plan provided shows water/storm basins being utilized throughout the plan to help mediate noise pollution to residences in addition to help create a more aesthetically pleasing environment. Why was there no plan to put a storm basin in front of my home that is located at the corner of Baseline Road and Mighell Rd? -I would like to formally request that this Plan be revised to include a storm basin located in front of my home that is similar to the majority of the homes surrounding this location.
> a) City response - This is the first draft of a plan submitted by a petitioner with little feedback given so far by the City. I am acknowledging your request and we will communicate it to the developer and the committee members. On a technical basis, I am not sure if the area in front of your home will lend itself to a drainage basin, but I am guessing you would be more comfortable if there was more distance from your home to the buildings (i.e. maybe they can buffer the area with equivalent distances or noise reduction measures without a basin). The City has engaged a sound engineer that will be reviewing this site plan to see if there are ways we can improve it, and we will be recommending the developer to commit to a sound study post construction so we can monitor the noise in the area.
>
> 2) what is the developer and or committee doing about noise pollution? this large of a data center could cause significant noise pollution in this area to residents, causing neurological and mental health stressors in addition to medical issues and complications. These kinds of complications have been reported in numerous research studies by residence who live next to these types of data centers.
> a) City response - I mentioned above about our sound engineer. We have spoken with our government counterparts in Loudoun County Virginia, which is the data center capital of the world. They have spoken a bit about noise complaints being the most frequent issue cited by neighbors, but they tended to downplay the severity of it compared to your assertion of medical issues and complications. If you have any research studies that you'd like us to review, please forward them along.
>
> 3) how much data is being processed or projected to be processed through this facility? How much of this data is identified as United States data, local data, and worldly data?
> a) City response - I don't believe there are public estimates of the amount of data expected for this facility, nor am I familiar with that being a standard metric to study data centers elsewhere in the world. Usually, data centers are compared on an acreage, square footage, or power use basis. I don't believe there's a way to identify where the data originates publicly either (I suppose it would depend on the end-user of the systems within the building).
>
> 4)what is the plan and committee doing to help ensure safety of not just this data center, but the residence that live in this area. I'm speaking specifically not to cyber attacks but terrorism that could come in the form of destroying the data center-being that it could be providing significant data resources to individual throughout the world.
> a) City response - The City is in touch with the Department of Homeland Security and the FBI Field Office in Chicago on these issues. Generally, the property will be heavily monitored by security guards and systems and all access to the development will be heavily restricted through gated access.
>
> 5) what is the developers plan to ensure that during the construction of this facility garbage and debris, including significant dust and dirt kick

up is kept to a minimum and does not impact the residents who are living in this area?
a) City response - The City has robust development rules that address on-site cleanliness and street debris concerns. We also have rules about dust abatement during mass grading which involve on-site watering and other measures.

6) when it comes to cooling this facility why would the developers identify this area as a prime location for a date center that needs to be cooled significantly when during the spring to early fall months, this area is incredibly hot and humid.
a) City response - External temperature has little bearing on the internal operation of the buildings. Data centers are interested in this area primarily because it has adequate power supply and infrastructure.

7) how does the developer plan to mediate the cooling issue of this data center so that it doesn't impact local residence?
a) City response - I'm not sure what you mean here - but, the water usage of the buildings will be reviewed by the City to make sure we have adequate capacity, the power usage will be reviewed and endorsed by ComEd before a power allocation is given, and we're looking to manage any noise generated on site through the sound engineer review of the plans.

Thanks,

Bart Olson
City Administrator
United City of Yorkville
651 Prairie Point Drive
Yorkville, Illinois 60560
630-553-8537 direct
630-308-0582 cell
bolson@yorkville.il.us

-----Original Message-----
From: Jori Behland <jBehland@yorkville.il.us>
Sent: Tuesday, March 25, 2025 2:08 PM
To: Krysti Barksdale-Noble <knoble@yorkville.il.us>; Bart Olson <BOlson@yorkville.il.us>
Cc: Monica Cisija <mcisija@yorkville.il.us>
Subject: FW: Written Comment for May 6th 2025 meeting

Please see the comments/questions below regarding Project Cardinal. Would you like us to forward this to the elected officials?

Thank you,

Jori Behland
City Clerk

651 Prairie Pointe • Yorkville, IL 60560
630-553-8567 (Direct)
630-553-4350 (City Hall)
jbehland@yorkville.il.us https://linkprotect.cudasvc.com/url?a=https%3a%2f%2flink.edgepilot.com%2fs%2f90f88701%2fJ0i56l0OmEK1-rdMPdND0w%3fu%3dhttp%3a%2f%2fwww.yorkville.il.us%2f&c=E,1,yL9DHRPWxs76XqHTZd2w-13H_lhAaZwo5KEKXh5hRWBBCgsPHLlPlf6yLpUteCmrmD0VEc4IbbinIxwY2Y3X-VDpnX2WVragfVpYGNIUV6sk8Kb0KIjmNw,,&typo=1

-----Original Message-----
From: Elizabeth Fotopoulos <[redacted]
Sent: Tuesday, March 25, 2025 1:18 PM
To: Jori Behland <jBehland@yorkville.il.us>
Subject: Written Comment for May 6th 2025 meeting

This is for the meeting on May 6th 2025
Elizabeth Fotopoulos
"Economic development committee: project cardinal data center"

My questions for the committee are
1) The plan provided shows water/storm basins being utilized throughout the plan to help mediate noise pollution to residences in addition to help create a more aesthetically pleasing environment. Why was there no plan to put a storm basin in front of my home that is located at the corner of Baseline Road and Mighell Rd?
-I would like to formally request that this Plan be revised to include a storm basin located in front of my home that is similar to the majority of the homes surrounding this location.
2) what is the developer and or committee doing about noise pollution? this large of a data center could cause significant noise pollution in this area to residents, causing neurological and mental health stressors in addition to medical issues and complications. These kinds of complications have been reported in numerous research studies by residence who live next to these types of data centers.
3) how much data is being processed or projected to be processed through this facility? How much of this data is identified as United States data, local data, and worldly data?
4)what is the plan and committee doing to help ensure safety of not just this data center, but the residence that live in this area. I'm speaking specifically not to cyber attacks but terrorism that could come in the form of destroying the data center-being that it could be providing

significant data resources to individual throughout the world.
5) what is the developers plan to ensure that during the construction of this facility garbage and debris, including significant dust and dirt kick up is kept to a minimum and does not impact the residents who are living in this area?
6) when it comes to cooling this facility why would the developers identify this area as a prime location for a date center that needs to be cooled significantly when during the spring to early fall months, this area is incredibly hot and humid.
7) how does the developer plan to mediate the cooling issue of this data center so that it doesn't impact local residence?

Thank you,
Elizabeth

Sent from my iPhone

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 – May 27, 2025

Meeting and Date: City Council – June 10, 2025

Synopsis: Approval of Minutes

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

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

DRAFT

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, HELD IN THE CITY COUNCIL CHAMBERS, 651 PRAIRIE POINTE DRIVE ON TUESDAY, MAY 27, 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	Absent
Ward II	Plocher	Absent
	Soling	Present
Ward III	Funkhouser	Present
	Marek	Present
Ward IV	Corneils	Present
	Hyett	Present

Staff in attendance at City Hall: City Administrator Olson, City Clerk Behland, Deputy Chief Mikolasek, Attorney Lamb, 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, and EEI Engineer Sanderson.

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

A meeting notice was posted on the City's website on the agenda, minutes, and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely:
https://us02web.zoom.us/j/85705454723?pwd=6DBq1ZbeXxgvDNOBbivrRh88JdqFWj.1.
The Zoom meeting ID was 857 0545 4723.

QUORUM

A quorum was established**.**

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

Recognition of Wheel of Fortune Winner – Yorkville Resident Becky Lenski

Mayor Purcell presented Yorkville resident Becky Lenski with a certificate recognizing her impressive appearance and victory on the Wheel of Fortune show. Ms. Lenski mentioned that she has lived in Yorkville since 2008 and that both of her sons graduated from Yorkville High School. She is also a Pilates instructor. Ms. Lenski was in attendance at the meeting with her son, Max, and his friend. Her son, Van, is set to leave for basic training in the army on July 21, 2025. Additionally, she shared that she, like the Mayor and the Pope, is a Chicago White Sox fan!

The show was filmed on March 12, 2025, the day of her son Van's 18th birthday, and it aired on April 16, 2025. Ms. Lenski stated that she waited 16 months to hear back from the Wheel of Fortune show. She shared that she grew up watching Wheel of Fortune with her family. Along with cash and prizes, she won a trip to Costa Rica in the "Prize Puzzle Round" and the big $50,000 prize in the "Bonus Round." In total, Ms. Lenski won over $73,000! After the show's taping, Ms. Lenski challenged the host, Ryan Seacrest, to a plank challenge that lasted over 2 minutes and ended in a draw.

Ms. Lenski described her experience as a once-in-a-lifetime opportunity. Mayor Purcell presented Ms. Lenski and her guests with iconic Yorkville Hawaiian shirts.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

None.

CONSENT AGENDA

1. Minutes of the Regular City Council – May 13, 2025
2. Bill Payments for Approval
   $ 3,627,584.76 (vendors – FY 25)
   $ 746,001.72 (vendors – FY 26)
   $ 435,399.56 (payroll period ending 05/09/25)
   $ 4,808,986.04 (total)
3. **Resolution 2025-59** Approving Recommendations for Certain Traffic Safety Measures at the Intersections of Somonauk and Liberty, Grande Trail and Constitution, and Berrywood and – Lehman Crossing – *authorize the Mayor and Clerk to execute* (PW 2025-47)
4. **Resolution 2025-60** Approving the Release of a Performance Guarantee Bond Related to Grande Reserve Unit 8 – *authorize the Mayor and City Clerk to execute* (PW 2025-48)
5. **Resolution 2025-61** Approving a Bid to Complete Reconstruction of Faxon Road and Beecher Road – *authorize the Mayor and City Clerk to execute* (PW 2025-54)
6. **Resolution 2025-62** Approving an Engineering Agreement with Engineering Enterprises, Inc. (Faxon Road and Beecher Road Reconstruction – Construction Engineering) – *authorize the Mayor and City Clerk to execute* (PW 2025-55)
7. **Resolution 2025-63** Approving a Second Change Order Relating to the Southern Sanitary Sewer Connection – *authorize the Mayor and City Clerk to execute* (PW 2025-56)
8. **Resolution 2025-64** Approving a License Agreement with BNSF Railway to Permit the City of Yorkville to Run Certain Sanitary Sewers and Water Lines Underneath Railroad Tracks (Southern Sanitary Sewer Connection and Eldamain Water Main Loop South) – *authorize the Mayor and City Clerk to execute* (PW 2025-57)
9. **Resolution 2025-65** Approving a Change Order Relating to Well No. 9 Emergency Repairs – *authorize the Mayor and City Clerk to execute* (PW 2025-58)
10. **Ordinance 2025-46** Amending Title 6, Chapter 5 of the Yorkville City Code (Gross Vehicle Weight Rating Designated) – *authorize the Mayor and City Clerk to execute* (PW 2025-60)
11. Treasurer's Reports for March and April 2025 (ADM 2025-16)
12. **Resolution 2025-66** Approving an Extension to an Agreement to Provide Janitorial Services by Uni-Max Management Corp. – *authorize the Mayor and City Clerk to execute* (ADM 2025-20)
13. **Resolution 2025-67** Approving an Agreement for Drug and Alcohol Testing Services with Sterchi Occupational Health – *authorize the Mayor and City Clerk to execute* (ADM 2025-21)
14. Beecher Center Facility License and Premises Use Agreements Extensions (ADM 2025-22)
    a. **Resolution 2025-68** Approving a Facility License Agreement with Community Nutrition Network and Senior Services Association for Use of a Portion of the Beecher Community Building – *authorize the Mayor and City Clerk to execute*
    b. **Resolution 2025-69** Approving a Premises Use Agreement for the Senior Services Associates Use of a Portion of the Beecher Community Building – *authorize the Mayor and City Clerk to execute*

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

Motion approved by a roll call vote. Ayes-6 Nays-0
Koch-aye, Funkhouser-aye, Corneils-aye,
Soling-aye, Marek-aye, Hyett-aye

REPORTS

MAYOR'S REPORT

Illinois Transportation Enhancement Program Grant (ITEP)

Mayor Purcell shared that the City has received a grant, through the ITEP, in the amount of $2,999,940 for the East Hydraulic District project. The project will develop, enhance, and beautify the district, as well as enhance local transportation and boost the quality of life for residents. It will also improve accessibility and increase safety for residents and visitors. Mayor Purcell stated that the City is also applying for more grants, including a highway grant. City Administrator Olson noted that approximately $400 million in funding will be applied to street projects.

School's Out Beach Party

Parks and Recreation Director Evans announced that the last day of school is Wednesday, May 28th. The annual School's Out Beach Party will be held at Town Square from 5:00 p.m. to 9:00 p.m. He also expressed gratitude to everyone who attended Margaritas en Mayo last week and the Legion Memorial Day Ceremony this past Monday.

FORE! Yorkville Golf Outing

Parks and Recreation Director Evans announced that the golf outing has sold out this year, marking the first time since before the start of COVID-19 (2020). The event is scheduled for Thursday, June 12, 2025, at Blackberry Oaks Golf Course.

Public Water Supply Loan Program – Revenue Bond Ordinances
(CC 2025-45)

Ordinance 2025-47

a. Authorizing the borrowing of an aggregate principal amount of $5,620,000 from the Illinois Environmental Protection Agency for the purpose of financing the costs of necessary improvements to the City's water delivery system, authorizing the execution of a loan agreement relating to such loan and providing for the collection, segregation and distribution of the revenues of water system for the payment of said loan.

Mayor Purcell entertained a motion to approve an Ordinance authorizing the borrowing of an aggregate principal amount of $5,620,000 from the Illinois Environmental Protection Agency for the purpose of financing the costs of necessary improvements to the City's water delivery system, authorizing the execution of a loan agreement relating to such loan and providing for the collection, segregation and distribution of the revenues of the water system for the payment of said loan and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Koch.

Finance Director Fredrickson explained that the revenue bonds coordinate with Illinois Environmental Protection Agency (IEPA) loans. This means that instead of pledging 125% debt service, the City pledges 100%. The loan is a 30-year loan at 1.8% interest.

Motion approved by a roll call vote. Ayes-6 Nays-0
Funkhouser-aye, Corneils-aye, Soling-aye,
Marek-aye, Hyett-aye, Koch-aye

Ordinance 2025-48

b. Authorizing the borrowing of an aggregate principal amount of $19,940,000 from the Illinois Environmental Protection Agency for the purpose of financing the costs of necessary improvements to the City's water delivery system, authorizing the execution of a loan agreement relating to such loan and providing for the collection, segregation and distribution of the revenues of water system for the payment of said loan.

Mayor Purcell entertained a motion to approve an Ordinance authorizing the borrowing of an aggregate principal amount of $19,940,000 from the Illinois Environmental Protection Agency for the purpose of financing the costs of necessary improvements to the City's water delivery system, authorizing the execution of a loan agreement relating to such loan and providing for the collection, segregation and distribution of the revenues of the water system for the payment of said loan and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Hyett.

Motion approved by a roll call vote. Ayes-6 Nays-0
Corneils-aye, Soling-aye, Marek-aye,
Hyett-aye, Koch-aye, Funkhouser-aye

Fireworks Display Contract
(CC 2025-46)

Resolution 2025-70 **a. Authorizing a Contract with Chicago Drone Light Shows for a City-Sponsored Fireworks and Drone Light Show Display for July 4, 2026**

Ordinance 2025-49 **b. Authorizing the First Amendment to the Annual Budget of the United City of Yorkville, for the Fiscal Year Commencing on May 1, 2025 and Ending on April 30, 2026**

Mayor Purcell entertained a motion to approve a Resolution Authorizing a Contract with Chicago Drone Light Shows for a City-Sponsored Fireworks and Drone Light Show Display for July 4, 2026 and an Ordinance Authorizing the First Amendment to the Annual Budget of the United City of Yorkville, for the Fiscal Year Commencing on May 1, 2025 and Ending on April 30, 2026 and authorize the Mayor and City Clerk to execute. So moved by Alderman Koch; seconded by Alderman Soling.

Mayor Purcell explained that this contract is for next year's fireworks and drone show, which celebrates the United States of America's semiquincentennial, its 250th birthday. Alderman Funkhouser inquired whether there will be a soundtrack with sound broadcast. Parks and Recreation Director Evans confirmed that this is currently being researched.

Alderman Koch asked whether the show will be in the same location. Parks and Recreation Director Evans answered affirmatively.

Motion approved by a roll call vote. Ayes-6 Nays-0
Soling-aye, Marek-aye, Hyett-aye,
Koch-aye, Funkhouser-aye, Corneils-aye

PUBLIC WORKS COMMITTEE REPORT

Resolution 2025-71 **Approving a 5 Year Pavement Management Plan**
(PW 2025-33)

Alderman Soling made a motion to approve a Resolution Approving a 5 Year Pavement Management Plan and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-6 Nays-0
Marek-aye, Hyett-aye, Koch-aye,
Funkhouser-aye, Corneils-aye, Soling-aye

Resolution 2025-72 **Approving a Change Order Relating to the Bluestem Water Main Replacement Project**
(PW 2025-49)

Alderman Soling made a motion to approve a Resolution Approving a Change Order Relating to the Bluestem Water Main Replacement Project and authorize the Mayor and City Clerk to execute; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-6 Nays-0
Hyett-aye, Koch-aye, Funkhouser-aye,
Corneils-aye, Soling-aye, Marek-aye

Resolution 2025-73 **Approving a Bid to Complete the Road to Better Roads Program Railway Improvements**
(PW 2025-52)

Alderman Soling made a motion to approve a Resolution Approving a Bid to Complete the Road to Better Roads Program Roadway Improvements and authorize the Mayor and City Clerk to execute; seconded by Alderman Corneils.

Motion approved by a roll call vote. Ayes-6 Nays-0
Koch-aye, Funkhouser-aye, Corneils-aye,
Soling-aye, Marek-aye, Hyett-aye

Resolution 2025-74 **Approving an Engineering Agreement with Engineering Enterprises, Inc. (2025 Road to Better Roads Program – Construction Engineering)**
(PW 2025-53)

Alderman Soling made a motion to approve a Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (2025 Road to Better Roads Program – Construction Engineering) and authorize the Mayor and City Clerk to execute; seconded by Alderman Hyett.

Motion approved by a roll call vote. Ayes-6 Nays-0
Funkhouser-aye, Corneils-aye, Soling-aye,
Marek-aye, Hyett-aye, Koch-aye

Resolution 2025-75 **Authorizing the Purchase of a Replacement Generator for the Blackberry North Lift Station, in an Amount Not to Exceed $73,464**
(PW 2025-59)

Alderman Soling made a motion to approve a Resolution Authorizing the Purchase of a Replacement Generator for the Blackberry North Lift Station, in an Amount Not to Exceed $73,464 and authorize the Mayor and City Clerk to execute; seconded by Alderman Corneils.

Motion approved by a roll call vote. Ayes-6 Nays-0
Corneils-aye, Soling-aye, Marek-aye,
Hyett-aye, Koch-aye, Funkhouser-aye

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

No report.

PLANNING AND ZONING COMMISSION

No report.

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

Yorkville Bristol Sanitary District

Alderman Soling reported that the YBSD expansion is progressing well, and the current phase is expected to be completed within the next two months. The next phase will begin shortly. He will notify everyone of the public Open House date.

Aurora Area Convention & Visitors Bureau Update

Alderman Funkhouser provided an update on the AACVB. He is the Vice-Chairman of the board, which has new members. Bill Donnell remains the Chairman of the AACVB. Alderman Funkhouser also reported that last month, there were a combined total of 2.8 million visits to all of the AACVB's social media pages. This figure is twice the number of social media visits from last year. Additionally, the AACVB had 28,000 website visitors, reflecting a 23% increase from 2024. Alderman Funkhouser introduced two new elements: Crowd Rip and Drew Pertl Aerial Photography. Crowd Rip is a social media digital imagery source that will seek permission from the original source for the AACVB to use images. The AACVB also collaborated with Drew Pertl for aerial photography, which features AACVB in the promotional video.

Park Board

Alderman Koch shared that a phone app for registration is currently being developed. Parks and Recreation Director Evans mentioned that the staff is working on creating the app, and it is a lengthy process. The app will help advertise and locate events, as well as allow people to register for events and programs via their phones. He stated they are hoping to have the app available by Fall 2025.

STAFF REPORT

No report.

MAYOR'S REPORT (cont'd)

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

City Administrator Olson provided an update on the Public Works and Parks Department facility. He mentioned that there is a fourth construction contingency adjustment exceeding $11,000.

Lake Michigan Water
Project Update
(CC 2025-09)

No report.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

None.

EXECUTIVE SESSION

None.

ADJOURNMENT

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 7:38 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 – June 10, 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
900161	FNBO FIRST NATIONAL BANK OMAHA				05/25/25		
	052525-A.ROZBORSKI-A	04/30/25	01	MENARDS#033125-BOARDS		01-410-56-00-5620	12.88
			02	MENARDS#041125-LEAF RAKE		01-410-56-00-5630	19.99
			03	MENARDS#040425-BOARDS		01-410-56-00-5620	12.98
			04	MENARDS#040425-MARKING FLAGS		01-410-56-00-5620	17.94
			05	MENARDS#041725-SHOVELS		01-410-56-00-5630	55.96
			06	MENARDS#040225-FORESTER CHAPS		01-410-56-00-5630	119.98
			07	RURAL KING-GRASS SEED, OIL		01-410-56-00-5620	142.36
			08	MENARDS#032725-GOO GONE, PUTTY		01-410-56-00-5640	9.56
			09	KNIFE		** COMMENT **	
			10	MENARDS#041625-ROPE, PREEN		01-410-56-00-5620	78.47
						INVOICE TOTAL:	470.12 *
	052525-A.SIMMONS-A	04/30/25	01	GOTO-APR 2025 PHONE MANAGEMENT		01-110-54-00-5440	168.26
			02	GOTO-APR 2025 PHONE MANAGEMENT		01-220-54-00-5440	179.48
			03	GOTO-APR 2025 PHONE MANAGEMENT		01-120-54-00-5440	123.39
			04	GOTO-APR 2025 PHONE MANAGEMENT		79-795-54-00-5440	179.48
			05	GOTO-APR 2025 PHONE MANAGEMENT		01-210-54-00-5440	897.40
			06	NICOR-3/5-4/3 651 PP SERVICE		01-110-54-00-5480	156.81
			07	COMED-6/28-7/30 133 HYDRAULIC		79-795-54-00-5480	230.18
			08	COMED-7/30-8/28 RVRFRNT PK		79-795-54-00-5480	142.83
			09	COMED-8/28-9/27 RVRFRNT PK		79-795-54-00-5480	161.03
			10	COMED-9/27-10/28 RVRFRNT PK		79-795-54-00-5480	174.36
			11	COMED-10/28-11/25 RVRFRNT PK		79-795-54-00-5480	205.78
			12	COMED-11/25-12/27 133 HYDRAUIC		79-795-54-00-5480	285.86
			13	COMED-1/31-3/4 RT34 & AUTMN CR		23-230-54-00-5482	361.32
			14	COMED-3/4-4/3 RT34 & AUTMN CR		23-230-54-00-5482	268.21
			15	COMCAST-3/20-4/19 INTERNET AT		01-110-54-00-5440	82.36
			16	651 PP		** COMMENT **	
			17	COMCAST-3/20-4/19 INTERNET AT		01-220-54-00-5440	87.85
			18	651 PP		** COMMENT **	
			19	COMCAST-3/20-4/19 INTERNET AT		01-120-54-00-5440	60.41
			20	651 PP		** COMMENT **	
			21	COMCAST-3/20-4/19 INTERNET AT		79-790-54-00-5440	87.85
			22	651 PP		** COMMENT **	
			23	COMCAST-3/20-4/19 INTERNET AT		01-210-54-00-5440	439.26
			24	651 PP		** COMMENT **	
			25	COMCAST-3/20-4/19 INTERNET AT		79-795-54-00-5440	87.85
			26	651 PP		** COMMENT **	
			27	WAREHOUSE-BINDERS		01-120-56-00-5610	45.30
			28	VERIZON-3/2-4/1 IN CAR UNITS		01-210-54-00-5440	756.21
			29	WAREHOUSE-FOLDERS,BOXES,LABELS		01-120-56-00-5610	59.19
						INVOICE TOTAL:	5,240.67 *
	052525-A.ZITT-A	04/30/25	01	MENARDS#040725-TELESCOPING		51-510-56-00-5620	79.96
			02	POLE, SKIMMER HEAD		** COMMENT **	
						INVOICE TOTAL:	79.96 *

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900161	FNBO FIRST NATIONAL BANK OMAHA				05/25/25		
	052525-B.BEHRENS	04/30/25	01	MENARDS#042525-NIPPLE, BALL		51-510-56-00-5620	13.44
			02	VALVES, HOSE BARB		** COMMENT **	
			03	MENARDS#040325-GRAB HOOKS,		51-510-56-00-5620	18.16
			04	QUICK LINKS		** COMMENT **	
						INVOICE TOTAL:	31.60 *
	052525-B.OLSON-A	04/30/25	01	ZOOM-03/23-04/22 USER FEES		01-110-54-00-5462	189.95
						INVOICE TOTAL:	189.95 *
	052525-C.HAYES	04/30/25	01	YORK ACE-KEYS		01-210-56-00-5620	10.83
						INVOICE TOTAL:	10.83 *
	052525-D.BROWN-A	04/30/25	01	AMAZON-PRINTER INK		51-510-56-00-5620	62.27
						INVOICE TOTAL:	62.27 *
	052525-D.HENNE-A	04/30/25	01	MENARDS#040325-SILICONE		01-410-56-00-5620	5.99
			02	MENARDS#041625-ANT BAIT TRAPS		01-410-56-00-5620	17.91
						INVOICE TOTAL:	23.90 *
	052525-D.SMITH-A	04/30/25	01	DOUGLAS INDUSTRIES-PICKLEBALL		79-790-56-00-5646	698.00
			02	NETS		** COMMENT **	
			03	AMAZON-WHITE ZIP TIES		79-790-56-00-5646	152.89
			04	BATTING CAGES INC-BATTING CAGE		79-790-56-00-5646	2,397.00
			05	RURAL KING-CABLE TIES		79-790-56-00-5620	51.96
						INVOICE TOTAL:	3,299.85 *
	052525-D.YODER	04/30/25	01	DUTEK-HOSES		01-410-56-00-5640	561.00
			02	YORK ACE-PLATINUM OIL		01-410-56-00-5640	59.98
			03	NAPA#385916-CONNECTORS		01-410-56-00-5628	58.40
			04	NAPA#385901-SPARK PLUGS,OIL,		01-410-56-00-5628	70.32
			05	FILTERS		** COMMENT **	
						INVOICE TOTAL:	749.70 *
	052525-E.HERNANDEZ-A	04/30/25	01	ISA-CERTIFIED ARBORIST EXAM		01-410-54-00-5412	170.00
						INVOICE TOTAL:	170.00 *
	052525-E.WILLRETT-A	04/30/25	01	AMAZON-CRUCIAL 32GB KIT		01-640-54-00-5450	44.99
			02	ILCMA-APR 2025 PROFESSIONAL		01-640-54-00-5450	35.00
			03	DEVELOPMENT EVENT ZOOM ACCESS		** COMMENT **	
			04	AMAZON-CRUCIAL RAM 32GB KIT		01-640-54-00-5450	78.99
			05	AMAZON-CHAIR		01-640-54-00-5450	139.97
						INVOICE TOTAL:	298.95 *
	052525-G.JOHNSON-A	04/30/25	01	HOME DEPO-CHISEL, KNIFE		51-510-56-00-5620	41.94
			02	MENARDS#033125-CUTTLERY COMBO,		51-510-56-00-5620	29.97

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900161	FNBO FIRST NATIONAL BANK OMAHA				05/25/25		
	052525-G.JOHNSON-A	04/30/25	03	DUAL USB		** COMMENT **	
			04	MENARDS#040725-CONTRACTOR		51-510-56-00-5620	57.75
			05	BAGS, PLATES, USB, PENS,		** COMMENT **	
			06	CAUTION TAPE		** COMMENT **	
						INVOICE TOTAL:	129.66 *
	052525-G.KLEEFISCH-A	04/30/25	01	MENARDS#032825-OUTLET PLATES,		79-790-56-00-5620	18.62
			02	FUSES		** COMMENT **	
			03	HOME DEPO-WALL PLATES		79-790-56-00-5620	5.72
						INVOICE TOTAL:	24.34 *
	052525-G.NELSON-A	04/30/25	01	AMAZON-POCKET FOLDERS		01-220-56-00-5610	25.94
			02	AMAZON-RETURNED FOLDERS		01-220-56-00-5610	-23.44
			03	AMAZON-STICKY NOTES		01-220-56-00-5610	35.96
						INVOICE TOTAL:	38.46 *
	052525-G.STEFFENS-A	04/30/25	01	MENARDS#033125-MOUNTING BASES		52-520-56-00-5628	4.99
			02	NAPA#385816-FILTERS		52-520-56-00-5620	87.36
			03	NAPA#385986-ABSORBENT		52-520-56-00-5628	51.96
			04	AMAZON-CHAINING PINS		52-520-56-00-5620	44.44
						INVOICE TOTAL:	188.75 *
	052525-J.ANDERSON*A	04/30/25	01	NAPA#385844-POWERATED BELT		79-790-56-00-5640	33.52
						INVOICE TOTAL:	33.52 *
	052525-J.BAUER-A	04/30/25	01	AMAZON-FLOORLINERS		51-510-54-00-5490	251.90
			02	PRINT SOURCE-TRUCK LETTERING		51-510-54-00-5490	430.00
						INVOICE TOTAL:	681.90 *
	052525-J.BEHLAND-A	04/30/25	01	INTOWNE STORAGE-APR 2025		01-220-54-00-5485	308.00
			02	STORAGE RENTAL		** COMMENT **	
			03	TRIBUNE- BLUESTEM WATER		51-510-60-00-6011	225.86
			04	IMPROVEMENT REQUEST FOR BIDS		** COMMENT **	
			05	TRIBUNE-NORTH RECEIVING		51-510-60-00-6011	453.47
			06	STATION REQUEST FOR BIDS		** COMMENT **	
			07	TRIBUNE-NORTHWEST ELEVATED		51-510-60-00-6011	443.76
			08	STORAGE REQUEST FOR BIDS		** COMMENT **	
			09	TRIBUNE-2025 MFT PROGRAM		23-230-60-00-6028	221.01
			10	REQUEST FOR BIDS		** COMMENT **	
						INVOICE TOTAL:	1,652.10 *
	052525-J.GALAUNER	04/30/25	01	AMAZON-SOCCER SUPPLIES		79-795-56-00-5606	44.22
			02	BSN#929390863-BASEBALL JERSEYS		79-795-56-00-5606	2,336.20
			03	BSN#929366237-BASEBALL JERSEYS		79-795-56-00-5606	804.83
			04	BSN#929390865-BASEBALL JERSEYS		79-795-56-00-5606	1,877.92

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900161	FNBO FIRST NATIONAL BANK OMAHA				05/25/25		
	052525-J.GALAUNER	04/30/25	05	BSN#929366236-SOCCER COACHES		79-795-56-00-5606	1,524.00
			06	SHIRTS		** COMMENT **	
			07	BSN#929366238-BASEBALL JERSEYS		79-795-56-00-5606	325.76
			08	BSN#929346120-SOFTBALL JERSEYS		79-795-56-00-5606	1,341.38
			09	BSN#929346119-SOFTBALL JERSEYS		79-795-56-00-5606	1,705.46
			10	BSN#929346118-SOFTBALL JERSEYS		79-795-56-00-5606	4,569.50
			11	BSN#929346121-SOFTBALL JERSEYS		79-795-56-00-5606	1,149.75
			12	QUICKSCORE-YOUTH SOFTBALL		79-795-56-00-5606	455.00
			13	SCORING PROGRAM		** COMMENT **	
			14	AMAZON-STAFF REFEREE SHIRTS		79-795-56-00-5606	39.98
			15	BSN#929390864-BASEBALL JERSEYS		79-795-56-00-5606	1,168.91
						INVOICE TOTAL:	17,342.91 *
	052525-J.JACKSON-A	04/30/25	01	MENARDS#033125-OIL DRI		52-520-56-00-5620	7.99
			02	GJOVIKS#453931-INSTALL RUNNING		51-510-54-00-5490	562.90
			03	BOARDS		** COMMENT **	
			04	NAPA#387202-SILICONE		52-520-56-00-5628	41.98
						INVOICE TOTAL:	612.87 *
	052525-J.JENSEN-A	04/30/25	01	ROSATIS-PIZZA		01-210-54-00-5415	59.14
			02	FLORAL EXPRESSIONS-SYMPATH		01-210-56-00-5650	97.53
			03	ARRANGEMENT-HARRIS		** COMMENT **	
			04	FLORAL EXPRESSIONS-SYMPATH		01-210-56-00-5650	109.43
			05	ARRANGEMENT-BALOG		** COMMENT **	
			06	JEWEL-FRUIT, GIFT CARDS		01-210-56-00-5650	127.37
						INVOICE TOTAL:	393.47 *
	052525-J.NAVARRO-A	04/30/25	01	GRAINGER-EMERGENCY BALLAST		82-820-54-00-5495	170.94
			02	GLASSHOPPER-GLASS REPAIR		24-216-54-00-5446	525.00
			03	FVFS-MAR 2025 EXTINGUISHER		24-216-54-00-5446	30.00
			04	CHECK AT 185 WOLF ST		** COMMENT **	
			05	FVFS-MAR 2025 EXTINGUISHER		24-216-54-00-5446	143.98
			06	CHECK AT 610 TOWER WELL 4		** COMMENT **	
			07	FVFS-MAR 2025 EXTINGUISHER AT		24-216-54-00-5446	317.15
			08	651 PRIAIRIE POINTE		** COMMENT **	
			09	FVFS-MAR 2025 EXTINGUISHER		24-216-54-00-5446	341.75
			10	CHECK AT BEECHER BLDG		** COMMENT **	
			11	HOME DEPO-3 WAY SWITCH		24-216-56-00-5656	30.50
			12	FERGUSON-PAPER TOWEL, TISSUE		24-216-56-00-5656	462.94
			13	AMAZON-PAPER TOWELS		24-216-56-00-5656	183.50
			14	FVFS-MAR 2025 FIRE		24-216-54-00-5446	163.00
			15	EXTINGUISHER SERVICE AT 610		** COMMENT **	
			16	TOWER		** COMMENT **	
						INVOICE TOTAL:	2,368.76 *
	052525-J.SLEEZER-A	04/30/25	01	AMAZON-TREE WATERING BAGS		01-410-54-00-5458	925.40

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

FY 25

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900161	FNBO FIRST NATIONAL BANK OMAHA				05/25/25		
	052525-J.SLEEZER-A	04/30/25	02	AMAZON-LANYARDS		01-410-56-00-5620	90.87
						INVOICE TOTAL:	1,016.27 *
	052525-JULIE.GALAUNE	04/30/25	01	FUSION-BASSET CERTIFICATION		79-795-54-00-5412	12.95
			02	KENDALL PRINT-BUSINESS CARDS		79-795-56-00-5610	40.00
						INVOICE TOTAL:	52.95 *
	052525-K.BALOG-A	05/22/25	01	ACCURINT-MAR 2025 SEARCHES		01-210-54-00-5462	200.00
			02	AMAZON-CPR TRAINING KIT		01-210-56-00-5620	943.00
			03	AMAZON-COPY PAPER		01-210-56-00-5610	429.90
			04	COMCAST-3/15-4/14 ETHERNET		24-216-54-00-5446	873.25
			05	PORTILLOS-TRAINING MEAL		01-210-54-00-5415	18.54
			06	CHILIS-TRAINING MEAL		01-210-54-00-5415	19.33
			07	MCALLISTERS-TRAINING MEAL		01-210-54-00-5415	19.32
			08	CHILIS-TRAINING MEAL		01-210-54-00-5415	20.28
			09	JIMMY JOHNS-SANDWICHES		01-210-56-00-5650	195.76
			10	PORTILLOS-TRAINING MEAL		01-210-54-00-5415	11.22
			11	AMAZON-CPR TRAINING SHIELDS		01-210-56-00-5620	44.95
						INVOICE TOTAL:	2,775.55 *
	052525-K.BARKSDALE-A	04/30/25	01	BURGER BAR-APA CONFERENCE MEAL		01-220-54-00-5415	25.37
			02	APA CONFERENCE TRANSPORTATION		01-220-54-00-5415	85.16
			03	GIORDANOS-APA CONFERENCE MEALS		01-220-54-00-5415	48.95
			04	LYFT-APA CONFERENCE		01-220-54-00-5415	72.92
			05	TRANSPORTATION		** COMMENT **	
			06	HYATT-APA CONFERENCE LODGING		01-220-54-00-5415	1,115.74
			07	ADOBE-MONTHLY CREATIVE CLOUD		01-220-54-00-5462	59.99
						INVOICE TOTAL:	1,408.13 *
	052525-K.GREGORY-A	04/30/25	01	AMAZON-LABEL MAKER, TAPE		01-110-56-00-5610	100.67
			02	AMAZON-HANGING FOLDERS,		01-110-56-00-5610	93.94
			03	KEYBOARD, PHONE CASE		** COMMENT **	
			04	AMAZON-WALL COAT RACK, BASKET		01-110-56-00-5610	69.65
			05	DRY ERASE MARKERS		** COMMENT **	
			06	AMAZON-RETURNED PUSH PINS		01-110-56-00-5610	-6.98
			07	AMAZON- MAGNETS, HANGING		01-110-56-00-5610	79.73
			08	STRIPS, CORK BOARD		** COMMENT **	
			09	DROPBOX-SUBSCRIPTION RENEWAL		01-110-54-00-5460	100.00
			10	DROPBOX-SUBSCRIPTION RENEWAL		79-795-54-00-5462	99.00
						INVOICE TOTAL:	536.01 *
	052525-K.IHRIG-A	04/30/25	01	AMAZON-CLAY POTS		79-795-56-00-5606	77.94
			02	AMAZON-PRESCHOOL SUPPLIES		79-795-56-00-5606	259.86
			03	AMAZON-FATHERS DAY SUPPLIES		79-795-56-00-5606	65.22
			04	AMAZON-EASTER DECOR		79-795-56-00-5606	46.89

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900161	FNBO FIRST NATIONAL BANK OMAHA				05/25/25		
	052525-K.IHRIG-A	04/30/25	05	AMAZON-GRADUATION & EASTER		79-795-56-00-5606	288.41
			06	SUPPLIES		** COMMENT **	
			07	AMAZON-GRADUATION SUPPLIES		79-795-56-00-5606	50.48
			08	AMAZON-CRAFT SUPPLIES		79-795-56-00-5606	173.88
			09	AMAZON-TISSUE PAPER,CUPS		79-795-56-00-5606	56.01
			10	AMAZON-FRAMES		79-795-56-00-5606	32.96
			11	AMAZON-PLANT LABELS		79-795-56-00-5606	13.48
			12	TEACHING		79-795-56-00-5606	1,068.63
			13	STRATEGIES-EDUCATIONAL KITS		** COMMENT **	
			14	AMAZON-RSG CARPET		79-795-56-00-5606	377.74
						INVOICE TOTAL:	2,511.50 *
	052525-K.JONES	04/30/25	01	WIRE WIZ-APR 2025 MONITORING		52-520-54-00-5444	46.00
			02	OMALLEY-REPAIR WELDING AT SHOP		23-230-56-00-5642	310.00
			03	WATER PRODUCTS-MEDALLION		51-510-56-00-5640	30.00
			04	STEMS		** COMMENT **	
			05	AQUAFIX-VITASTIM GREASE		52-520-56-00-5613	1,149.92
			06	ARNESON#267697-MAR 2025 GAS		01-410-56-00-5695	614.81
			07	ARNESON#267698-MAR 2025 GAS		01-410-56-00-5695	383.71
			08	SMITHEREEN-MAR 2025 PEST		24-216-54-00-5446	97.00
			09	CONTROL AT 610 TOWER		** COMMENT **	
			10	ARNESON#267756-MAR 2025 GAS		01-410-56-00-5695	940.14
			11	ARNESON#267757-MAR 2025 DSL		01-410-56-00-5695	488.71
			12	AMPERAGE#2194077-LAMPS,TORKS		23-230-56-00-5642	615.32
			13	AMPERAGE#2195263-LAMPS		23-230-56-00-5642	139.59
			14	AMPERAGE#2195193-LAMPS,TORKS		23-230-56-00-5642	490.95
			15	AMPERAGE#2194174-LAMPS		23-230-56-00-5642	46.53
			16	AMPERAGE#2194615-LAMPS		23-230-56-00-5642	378.60
			17	UNIFIRST-FIRST AID SUPPLIES		52-520-56-00-5620	118.16
			18	WATER PRODUCTS-NOZZLES		51-510-56-00-5640	300.00
			19	ARNESON#267795-MAR 2025 GAS		01-410-56-00-5695	584.97
			20	ARNESON#267796-MAR 2025 DSL		01-410-56-00-5695	1,035.93
			21	WATER PRODUCTS- CURB BOXES,		51-510-56-00-5640	2,496.26
			22	COUPLING, HYDRANT WRENCH, PIPE		** COMMENT **	
			23	LUBE, GREASE		** COMMENT **	
			24	AURORA#238799-FEB 2025 WATER		51-510-54-00-5429	126.00
			25	TESTING		** COMMENT **	
			26	LINDCO-MALE PLATES,PORTS		01-410-56-00-5628	640.10
			27	LINDCO-PARKING DOC		01-410-56-00-5628	308.45
			28	LINDCO-PARKING DOC		01-410-56-00-5628	879.27
			29	AMPERAGE#2196335-WIRE		23-230-56-00-5642	237.87
			30	AMPERAGE#2197536-POLES		23-230-56-00-5642	402.75
			31	AMPERAGE#2199065-LAMPS,TORK		23-230-56-00-5642	413.10
			32	AMPERAGE#2202601-POLES		23-230-56-00-5642	1,937.50
			33	WELDSTAR-CYLINDER RENTAL		01-410-54-00-5485	80.64

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900161	FNBO FIRST NATIONAL BANK OMAHA				05/25/25		
	052525-K.JONES	04/30/25	34	WATER PRODUCTS-NOZZLE WRENCH		51-510-56-00-5640	385.00
			35	ARNESON#267855-MAR 2025 GAS		01-410-56-00-5695	1,079.58
			36	ARNESON#267856-MAR 2025 DSL		01-410-56-00-5695	1,210.37
						INVOICE TOTAL:	17,967.23 *
	052525-L.NELSON	04/30/25	01	FUSION-BASSET CERTIFICATION		79-795-54-00-5412	12.95
			02	FSP-CPR TRAINING		79-795-54-00-5412	60.00
			03	RED CROSS-BLOODBORNE PATHOGEN		79-795-54-00-5412	35.00
			04	TRAINING		** COMMENT **	
						INVOICE TOTAL:	107.95 *
	052525-M.BARBANENTE	04/30/25	01	WALMART-PRESCHOOL SUPPLIES		79-795-56-00-5606	14.74
			02	HOBBY LOBBY-CRAFT SUPPLIES		79-795-56-00-5606	46.68
			03	TARGET-GRADUATION SUPPLIES		79-795-56-00-5606	73.76
			04	WALGREENS-BATTERIES		79-795-56-00-5606	14.49
						INVOICE TOTAL:	149.67 *
	052525-M.CARYLE	04/30/25	01	CARAHSOFT-UPGRADE TO INSEYETS		25-205-60-00-6060	10,185.00
			02	ONLINE PRO		** COMMENT **	
			03	NEMRT- BASIC FIELD		01-210-54-00-5412	255.00
			04	TRAINING-SOKOLOVE		** COMMENT **	
			05	NEMRT- BASIC FIELD		01-210-54-00-5412	255.00
			06	TRAINING-SOKOLOVE		** COMMENT **	
			07	NEMRT- FIELD TRAINING		01-210-54-00-5412	100.00
			08	REFRESHER-SCHWARTZ, KUEHLEM		** COMMENT **	
			09	NEMRT- ASIST TRAINING-HEISER		01-210-54-00-5412	125.00
			10	NEMRT- DUTY PISTOL OPTICS		01-210-54-00-5412	175.00
			11	TRAINING-MERTES		** COMMENT **	
			12	MINER ELEC#359158-REMOVE		01-210-54-00-5495	650.00
			13	POLICE EQUIPMENT FROM SQUAD		** COMMENT **	
			14	MINER ELEC#359507-REMOVE		01-210-54-00-5495	1,010.62
			15	POLICE EQUIPMENT FROM SQUAD		** COMMENT **	
			16	MINER ELEC#360133-SQUAD		01-210-54-00-5495	316.25
			17	CAMERA REPAIR		** COMMENT **	
			18	LOGO FACTORY-JACKETS		01-210-56-00-5600	139.39
			21	THOMSON REUTERS-APR 2025		25-205-60-00-6060	454.00
			22	SUBSCRIPTION		** COMMENT **	
			23	GJOVIKS#453079-REPLACED MOUNTS		01-210-54-00-5495	3,012.72
			24	GJOVIKS#453185-OIL CHANGE		01-210-54-00-5495	60.00
			25	GJOVIKS#453266-OIL CHANGE &		01-210-54-00-5495	219.63
			26	DIAGNOSTIC		** COMMENT **	
			27	GJOVIKS#453286-OIL CHANGE		01-210-54-00-5495	66.83
			28	GJOVIKS#453400-OIL CHANGE		01-210-54-00-5495	59.99
			29	GJOVIKS#453417- OIL CGHANGE,		01-210-54-00-5495	563.11
			30	REPLACE CABIN AIR FILTER, AC		** COMMENT **	

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900161	FNBO FIRST NATIONAL BANK OMAHA				05/25/25		
	052525-M.CARYLE	04/30/25	31	REPAIR		** COMMENT **	
			32	GJOVIKS#453513- OIL CHANGE		01-210-54-00-5495	63.65
			33	OSINT-APR 2025 SUBSCRIPTION		25-205-60-00-6060	131.43
			34	MOTION ARRAY-SUBSCRIPTION		01-210-56-00-5620	299.88
			35	BLACKMAGIC DESIGN- DAVINCI		01-210-56-00-5620	319.34
			36	RESOLVE STUDY		** COMMENT **	
			37	FIRST RESPONDERS WELLNESS-33		01-210-54-00-5462	5,930.00
			38	STAFF WELLNESS VISITS		** COMMENT **	
			39	GETAC STORE-FAN		01-210-56-00-5620	44.98
						INVOICE TOTAL:	24,436.82 *
	052525-M.CARYLE-A	04/30/25	01	OSINT-FOREIGN TRANSACTION FEE		25-205-60-00-6060	3.94
						INVOICE TOTAL:	3.94 *
	052525-M.CISIJA-A	04/30/25	01	AMAZON-FORKS, PAPERCLIPS,		01-110-56-00-5610	85.34
			02	MARKERS, FOLDERS, PENS, STICKY		** COMMENT **	
			03	NOTES		** COMMENT **	
			04	AMAZON-ENVELOPES, SEALS		01-110-56-00-5610	46.15
			05	AMAZON-SOLICITOR ID HOLDERS		01-110-56-00-5610	23.98
			06	AMAZON-TISSUE		01-110-56-00-5610	27.36
			07	AMAZON-ROBERTS RULE BOOKS		01-110-56-00-5610	21.58
			08	AMAZON-CERTIFICATE HOLDERS		01-110-56-00-5610	44.60
			09	KENDAL PRINT-NAME PLATE-HYETT		01-110-56-00-5610	21.90
						INVOICE TOTAL:	270.91 *
	052525-M.MCGREGORY-A	04/30/25	01	MENARDS#040125-BOW RAKE		51-510-56-00-5620	35.94
			02	HOME DEPO-FOLDING LOCK		51-510-56-00-5620	7.97
			03	MENARDS#032725-STRAW		51-510-56-00-5620	25.96
						INVOICE TOTAL:	69.87 *
	052525-M.NELSON-A	04/30/25	01	HOLIDAY INN-CONFERENCE STAY		01-210-54-00-5415	114.33
			02	AMAZON-FLASH DRIVES		01-210-56-00-5610	92.95
						INVOICE TOTAL:	207.28 *
	052525-M.SENG-A	04/30/25	01	YORK ACE-SCREWS, NUTS		01-410-56-00-5620	4.14
						INVOICE TOTAL:	4.14 *
	052525-P.LANDA-A	04/30/25	01	MENARDS#042325-TRANSFER PUMP		79-790-56-00-5620	109.99
						INVOICE TOTAL:	109.99 *
	052525-P.LEGENDRE-A	04/30/25	01	AMAZON-FLOORLINERS		52-520-56-00-5628	281.90
			02	LIGHTZ-TRUCK LIGHTS		51-510-56-00-5628	462.95
			03	NAPA#385988-HOOK PIC SET		52-520-56-00-5620	43.99
			04	MENARDS#041025-MOUNTING BASES		52-520-56-00-5628	24.98
			05	LINEX-TRUCK BED LINER		51-510-56-00-5628	1,483.20

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900161	FNBO FIRST NATIONAL BANK OMAHA				05/25/25		
	052525-P.LEGENDRE-A	04/30/25	06	LIGHTZ-VEHICLE FLASHER		01-410-56-00-5628	1,349.97
			07	GAS-N-WASH-CAR WASH		52-520-56-00-5628	25.00
			08	MENARDS#042225-SOAP		52-520-56-00-5620	15.23
						INVOICE TOTAL:	3,687.22 *
	052525-P.MCMAHON	04/30/25	01	YORK ACE-HARDWARE		01-210-56-00-5620	3.54
			02	AMAZON-SNAP CAPS		01-210-56-00-5620	81.09
			03	ALL PROMOS-GLOW STICK,		01-210-56-00-5650	992.20
			04	SUNGLASSES		** COMMENT **	
			05	KENDALL PRINT-BADGE STICKERS,		01-210-56-00-5650	1,094.55
			06	STADIUM CUPS		** COMMENT **	
			07	MANTSIX- SHOOTING PERFORMANCE		01-210-56-00-5620	254.99
			08	SYSTEM, MAGRAIL		** COMMENT **	
			09	GALLS-UNDERVEST SHIRTS		01-210-56-00-5600	88.51
			10	GAS N WASH-MAR 2025 CAR WASHES		01-210-54-00-5495	130.00
			11	GALLS-UNIFORM SHIRTS		01-210-56-00-5600	201.93
			12	GALLS-TACTILE PANTS		01-210-56-00-5600	77.32
			13	GALLS-TACTILE PANTS		01-210-56-00-5600	322.21
			14	KENDALL PRINT-6 CERTIFICATES		01-210-54-00-5430	5.00
			15	HANCUFF WHRS-HANDCUFF KEYS		01-210-56-00-5620	13.47
			16	LOGO FACTORY-DRIFIT POLO		01-210-56-00-5600	49.56
			17	KENDALL PRINT-BUSINESS CARDS		01-210-54-00-5430	101.50
			18	AMAZON-WORK GLOVES		01-210-56-00-5600	302.25
			19	MENARDS#042224- FLOORING,		01-210-56-00-5620	245.64
			20	TABLE, SPRAY ADHESIVE, TRASH		** COMMENT **	
			21	CANS, PARKING CURB		** COMMENT **	
			22	O'HERRON-UNIFORM SHIRTS		01-210-56-00-5600	76.49
			23	AMAZON-UNDER ARMOUR JACKET		01-210-56-00-5600	161.99
			24	O'HERRON-SERVICE UNIFORM		01-210-56-00-5600	888.87
			25	GALLS-TACLITE SHIRTS		01-210-56-00-5600	473.58
			26	GALLS-TRAILSLACKER PANTS		01-210-56-00-5600	68.00
			27	GALLS-SHIRTS		01-210-56-00-5600	52.31
			28	GALLS-PANTS		01-210-56-00-5600	450.00
						INVOICE TOTAL:	6,135.00 *
	052525-P.RATOS-A	04/30/25	01	AMAZON-JOURNAL NOTEBOOKS		01-220-56-00-5620	18.13
			02	MENARDS#041425-WATER		01-220-56-00-5620	35.88
			03	AMAZON-PANTS-AARON		01-220-56-00-5620	238.40
			05	AMAZON-CLAMP TESTERS		01-220-56-00-5620	432.98
			06	AMAZON-WORK BOOTS-AARON		01-220-56-00-5620	120.12
						INVOICE TOTAL:	845.51 *
	052525-P.SCODRO-A	04/30/25	01	AMAZON-BUTT CONNECTORS		51-510-56-00-5664	61.79
			02	AMAZON-CRIMPING PLIERS		51-510-56-00-5620	39.50
			03	HOME DEPO-HARDHAT		51-510-56-00-5620	77.97

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900161	FNBO FIRST NATIONAL BANK OMAHA				05/25/25		
	052525-P.SCODRO-A	04/30/25	04	MENARDS#041625-SEALING		51-510-56-00-5620	35.20
			05	COMPOUND, SCREWS		** COMMENT **	
						INVOICE TOTAL:	214.46 *
	052525-R.BEDFORD-A	05/21/25	01	MENARDS#041525-SILICONE		01-410-56-00-5620	20.34
			02	HOME DEPO-GRASS SEED		01-410-56-00-5620	53.97
			03	MENARDS#040425-CONCRETE MIX		01-410-56-00-5620	7.88
						INVOICE TOTAL:	82.19 *
	052525-R.CONARD-A	04/30/25	01	MENARDS#040925-BUCKET,		51-510-56-00-5620	51.61
			02	SPREADER, DRYING CLOTH,		** COMMENT **	
			03	BATTERIES		** COMMENT **	
						INVOICE TOTAL:	51.61 *
	052525-R.FREDRICKSON	04/30/25	01	IGFOA-JOB POSTING		01-120-54-00-5462	250.00
			02	COMCAST-3/13-4/12 INTERNET AT		51-510-54-00-5480	128.91
			03	610 TOWER PLANT		** COMMENT **	
			04	COMCAST-03/15-04/14 INTERNET		79-795-54-00-5440	251.83
			05	AT 102 E VAN EMMON		** COMMENT **	
			06	NEWTEK-APR 2025 WEB HOSTING		01-640-54-00-5450	17.90
			07	COMCAST-03/29-04/28 INTERNET,		79-790-54-00-5440	305.47
			08	CABLE & VOICE AT 185 WOLF		** COMMENT **	
			09	COMCAST-03/30-04/29 INTERNET		52-520-54-00-5440	31.58
			10	AT 610 TOWER		** COMMENT **	
			11	COMCAST-03/30-04/29 INTERNET		01-410-54-00-5440	126.32
			12	AT 610 TOWER		** COMMENT **	
			13	COMCAST-03/30-04/29 INTERNET		51-510-54-00-5440	78.95
			14	AT 610 TOWER		** COMMENT **	
						INVOICE TOTAL:	1,190.96 *
	052525-R.HODOUS-A	04/30/25	01	FOX RIDGE STONE-GRAVEL		25-225-60-00-6010	39.12
			02	FOX RIDGE STONE-GRAVEL		25-225-60-00-6010	41.41
						INVOICE TOTAL:	80.53 *
	052525-R.HORNER	04/30/25	01	FLATSOS#35364-TUBE		79-790-54-00-5495	32.34
			02	MENARDS#041525-MINERAL		79-790-56-00-5620	219.64
			03	SPIRITS, RAGS, PAINT, PAINTING		** COMMENT **	
			04	SUPPLIES		** COMMENT **	
						INVOICE TOTAL:	251.98 *
	052525-R.MIKOLASEK-A	04/30/25	01	CROWN PLAZA-CONFERENCE STAY		01-210-54-00-5415	125.40
			02	CRAFTD-LUNCHEON		01-210-56-00-5650	40.43
			03	AMAZON-PERFORATED ROLL PAPER		01-210-54-00-5430	355.20
						INVOICE TOTAL:	521.03 *
	052525-S.AUGUSTINE	04/30/25	01	ADOBE-WINDOWS ACROBAT PRO 2020		82-820-56-00-5635	260.00

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900161	FNBO FIRST NATIONAL BANK OMAHA				05/25/25		
	052525-S.AUGUSTINE	04/30/25	02	AMAZON-TISSUE,SOAP		82-820-56-00-5621	249.64
			03	DEMCO-BOOKMARKS,EASEL,LABELS		82-820-56-00-5620	574.95
			04	DESKTOP STAPLER, STICKERS		** COMMENT **	
			05	ALA-DIGITAL TRAINING ON MAKING		82-820-54-00-5412	165.90
			06	THE LIBRARY WEBSITE ACCESSIBLE		** COMMENT **	
			07	AMPERAGE#2199483-BULBS		82-820-56-00-5621	330.44
			08	AMAZON-AWARD BOOKS		84-840-56-00-5686	702.68
			09	REMOTE PC-ANNUAL RENEWAL		82-820-56-00-5635	59.50
			10	AMERICAN FLAGPOLE-FLAGS		82-820-56-00-5610	159.90
			11	VISTAPRINT-FOAM BOARDS		82-820-54-00-5426	65.68
			12	TECH SOUP-MICROSOFT OFFICE		82-820-56-00-5635	1,200.00
			13	LICENSES		** COMMENT **	
			14	4 IMPRINT-PROMOTIONAL ITEMS		82-820-54-00-5426	1,381.01
			15	TARGET-REFRESHMENTS,CLEANING		82-820-56-00-5610	34.14
			16	SPRAY		** COMMENT **	
						INVOICE TOTAL:	5,183.84 *
	052525-S.DIAZ-A	04/30/25	01	AMAZON-COPY PAPER		01-110-56-00-5610	175.96
			02	AMAZON-CUT SHEET COPY PAPER		01-110-56-00-5610	19.43
			03	AMAZON-INTEROFFICE ENVELOPES		01-110-56-00-5610	24.19
						INVOICE TOTAL:	219.58 *
	052525-S.IWANKSI	04/30/25	01	YORK POST-POSTAGE		82-820-54-00-5452	33.36
						INVOICE TOTAL:	33.36 *
	052525-S.REDMON-A	04/30/25	01	ARNESON#267794-MAR 2025 DSL		79-790-56-00-5695	36.18
			02	ARNESON#267696-MAR 2025 DSL		79-790-56-00-5695	49.14
			03	ARNESON#267755-MAR 2025 DSL		79-790-56-00-5695	50.64
			04	ARNESON#267793-MAR 2025 DSL		79-790-56-00-5695	102.50
			05	ARNESON#267695-MAR 2025 GAS		79-790-56-00-5695	185.04
			06	ARNESON#267754-MAR 2025 DSL		79-790-56-00-5695	232.87
			07	ARNESON#267753-MAR 2025 GAS		79-790-56-00-5695	283.54
			08	ARNESON#267792-MAR 2025 GAS		79-790-56-00-5695	641.68
			09	AMAZON-MOP TOWELS		79-795-56-00-5607	68.98
			10	AT&T-03/24-04/23 INTERNET FOR		79-795-54-00-5440	146.58
			11	TOWN SQUARE PARK SIGN		** COMMENT **	
			12	RUNCO#965311-GARBAGE BAGS		79-795-56-00-5607	113.37
			13	RUNCO#965311-MOUSE PADS,WIPES		79-795-56-00-5606	43.77
			14	AMAZON-NAPKINS		79-795-56-00-5607	48.49
			15	MENARDS#040425-EASTER EGG HUNT		79-795-56-00-5606	16.98
			16	SUPPLIES		** COMMENT **	
			17	ARNESON#267854-MAR 2025 DSL		79-790-56-00-5695	56.36
			18	ARNESON#267853-MAR 2025 DSL		79-790-56-00-5695	125.97
			19	ARNESON#267852-MAR 2025 GAS		79-790-56-00-5695	388.65
			20	BMI-MUSIC LICENSE RENEWAL		79-795-56-00-5606	446.00

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900161	FNBO FIRST NATIONAL BANK OMAHA				05/25/25		
	052525-S.REDMON-A	04/30/25	21	ARNESON#269917-APR 2025 DSL		79-790-56-00-5695	39.78
			22	ARNESON#269918-APR 2025 GAS		79-790-56-00-5695	411.86
			23	RUNCO#965938-BINDERS		79-795-56-00-5610	36.99
			24	RUNCO#965935-COPY PAPER		79-795-56-00-5610	187.96
			25	RUNCO#965969-SHEET PROTECTORS,		79-795-56-00-5610	41.37
			26	PACKING TAPE		** COMMENT **	
			27	AMAZON-SUGAR PACKETS		79-795-56-00-5607	20.88
			28	AMAZON-ETHERNET PATCH CABLES		79-790-56-00-5620	20.98
			29	AMAZON-BATTERY BACKUP		79-790-56-00-5620	85.35
			30	RUNCO#966438-LEGAL PADS		79-795-56-00-5610	28.82
			31	AMAZON-COFFEE		79-795-56-00-5607	94.74
			32	AMAZON-RETURNED COFFEE CREDIT		79-795-56-00-5607	-32.60
			33	FUN EXPRESS-TIKI HUTS		79-795-56-00-5606	113.93
			34	AMAZON-SPECIAL EVENTS TENTS		25-225-60-00-6060	1,305.03
			35	AMAZON-CC PHONE CHARERS		79-795-56-00-5607	33.97
			36	ARNESON#269970-APR 2025 DSL		79-790-56-00-5695	46.40
			37	SMITHEREEN- MAR 2025 PEST		79-790-54-00-5495	97.00
			38	CONTROL AT 185 WOLF		** COMMENT **	
			39	ARNESON#270043-APR 2025 DSL		79-790-56-00-5695	205.02
			40	GOLD MEDAL#424450-BRIDGE		79-795-56-00-5607	1,953.10
			41	CONCESSION SUPPLIES		** COMMENT **	
			42	GOLD MEDAL#424449-BEECHER		79-795-56-00-5607	2,076.05
			43	CONCESSION SUPPLIES		** COMMENT **	
			44	GOLD MEDAL#424805-BRIDGE		79-795-56-00-5607	204.40
			45	CONCESSION SUPPLIES		** COMMENT **	
			46	GOLD MEDAL#424804-BEECHER		79-795-56-00-5607	204.40
			47	CONCESSION SUPPLIES		** COMMENT **	
			48	WALMART-GRADUATION SUPPLIES		79-795-56-00-5606	220.88
			49	MENARDS#042525-TABLES, BINS,		79-795-56-00-5606	702.98
			50	BUNGEE CORDS		** COMMENT **	
			51	KAPLAN-SQUARE TRAY LINERS		79-795-56-00-5606	53.99
			52	RUNCO#967265-PACKING TAPE,		79-795-56-00-5610	150.77
			53	MARKERS, BINDER CLIPS,		** COMMENT **	
			54	ENVELOPES, POST ITS, SCISSORS,		** COMMENT **	
			55	HIGHLIGHTERS, STORAGE BOXES,		** COMMENT **	
			56	DISH SOAP		** COMMENT **	
			57	CHASEWOOD-LEGO CLASS		79-795-54-00-5462	660.00
			58	INSTRUCTION-APR 2025		** COMMENT **	
			59	CHASEWOOD-LEGO CLASSES		79-795-54-00-5462	1,575.00
			60	INSTRUCTION-MAR & APR 2025		** COMMENT **	
			62	KAPLAN-WATER TABLE TRAY		79-795-56-00-5606	53.99
			63	ARNESON#270044-APR 2025 DSL		79-790-54-00-5495	29.84
			64	ARNESON#270042-APR 2025 AGS		79-790-54-00-5495	675.51
			65	AMAZON-CANOPY TENT		79-795-56-00-5606	469.95
			66	AMAZON-WATER COOLERS		79-795-56-00-5606	76.53
						INVOICE TOTAL:	14,881.61 *

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900161	FNBO FIRST NATIONAL BANK OMAHA				05/25/25		
	052525-S.REMUS	04/30/25	01	WALMART-EVENT TRAIL MOCKTAIL		79-795-56-00-5606	49.25
			02	SUPPLIES		** COMMENT **	
						INVOICE TOTAL:	49.25 *
	052525-S.SENDRA-A	04/30/25	01	AMAZON-SPECIAL EVENT BACKDROPS		79-795-56-00-5606	183.19
			02	AMAZON-PRESCHOOL YEARBOOK		79-795-56-00-5606	41.63
			03	BINDINGS		** COMMENT **	
			04	AMAZON-BEACH PARTY SUPPLIES		79-795-56-00-5606	313.14
			05	AMAZON-GLITTER FOR DRINKS		79-795-56-00-5606	43.98
			06	ELINEUP-CORRUGATED BOXES		79-795-56-00-5606	100.50
						INVOICE TOTAL:	682.44 *
	052525-S.SLEEZER-A	04/30/25	01	SETCOM-WIRELESS HEADSETS		25-225-60-00-6010	5,364.92
			02	MENARDS#042225-UPRIGHT FREEZER		25-225-60-00-6020	811.99
			03	MENARDS#041625-PAINT		79-790-56-00-5620	199.92
			04	GROUND EFFECTS-PLAYMAT		79-790-56-00-5620	1,672.00
			05	RUSSO#21037798-BLADES		01-410-56-00-5640	229.20
			06	RUSSO#21037797-HARD HATS		79-790-56-00-5620	1,210.00
			07	RUSSO#21037799-SAFETY CAN WITH		79-790-56-00-5620	499.96
			08	HOSE		** COMMENT **	
						INVOICE TOTAL:	9,987.99 *
	052525-T.HOULE-A	04/30/25	01	NAPA#387205-BATTERY		79-790-56-00-5640	159.36
			02	NAPA#387379-STARTER		79-790-56-00-5640	150.83
			03	RURAL KING-TRAILER JACK, A-FRA		79-790-56-00-5640	99.99
			04	YORK ACE-X-VENT HELMET		79-790-56-00-5620	119.99
			05	AMAZON-BLADE LAZERS		79-790-56-00-5620	228.61
			06	AMAZON-BLADE LAZERS		79-790-56-00-5620	403.89
			07	SHORWOOD HOME-FILTER KITS		79-790-56-00-5640	80.41
			08	AMAZON-TORQUE WRENCH		79-790-56-00-5630	79.99
			09	AMAZON-U-TONGS		79-790-56-00-5630	111.20
			10	SHORWOOD HOME-PULLEY, FLANGE,		79-790-56-00-5640	99.33
			11	BUSHING, SCREWS		** COMMENT **	
						INVOICE TOTAL:	1,533.60 *
	052525-T.MILSCHEWSKI	04/30/25	01	ILLCO-FILTERS, CORK PAD		24-216-56-00-5656	90.36
			02	MENARDS#041725-WIRE,ANCHORS		82-820-54-00-5495	19.66
			03	MENARDS#041725-RUST SPRAY,		24-216-56-00-5656	28.95
			04	SPRAYPAINT, NUTS, STRIPPING		** COMMENT **	
			05	DISC		** COMMENT **	
			06	HOME DEPO-HEDGE TRIMMER		24-216-56-00-5656	162.96
			07	MENARDS#042225-SCREWS		24-216-56-00-5656	4.35
			08	MENARDS#040725-WASHERS,CAPS		24-216-56-00-5656	3.73
			09	MENARDS#040725-WASHERS,BRACES		24-216-56-00-5656	7.71
			10	MENARDS#042425-ROUNDUP SPRAYER		24-216-56-00-5656	61.31

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900161	FNBO FIRST NATIONAL BANK OMAHA				05/25/25			
	052525-T.MILSCHEWSKI	04/30/25	11	WEED SPRAY		** COMMENT **		
			12	MENARDS#040225-PAINTING		24-216-56-00-5656	60.42	
			13	SUPPLIES		** COMMENT **		
			14	SHERWIN WILLIAMS-PAINT		24-216-56-00-5656	25.00	
			15	MENARDS#040425- CAR WASH,		24-216-56-00-5656	124.88	
			16	RATCHET, SALT, SOCKET SET		** COMMENT **		
			17	MENARDS#041025-SCREWS		24-216-56-00-5656	7.91	
			18	MENARDS#040925- FUEL PREMIX,		24-216-56-00-5656	63.45	
			19	STORAGE ORGANIZER		** COMMENT **		
						INVOICE TOTAL:	660.69 *	
	052525-T.SCOTT-A	04/30/25	01	RIVERVIEW FORD-BATTERY		79-790-56-00-5640	188.96	
						INVOICE TOTAL:	188.96 *	
						CHECK TOTAL:		132,204.56
						TOTAL AMOUNT PAID:		132,204.56

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CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542876	AEPENERG	AEP ENERGY						
		3025129054-0724	09/23/24	01	06/21-07/25 2702 MILL RD	51-510-54-00-5480	9,309.93	
						INVOICE TOTAL:	9,309.93 *	
						CHECK TOTAL:		9,309.93
						TOTAL AMOUNT PAID:		9,309.93

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				

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CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542910	AACVB	AURORA AREA CONVENTION						
		04/25-ALL	05/20/25	01	APR 2025 ALL SEASON HOTEL TAX	01-640-54-00-5481	36.04	
						INVOICE TOTAL:	36.04 *	
		04/25-HAMPTON	05/23/25	01	APR 2025 HAMPTON HOTEL TAX	01-640-54-00-5481	4,808.27	
						INVOICE TOTAL:	4,808.27 *	
		04/25-SUNSET	05/20/25	01	APR 2025 SUNSET HOTEL TAX	01-640-54-00-5481	6.48	
						INVOICE TOTAL:	6.48 *	
						CHECK TOTAL:		4,850.79
542911	COMED	COMMONWEALTH EDISON						
		2536492222-0425	05/07/25	01	04/03-05/05 46 SARAVANOS PUMP	52-520-54-00-5480	302.09	
						INVOICE TOTAL:	302.09 *	
		3059341222-0425	05/19/25	01	04/16-05/16 9257 GALENA PARK	79-795-54-00-5480	45.02	
						INVOICE TOTAL:	45.02 *	
		5336617000-0425	05/19/25	01	04/16-05/16 RT47 & ROSENWINKLE	23-230-54-00-5482	39.28	
						INVOICE TOTAL:	39.28 *	
		5388592222-0425	05/10/25	01	04/02-05/02 908 GAME FARM PK	79-795-54-00-5480	282.23	
						INVOICE TOTAL:	282.23 *	
		6242447000-0425	05/12/25	01	04/09-05/09 RT24 & CANNONBALL	23-230-54-00-5482	22.42	
						INVOICE TOTAL:	22.42 *	
		7824275000-0225	03/04/25	01	01/30-03/03 1 MCHUGH RD	23-230-54-00-5482	157.61	
						INVOICE TOTAL:	157.61 *	
		9193732222-0425	05/19/25	01	04/16-05/16 BRDGE ST TANK	51-510-54-00-5480	82.75	
						INVOICE TOTAL:	82.75 *	
						CHECK TOTAL:		931.40

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

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CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT		
542912	FOXVALSA	FOX VALLEY SANDBLASTING							
	61456		03/21/25	01	SANDBLAST RAILINGS	24-216-56-00-5656	2,607.00		
						INVOICE TOTAL:	2,607.00	*	
						CHECK TOTAL:			2,607.00
542913	FULTON	J & D INGENUITIES, LLC							
	2919		04/30/25	01	SMALL SIREN ANNUAL MAINTENANCE	25-205-54-00-5495	4,567.32		
						INVOICE TOTAL:	4,567.32	*	
						CHECK TOTAL:			4,567.32
542914	FVFS	FOX VALLEY FIRE & SAFETY							
	IN00757828		03/20/25	01	FIRE EXTINGUISHER INSPECTION	24-216-54-00-5446	163.00		
						INVOICE TOTAL:	163.00	*	
						CHECK TOTAL:			163.00
542915	GROOT	GROOT INC							
	14393183T102		05/01/25	01	APR 2025 REFUSE SERVICE	01-540-54-00-5442	155,996.17		
				02	APR 2025 SR REFUSE SERVICE	01-540-54-00-5441	4,514.29		
						INVOICE TOTAL:	160,510.46	*	
						CHECK TOTAL:			160,510.46
542916	HARTROB	ROBBIE HART							
	01/06/25-05/03/25		05/28/25	01	FIELD INSTRUCTION CLASS	01-210-54-00-5410	1,206.00		
				02	TUITION REIMBURSEMENT	** COMMENT **			
				03	SOCIAL WORK POLICY CLASS	01-210-54-00-5410	1,206.00		
				04	TUITION REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:	2,412.00	*	
						CHECK TOTAL:			2,412.00

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

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CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542917	ILPD4778	ILLINOIS STATE POLICE						
	20250404790		04/30/25	01	LIQUOR BACKGROUND CHECK	01-110-54-00-5462	27.00	
						INVOICE TOTAL:	27.00 *	
						CHECK TOTAL:		27.00
542918	ILPD4811	ILLINOIS STATE POLICE						
	20250404811		04/30/25	01	APR 2025 BACKGROUND CHECKS	01-110-54-00-5462	540.00	
				02	FOR MOBILE VENDORS, SOLICITORS	** COMMENT **		
				03	AND MASSAGE	** COMMENT **		
				04	BACKGROUND CHECKS	79-795-54-00-5462	216.00	
						INVOICE TOTAL:	756.00 *	
						CHECK TOTAL:		756.00
542919	MIDWSALT	MIDWEST SALT						
	P478204		12/17/24	01	BULK ROCK SALT	51-510-56-00-5638	3,356.30	
						INVOICE TOTAL:	3,356.30 *	
						CHECK TOTAL:		3,356.30
542920	NEOPOST	QUADIENT FINANCE USA, INC						
	052125-CITY		05/21/25	01	REFILL POSTAGE MACHINE	01-000-14-00-1410	300.00	
						INVOICE TOTAL:	300.00 *	
						CHECK TOTAL:		300.00
542921	NICOR	NICOR GAS						
	16-00-27-3553 4-0425		05/13/25	01	04/11-05/13 1301 CAROLYN CT	01-110-54-00-5480	56.44	
						INVOICE TOTAL:	56.44 *	
	31-61-67-2493 1-0425		05/12/25	01	04/10-05/12 276 WINDHAM CR	01-110-54-00-5480	56.51	
						INVOICE TOTAL:	56.51 *	

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

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CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542921	NICOR	NICOR GAS						
		95-16-10-1000 4-0425	05/16/25	01	04/14-05/15 1 RT47	01-110-54-00-5480	54.07	
						INVOICE TOTAL:	54.07 *	
						CHECK TOTAL:		167.02
542922	YBSD	YORKVILLE BRISTOL						
		133-0-051625	05/16/25	01	02/28-04/30 SANITARY SERVICE	51-510-54-00-5480	132.00	
				02	AT 610 TOWER	** COMMENT **		
						INVOICE TOTAL:	132.00 *	
		147-0-051625	05/16/25	01	02/28-04/30 SANITARY SERVICE	01-110-54-00-5480	110.00	
				02	AT BEECHER CENTER	** COMMENT **		
						INVOICE TOTAL:	110.00 *	
		32-0-051625	05/16/25	01	02/28-04/30 SANITARY SERVICE	79-795-54-00-5480	96.00	
				02	AT 102 E VAN EMMON	** COMMENT **		
						INVOICE TOTAL:	96.00 *	
		365-0-051625	05/16/25	01	02/28-04/30 SANITARY SERVICE	01-110-54-00-5480	476.00	
				02	AT 651 PRAIRIE POINTE	** COMMENT **		
						INVOICE TOTAL:	476.00 *	
		420-0-051625	05/16/25	01	02/28-04/30 SANITARY SERVICE	79-795-54-00-5480	148.00	
				02	AT 185 WOLF	** COMMENT **		
						INVOICE TOTAL:	148.00 *	
		445-0-051625	05/16/25	01	02/28-04/30 SANITARY SERVICE	79-795-54-00-5480	96.00	
				02	AT 201 W HYDRAULIC	** COMMENT **		
						INVOICE TOTAL:	96.00 *	
		487-0-051625	05/16/25	01	02/28-04/30 SANITARY SERVICE	01-110-54-00-5480	94.00	
				02	AT 651 PRAIRIE POINTE	** COMMENT **		
						INVOICE TOTAL:	94.00 *	

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

CHECK DATE: 06/10/25

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CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542922	YBSD	YORKVILLE BRISTOL						
		504-0-051625	05/16/25	01	02/28-04/30 REFUSE SERVICE AT	79-795-54-00-5480	94.00	
				02	AT BRIDGE PARK	** COMMENT **		
						INVOICE TOTAL:	94.00 *	
		66-2-051625	05/16/25	01	02/28-04/30 REFUSE SERVICE AT	51-510-54-00-5480	94.00	
				02	1203 B BADGER	** COMMENT **		
						INVOICE TOTAL:	94.00 *	
						CHECK TOTAL:		1,340.00
						TOTAL AMOUNT PAID:		181,988.29

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
MANUAL CHECK REGISTER

FY 26

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900162	FNBO FIRST NATIONAL BANK OMAHA				05/25/25		
	052525-A.SIMMONS-B	04/30/25	01	ADS-MAY-JUL 2025 ALARM		24-216-54-00-5446	360.00
			02	MONITORING FOR LIFT STATIONS		** COMMENT **	
			03	ADS-MAY-JUL 2025 ALARM		24-216-54-00-5446	120.00
			04	MONITORING FOR 651 PRAIRIE		** COMMENT **	
			05	POINTE DR		** COMMENT **	
			06	ADS-MAY-JUL 2025 ALARM		24-216-54-00-5446	120.00
			07	MONITORING FOR 102 E VAN EMMON		** COMMENT **	
			08	DR		** COMMENT **	
						INVOICE TOTAL:	600.00 *
	052525-B.BLYSTONE-B	04/30/25	01	MSI TEST TRANSACTION		01-000-48-00-4850	1.00
						INVOICE TOTAL:	1.00 *
	052525-D.BROWN-B	04/30/25	01	AWWA-5/13 TRENCHING & SHORING		51-510-54-00-5412	56.00
			02	TRAINING REGISTRATION		** COMMENT **	
						INVOICE TOTAL:	56.00 *
	052525-E.WILLRETT-B	04/30/25	01	PARAGON-SEAGATE STORAGE		01-640-54-00-5450	1,899.99
			02	SUPPORT RENEWAL		** COMMENT **	
			03	URBANCOM-HEMC WARRANTY RENEWAL		01-640-54-00-5450	3,000.00
			04	URBANCOM-ADDITIONAL 3 YEAR		01-640-54-00-5450	8,000.00
			05	HEMC WARRANTY		** COMMENT **	
						INVOICE TOTAL:	12,899.99 *
	052525-J.BEHLAND-B	04/30/25	01	TRIBUNE-DMYF LOFTUS PH NOTICE		90-241-00-00-0011	512.44
						INVOICE TOTAL:	512.44 *
	052525-J.GALAUNER-B	04/30/25	01	PELRA-5/15/25 MANAGEMENT		79-795-54-00-5412	325.00
			02	TRAINING CONFERENCE		** COMMENT **	
						INVOICE TOTAL:	325.00 *
	052525-J.SLEEZER	04/30/25	01	PELRA-ESSENTIAL SKILS FOR		01-410-54-00-5412	650.00
			02	SUPERVISORY SUCCESS		** COMMENT **	
			03	TRAINING-SLLEZER & ROZBORSKI		** COMMENT **	
						INVOICE TOTAL:	650.00 *
	052525-J.WEISS-B	04/30/25	01	DOLLAR TREE-FOL PROGRAM		82-000-24-00-2480	50.75
			02	SUPPLIES		** COMMENT **	
			03	AMAZON-CHORE CHARTS, FEATHERS,		82-000-24-00-2480	51.29
			04	REPORT COVERS		** COMMENT **	
						INVOICE TOTAL:	102.04 *
	052525-K.GREGORY-B	04/30/25	01	IEDA-JUNE 2025 IEDA SUMMIT		01-110-54-00-5412	189.00
			02	CONFERENCE REGISTRATION		** COMMENT **	
						INVOICE TOTAL:	189.00 *

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UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

FY 26

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT	
900162	FNBO FIRST NATIONAL BANK OMAHA				05/25/25			
	052525-K.JONES-B	04/30/25	01	WIRE WIZ-MAY-JUN 2025 ALARM		52-520-54-00-5444	92.00	
			02	MONITORING AT LIFT STATIONS		** COMMENT **		
			03	MSI TEST TRANSACTIONS		01-000-48-00-4850	2.00	
						INVOICE TOTAL:	94.00 *	
	052525-M.CISIJA-B	04/30/25	01	MSI TEST TRANSACTION		01-000-48-00-4850	1.00	
						INVOICE TOTAL:	1.00 *	
	052525-M.CURTIS-B	04/30/25	01	AMAZON-COLORING POSTER		82-000-24-00-2480	5.91	
			02	AMAZON-SHEET PROTECTORS,		82-000-24-00-2480	180.95	
			03	BINDERS, ENGLISH FLASH CARDS		** COMMENT **		
			04	AMAZON-FOOD STORAGE BAGS,		82-000-24-00-2480	116.78	
			05	PAINTING CANVASES		** COMMENT **		
						INVOICE TOTAL:	303.64 *	
	052525-R.WOOLSEY-B	04/30/25	01	MSI TEST TRANSACTIONS		01-000-48-00-4850	2.00	
						INVOICE TOTAL:	2.00 *	
	052525-S.DIAZ-B	04/30/25	01	MSI TEST TRANSACTION		01-000-48-00-4850	1.00	
						INVOICE TOTAL:	1.00 *	
						CHECK TOTAL:		15,737.11
						TOTAL AMOUNT PAID:		15,737.11

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

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UNITED CITY OF YORKVILLE
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INVOICES DUE ON/BEFORE 05/30/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
542877	ALLENK	KATLYN ALLEN							
	052225		05/23/25	01	UMPIRE	79-795-54-00-5462		75.00	
						INVOICE TOTAL:		75.00	*
						CHECK TOTAL:		75.00	
D004112	BENJAMIR	REECE BENJAMIN							
	05/17/25		05/23/25	01	RERFEREE	79-795-54-00-5462		300.00	
						INVOICE TOTAL:		300.00	*
						DIRECT DEPOSIT TOTAL:		300.00	
D004113	BOOKERA	ANNA BOOKER							
	05/20-05/22		05/23/25	01	UMPIRE	79-795-54-00-5462		80.00	
						INVOICE TOTAL:		80.00	*
						DIRECT DEPOSIT TOTAL:		80.00	
542878	BOOKERR	ROBERT G. BOOKER							
	05/19-05/22		05/23/25	01	UMPIRE	79-795-54-00-5462		115.00	
						INVOICE TOTAL:		115.00	*
						CHECK TOTAL:		115.00	
542879	COLEMANM	MICHAEL COLEMAN							
	05/20/25		05/23/25	01	UMPIRE	79-795-54-00-5462		75.00	
						INVOICE TOTAL:		75.00	*
						CHECK TOTAL:		75.00	
542880	CONLINA	AUSTIN CONLIN							

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
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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

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UNITED CITY OF YORKVILLE
CHECK REGISTER

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INVOICES DUE ON/BEFORE 05/30/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542880	CONLINA	AUSTIN CONLIN						
	05/17-05/21		05/23/25	01	REFEREE	79-795-54-00-5462		315.00
						INVOICE TOTAL:		315.00 *
						CHECK TOTAL:		315.00
D004114	FAYMANJ	JOSEPH FAYMAN						
	05/17-05/21		05/23/25	01	UMPIRE	79-795-54-00-5462		165.00
						INVOICE TOTAL:		165.00 *
						DIRECT DEPOSIT TOTAL:		165.00
542881	FENILIJ	JOSHUA FENILI						
	052225		05/23/25	01	UMPIRE	79-795-54-00-5462		168.00
						INVOICE TOTAL:		168.00 *
						CHECK TOTAL:		168.00
542882	GAMBROK	KATE GAMBRO						
	05/19-05/20		05/23/25	01	UMPIRE	79-795-54-00-5462		70.00
						INVOICE TOTAL:		70.00 *
						CHECK TOTAL:		70.00
542883	GOLINSKA	ANDREW GOLINSKI						
	05/17-05/19		05/23/25	01	UMPIRE	79-795-54-00-5462		225.00
						INVOICE TOTAL:		225.00 *
						CHECK TOTAL:		225.00
542884	GONZALER	RAYMUNDO GONZALEZ						

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

01-110	ADMIN
01-120	FINANCE
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01-640	ADMINISTRATIVE SERVICES
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90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

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UNITED CITY OF YORKVILLE
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INVOICES DUE ON/BEFORE 05/30/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
542884	GONZALER	RAYMUNDO GONZALEZ							
	05/21/25		05/23/25	01	UMPIRE	79-795-54-00-5462		75.00	
						INVOICE TOTAL:		75.00	*
						CHECK TOTAL:		75.00	
542885	KNICKERB	BRANDON KNICKERBOCKER							
	05/19-05/22		05/23/25	01	UMPIRE	79-795-54-00-5462		80.00	
						INVOICE TOTAL:		80.00	*
						CHECK TOTAL:		80.00	
D004115	MATSONA	AIDAN MATSON							
	05/19-05/21		05/23/25	01	UMPIRE	79-795-54-00-5462		80.00	
						INVOICE TOTAL:		80.00	*
						DIRECT DEPOSIT TOTAL:		80.00	
542886	MATSONT	THOMAS MATSON							
	05/17-05/19		05/23/25	01	UMPIRE	79-795-54-00-5462		170.00	
						INVOICE TOTAL:		170.00	*
						CHECK TOTAL:		170.00	
D004116	MAYNARDL	LAURENCE R. MAYNARD							
	05/21/25		05/23/25	01	UMPIRE	79-795-54-00-5462		55.00	
						INVOICE TOTAL:		55.00	*
						DIRECT DEPOSIT TOTAL:		55.00	
D004117	MEIERJ	JACKSON MEIER							

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

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
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01-640	ADMINISTRATIVE SERVICES
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87-870	COUNTRYSIDE TIF
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89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

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INVOICES DUE ON/BEFORE 05/30/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D004117	MEIERJ	JACKSON MEIER							
	05/17-05/22		05/23/25	01	UMPIRE	79-795-54-00-5462		185.00	
						INVOICE TOTAL:		185.00	*
						DIRECT DEPOSIT TOTAL:		185.00	
542887	NAROLESS	STEPHANIE NAROLESKI							
	05/19/25		05/23/25	01	UMPIRE	79-795-54-00-5462		75.00	
						INVOICE TOTAL:		75.00	*
						CHECK TOTAL:		75.00	
D004118	OLSONM	MARK OLSON							
	05/17/25		05/23/25	01	UMPIRE	79-795-54-00-5462		90.00	
						INVOICE TOTAL:		90.00	*
						DIRECT DEPOSIT TOTAL:		90.00	
D004119	PARSONSH	HARRISON PARSONS							
	05/17-05/22		05/23/25	01	UMPIRE	79-795-54-00-5462		160.00	
						INVOICE TOTAL:		160.00	*
						DIRECT DEPOSIT TOTAL:		160.00	
D004120	PATTONS	SHANE PATTON							
	05/17-05/21		05/23/25	01	UMPIRE	79-795-54-00-5462		75.00	
						INVOICE TOTAL:		75.00	*
						DIRECT DEPOSIT TOTAL:		75.00	
542888	PILKINGP	PAYTON M PILKINGTON							

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

01-110	ADMIN
01-120	FINANCE
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11-111	FOX HILL SSA
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89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

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INVOICES DUE ON/BEFORE 05/30/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542888	PILKINGP	PAYTON M PILKINGTON						
	05/19-05/22		05/23/25	01	UMPIRE	79-795-54-00-5462		170.00
						INVOICE TOTAL:		170.00 *
						CHECK TOTAL:		170.00
542889	RIETZR	ROBERT L. RIETZ JR.						
	052225		05/23/25	01	UMPIRE	79-795-54-00-5462		168.00
						INVOICE TOTAL:		168.00 *
						CHECK TOTAL:		168.00
D004121	SANDOVAA	ANTONIO SANDOVAL						
	051925		05/23/25	01	UMPIRE	79-795-54-00-5462		75.00
						INVOICE TOTAL:		75.00 *
						DIRECT DEPOSIT TOTAL:		75.00
D004122	STRIKEK	KNOX STRIKE						
	05/17/25		05/23/25	01	UMPIRE	79-795-54-00-5462		125.00
						INVOICE TOTAL:		125.00 *
						DIRECT DEPOSIT TOTAL:		125.00
542890	TOMBLINC	CHARLES TOMBLINSON						
	05/17/25		05/23/25	01	UMPIRE	79-795-54-00-5462		75.00
						INVOICE TOTAL:		75.00 *
						CHECK TOTAL:		75.00
D004123	WASONG	GERALD WASON						

UNITED CITY OF YORKVILLE ILLINOIS EST. 1836
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
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88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

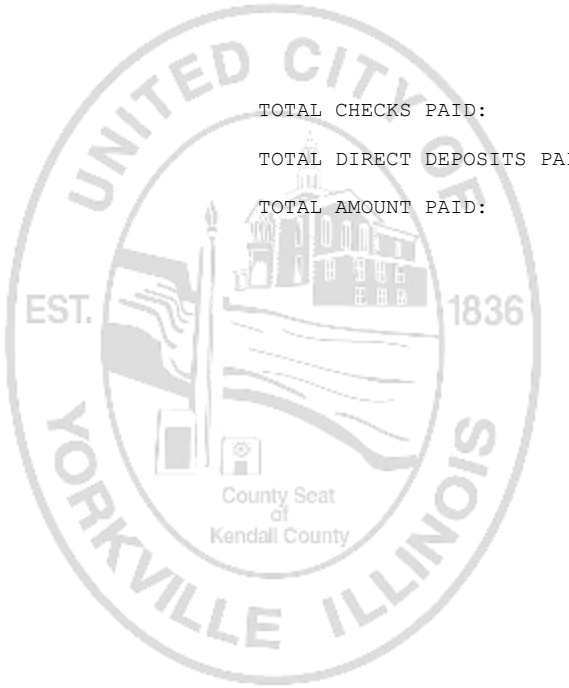
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UNITED CITY OF YORKVILLE
CHECK REGISTER

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INVOICES DUE ON/BEFORE 05/30/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D004123	WASONG GERALD WASON						
	052225	05/22/25	01	UMPIRE	79-795-54-00-5462		168.00
					INVOICE TOTAL:		168.00 *
					DIRECT DEPOSIT TOTAL:		168.00
							1,558.00
					TOTAL CHECKS PAID:		1,856.00
					TOTAL DIRECT DEPOSITS PAID:		1,558.00
					TOTAL AMOUNT PAID:		3,414.00



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
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23-230	CITY WIDE CAPITAL
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87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

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UNITED CITY OF YORKVILLE
CHECK REGISTER

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INVOICES DUE ON/BEFORE 06/06/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
542891	ARIZAGAE	EMILIO ARIZAGA							
	05/24-05/30		05/29/25	01	REFEREE	79-795-54-00-5462		100.00	
						INVOICE TOTAL:		100.00	*
						CHECK TOTAL:		100.00	
542892	BEEBED	DAVID BEEBE							
	05/24-05/30		05/29/25	01	UMPIRE	79-795-54-00-5462		75.00	
						INVOICE TOTAL:		75.00	*
						CHECK TOTAL:		75.00	
542893	BOCEKL	LIAM BOCEK							
	053025		05/30/25	01	UMPIRE	79-795-54-00-5462		35.00	
						INVOICE TOTAL:		35.00	*
						CHECK TOTAL:		35.00	
D004125	BOOKERA	ANNA BOOKER							
	05/24-05/30		05/29/25	01	UMPIRE	79-795-54-00-5462		35.00	
						INVOICE TOTAL:		35.00	*
						DIRECT DEPOSIT TOTAL:		35.00	
542894	BOOKERR	ROBERT G. BOOKER							
	05/24-05/30		05/29/25	01	UMPIRE	79-795-54-00-5462		45.00	
						INVOICE TOTAL:		45.00	*
						CHECK TOTAL:		45.00	
542895	BRISBOND	DANA XAVIER BRISBON							

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

DATE: 06/03/25
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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
542895	BRISBOND	DANA XAVIER BRISBON							
	05/24-05/30		05/29/25	01	REFEREE	79-795-54-00-5462		100.00	
						INVOICE TOTAL:		100.00	*
						CHECK TOTAL:		100.00	
542896	CONLINA	AUSTIN CONLIN							
	05/24-05/30		05/29/25	01	REFEREE	79-795-54-00-5462		150.00	
						INVOICE TOTAL:		150.00	*
						CHECK TOTAL:		150.00	
542897	DAVEYK	KARSON DAVEY							
	05/24-05/30		05/29/25	01	UMPIRE	79-795-54-00-5462		45.00	
						INVOICE TOTAL:		45.00	*
						CHECK TOTAL:		45.00	
D004126	FAYMANJ	JOSEPH FAYMAN							
	05/24-05/30		05/29/25	01	UMPIRE	79-795-54-00-5462		45.00	
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
542898	FENILIJ	JOSHUA FENILI							
	052925		05/29/25	01	UMPIRE	79-795-54-00-5462		168.00	
						INVOICE TOTAL:		168.00	*
						CHECK TOTAL:		168.00	
542899	GOLINSKA	ANDREW GOLINSKI							

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

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542899	GOLINSKA	ANDREW GOLINSKI							
	05/24-05/30		05/29/25	01	UMPIRE	79-795-54-00-5462		75.00	
						INVOICE TOTAL:		75.00	*
						CHECK TOTAL:		75.00	
542900	GONZALER	RAYMUNDO GONZALEZ							
	05/24-05/30		05/29/25	01	UMPIRE	79-795-54-00-5462		75.00	
						INVOICE TOTAL:		75.00	*
						CHECK TOTAL:		75.00	
D004127	GOODRICG	GAVIN GOODRICH							
	05/24-05/30		05/29/25	01	UMPIRE	79-795-54-00-5462		80.00	
						INVOICE TOTAL:		80.00	*
						DIRECT DEPOSIT TOTAL:		80.00	
542901	KCEDC	KENDALL COUNTY COLLECTOR							
	2024DDF		06/02/25	01	2024 DRAINAGE DISTRICT FEES	01-640-54-00-5462		585.66	
						INVOICE TOTAL:		585.66	*
						CHECK TOTAL:		585.66	
542902	KNICKERB	BRANDON KNICKERBOCKER							
	05/24-05/30		05/29/25	01	UMPIRE	79-795-54-00-5462		35.00	
						INVOICE TOTAL:		35.00	*
						CHECK TOTAL:		35.00	
542903	KNICKERJ	JACKSON 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

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542903	KNICKERJ	JACKSON KNICKERBOCKER							
	05/24-05/30		05/29/25	01	UMPIRE	79-795-54-00-5462		45.00	
						INVOICE TOTAL:		45.00	*
						CHECK TOTAL:			45.00
D004128	MATSONA	AIDAN MATSON							
	05/24-05/30		05/29/25	01	UMPIRE	79-795-54-00-5462		45.00	
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
D004129	OLSONM	MARK OLSON							
	05/24-05/30		05/29/25	01	UMPIRE	79-795-54-00-5462		35.00	
						INVOICE TOTAL:		35.00	*
						DIRECT DEPOSIT TOTAL:			35.00
542904	PACHONE	EDWIN PACHON							
	05/24-05/30		05/29/25	01	REFEREE	79-795-54-00-5462		50.00	
						INVOICE TOTAL:		50.00	*
						CHECK TOTAL:			50.00
542905	PILKINGP	PAYTON M PILKINGTON							
	05/24-05/30		05/29/25	01	UMPIRE	79-795-54-00-5462		80.00	
						INVOICE TOTAL:		80.00	*
						CHECK TOTAL:			80.00
542906	TATET	TOM TATE							

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
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90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

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542906	TATET	TOM TATE							
	05/24-05/30		05/29/25	01	UMPIRE	79-795-54-00-5462		70.00	
						INVOICE TOTAL:		70.00	*
						CHECK TOTAL:			70.00
542907	TOMBLINC	CHARLES TOMBLINSON							
	05/24-05/30		05/29/25	01	UMPIRE	79-795-54-00-5462		75.00	
						INVOICE TOTAL:		75.00	*
						CHECK TOTAL:			75.00
542908	VOITIKM	MICHAEL VOITIK							
	052925		05/29/25	01	UMPIRE	79-795-54-00-5462		168.00	
						INVOICE TOTAL:		168.00	*
						CHECK TOTAL:			168.00
542909	WALTJOSH	JOSH WALTERS							
	05/24-05/30		05/29/25	01	UMPIRE	79-795-54-00-5462		75.00	
						INVOICE TOTAL:		75.00	*
						CHECK TOTAL:			75.00
D004130	WASONG	GERALD WASON							
	052925		05/29/25	01	UMPIRE	79-795-54-00-5462		168.00	
						INVOICE TOTAL:		168.00	*
						DIRECT DEPOSIT TOTAL:			168.00

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
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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
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89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT

TOTAL CHECKS PAID:	2,051.66
TOTAL DEPOSITS PAID:	408.00
TOTAL AMOUNT PAID:	2,459.66



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

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INVOICES DUE ON/BEFORE 06/10/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542923	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC					
	6585-2220611	05/14/25	01	BULB, WEATHERPROOF COVER	79-790-56-00-5640		173.92
					INVOICE TOTAL:		173.92 *
					CHECK TOTAL:		173.92
542924	ANDERSJA	JARED ANDERSON					
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
542925	BARBANEM	MARISA BARBANENTE					
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
D004132	BEAVERST	VERNNE L. HENNE					
	7	06/01/25	01	1203 BADGER ST UNIT B-PYMT#7	51-510-54-00-5485		833.34
			02	1203 BADGER ST UNIT B-PYMT#7	52-520-54-00-5483		833.33
			03	1203 BADGER ST UNIT B-PYMT#7	01-410-54-00-5485		833.33
					INVOICE TOTAL:		2,500.00 *
					DIRECT DEPOSIT TOTAL:		2,500.00
D004133	BEDFORDR	RYAN BEDFORD					
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00

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

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D004134	BEHLANDJ JORI BEHLAND						
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	01-110-54-00-5440		45.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004135	BROWND DAVID BROWN						
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	51-510-54-00-5440		45.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
542926	BUILDERS BUILDERS PAVING LLC						
	2504401	05/23/25	01	ENGINEERS PAYMENT ESTIMATE 1	23-230-60-00-6028		558,935.26
			02	FOR 2025 LOCAL ROAD PROGRAM ** COMMENT **			
					INVOICE TOTAL:		558,935.26 *
					CHECK TOTAL:		558,935.26
542927	CAMBRIA CAMBRIA SALES COMPANY INC.						
	44157	05/13/25	01	PAPER TOWEL	52-520-56-00-5620		109.02
					INVOICE TOTAL:		109.02 *
					CHECK TOTAL:		109.02
542928	CDSOFF CDS OFFICE TECHNOLOGIES						
	INV1693282	05/01/25	01	BROTHER POCKETJET PRINTER	25-205-60-00-6070		949.62
					INVOICE TOTAL:		949.62 *
	INV1697100	05/16/25	01	BROTHER POCKETJET PRINTER	25-205-60-00-6070		966.16
					INVOICE TOTAL:		966.16 *
					CHECK TOTAL:		1,915.78

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
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25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
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90-XXX	DEVELOPER ESCROW
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D004136	CONARDR	RYAN CONARD						
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	51-510-54-00-5440		45.00	
			02	REIMBURSEMENT ** COMMENT **				
					INVOICE TOTAL:		45.00	*
					DIRECT DEPOSIT TOTAL:			45.00
542929	COREMAIN	CORE & MAIN LP						
	W499552	05/06/25	01	2025 METER INSTALLS	51-510-54-00-5404		12,975.00	
					INVOICE TOTAL:		12,975.00	*
	W788648	05/02/25	01	2025 METER INSTALLS	51-510-54-00-5404		32,240.00	
					INVOICE TOTAL:		32,240.00	*
	W878820	05/02/25	01	COUPLINGS	51-510-54-00-5404		1,416.00	
					INVOICE TOTAL:		1,416.00	*
	W906787	05/02/25	01	WASHERS	51-510-56-00-5664		174.32	
					INVOICE TOTAL:		174.32	*
					CHECK TOTAL:			46,805.32
D004137	DHUSEE	DHUSE, ERIC						
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	01-410-54-00-5440		15.00	
			02	REIMBURSEMENT ** COMMENT **				
			03	MAY 2025 MOBILE EMAIL	51-510-54-00-5440		15.00	
			04	REIMBURSEMENT ** COMMENT **				
			05	MAY 2025 MOBILE EMAIL	52-520-54-00-5440		15.00	
			06	REIMBURSEMENT ** COMMENT **				
					INVOICE TOTAL:		45.00	*
					DIRECT DEPOSIT TOTAL:			45.00
542930	DIAZS	STACY DIAZ						

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	84-840	LIBRARY CAPITAL
				87-870	COUNTRYSIDE TIF
				88-880	DOWNTOWN TIF
				89-890	DOWNTOWN II TIF
				90-XXX	DEVELOPER ESCROW
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542930	DIAZS	STACY DIAZ							
	060125		06/01/25	01	MAY 2025 MOBILE EMAIL	01-110-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						CHECK TOTAL:			45.00
542931	DLK	DLK, LLC							
	294		05/28/25	01	MAY 2024 ECONOMIC DEVELOPMENT	01-640-54-00-5486		10,042.50	
				02	HOURS ** COMMENT **				
						INVOICE TOTAL:		10,042.50	*
						CHECK TOTAL:			10,042.50
542932	DRHCAMBR	DR HORTON-MIDWEST							
	20240631-2757 BERRYW		05/19/25	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00	
						INVOICE TOTAL:		5,000.00	*
	20240632-2753 BERRYW		05/19/25	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		7,500.00	
						INVOICE TOTAL:		7,500.00	*
						CHECK TOTAL:			12,500.00
D004138	EVANST	TIM EVANS							
	060125		06/01/25	01	MAY 2025 MOBILE EMAIL	79-790-54-00-5440		22.50	
				02	REIMBURSEMENT ** COMMENT **				
				03	MAY 2025 MOBILE EMAIL	79-795-54-00-5440		22.50	
				04	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
542933	FERGUSON	FURGUSON WATERWORKS #2516							

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

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
542933	FERGUSON	FURGUSON WATERWORKS #2516						
	0519539	05/12/25	01	MARKING PAINT	51-510-56-00-5640		891.00	
					INVOICE TOTAL:		891.00	*
	0520850	05/12/25	01	MARKING PAINT	51-510-56-00-5640		81.00	
					INVOICE TOTAL:		81.00	*
					CHECK TOTAL:		972.00	
542934	FOXVALLE	FOX VALLEY TROPHY & AWARDS						
	T258	05/09/25	01	CAR SHOW TROPHIES	79-795-56-00-5606		67.00	
					INVOICE TOTAL:		67.00	*
	T259	05/09/25	01	SUMMER BASKETBALL MEDALS	79-795-56-00-5606		350.00	
					INVOICE TOTAL:		350.00	*
					CHECK TOTAL:		417.00	
D004139	FREDRICR	ROB FREDRICKSON						
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	01-120-54-00-5440		45.00	
			02	REIMBURSEMENT	** COMMENT **			
					INVOICE TOTAL:		45.00	*
					DIRECT DEPOSIT TOTAL:		45.00	
D004140	GALAUNEJ	JAKE GALAUNER						
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	79-795-54-00-5440		45.00	
			02	REIMBURSEMENT	** COMMENT **			
					INVOICE TOTAL:		45.00	*
					DIRECT DEPOSIT TOTAL:		45.00	
542935	GALAUNJU	JULIE GALAUNER						

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

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542935	GALAUNJU	JULIE GALAUNER					
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	79-795-54-00-5462		45.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
542936	GLATFELT	GLATFELTER UNDERWRITING SRVS.					
	164243131-6	12/16/24	01	LIABILITY INSURANCE INSTALL#6	01-640-52-00-5231		20,655.67
			02	LIABILITY INSURANCE INSTALL#6	01-640-52-00-5231		4,294.81
			03	LIABILITY INSURANCE INSTALL#6	51-510-52-00-5231		2,277.66
			04	LIABILITY INSURANCE INSTALL#6	52-520-52-00-5231		1,091.82
			05	LIABILITY INSURANCE INSTALL#6	82-820-52-00-5231		1,712.04
					INVOICE TOTAL:		30,032.00 *
					CHECK TOTAL:		30,032.00
D004141	HENNED	DURK HENNE					
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004142	HERNANDN	NOAH HERNANDEZ					
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004143	HODOUSR	RICHARD HODOUS					

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
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90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

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D004143	HODOUSR	RICHARD HODOUS						
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	79-790-54-00-5440		45.00	
			02	REIMBURSEMENT	** COMMENT **			
					INVOICE TOTAL:		45.00	*
					DIRECT DEPOSIT TOTAL:			45.00
D004144	HORNERR	RYAN HORNER						
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	79-790-54-00-5440		45.00	
			02	REIMBURSEMENT	** COMMENT **			
					INVOICE TOTAL:		45.00	*
					DIRECT DEPOSIT TOTAL:			45.00
D004145	HOULEA	ANTHONY HOULE						
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	79-790-54-00-5440		45.00	
			02	REIMBURSEMENT	** COMMENT **			
					INVOICE TOTAL:		45.00	*
					DIRECT DEPOSIT TOTAL:			45.00
D004146	IHRIGK	KIRSTEN IHRIG						
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	79-795-54-00-5440		45.00	
			02	REIMBURSEMENT	** COMMENT **			
					INVOICE TOTAL:		45.00	*
					DIRECT DEPOSIT TOTAL:			45.00
542937	IPRF	ILLINOIS PUBLIC RISK FUND						
	97314	05/19/25	01	JUL 2025 WORKER COMP INS	01-640-52-00-5231		13,402.34	
			02	JUL 2025 WORKER COMP INS-P	01-640-52-00-5231		2,726.36	

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
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12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
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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

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542937	IPRF	ILLINOIS PUBLIC RISK FUND					
	97314	05/19/25	03	JUL 2025 WORKER COMP INS	52-520-52-00-5231		574.09
			04	JUL 2025 WORKER COMP INS	51-510-52-00-5231		1,270.93
			05	JUL 2025 WORKER COMP INS	82-820-52-00-5231		1,083.28
					INVOICE TOTAL:		19,057.00 *
					CHECK TOTAL:		19,057.00
D004147	JACKSONJ	JAMIE JACKSON					
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	52-520-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004148	JOHNGEOR	GEORGE JOHNSON					
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	51-510-54-00-5440		22.50
			02	REIMBURSEMENT	** COMMENT **		
			03	MAY 2025 MOBILE EMAIL	52-520-54-00-5440		22.50
			04	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004149	KLEEFISG	GLENN KLEEFISCH					
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004150	LANDAP	PAUL LANDA					

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

84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
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D004150	LANDAP	PAUL LANDA							
	060125		06/01/25	01	MAY 2025 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
542938	LEGENDRP	PATRICK LEGENDRE							
	060125		06/01/25	01	MAY 2025 MOBILE EMAIL	51-510-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						CHECK TOTAL:			45.00
542939	LOMBARDS	STEVEN LOMBARDO							
	060125		06/01/25	01	MAY 2025 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						CHECK TOTAL:			45.00
D004151	MCGREGOM	MATTHEW MCGREGORY							
	060125		06/01/25	01	MAY 2025 MOBILE EMAIL	01-410-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
542940	MIDWSALT	MIDWEST SALT							
	P482373		05/08/25	01	BULK ROCK SALT	51-510-56-00-5638		3,120.40	
						INVOICE TOTAL:		3,120.40	*
						CHECK TOTAL:			3,120.40

UNITED CITY OF YORKVILLE ILLINOIS EST. 1836
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
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D004152	MILSCHET TED MILSCHEWSKI						
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	24-216-54-00-5440		45.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
542941	NARVICK NARVICK BROS. LUMBER CO, INC						
	96558	05/14/25	01	4000 PSI PE	25-225-60-00-6010		941.00
					INVOICE TOTAL:		941.00 *
					CHECK TOTAL:		941.00
D004153	NAVARROJ JESUS NAVARRO						
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	24-216-54-00-5440		45.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
542942	NELSONL LUKE NELSON						
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
542943	OSWEGO VILLAGE OF OSWEGO						
	3126	05/19/25	01	2025 OUTDOOR MOVIE	79-795-56-00-5606		1,050.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		1,050.00 *
					CHECK TOTAL:		1,050.00

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
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01-410	STREETS OPERATIONS
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542944	PEPSI	PEPSI-COLA GENERAL BOTTLE							
	70323010		05/15/25	01	BEECHER CONCESSION DRINKS	79-795-56-00-5607		476.00	
						INVOICE TOTAL:		476.00	*
						CHECK TOTAL:		476.00	
D004154	PIAZZA	AMY SIMMONS							
	060125		06/01/25	01	MAY 2025 MOBILE EMAIL	01-120-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
542945	PRINTSRC	LAMBERT PRINT SOURCE, LLC							
	4681		05/13/25	01	GOLF CART LOGO	79-795-56-00-5606		25.00	
						INVOICE TOTAL:		25.00	*
	4693		05/15/25	01	SPECIAL EVENT BANNERS	79-795-56-00-5606		980.00	
						INVOICE TOTAL:		980.00	*
						CHECK TOTAL:		1,005.00	
542946	PURCELLJ	JOHN PURCELL							
	060125		06/01/25	01	MAY 2025 MOBILE EMAIL	01-110-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						CHECK TOTAL:		45.00	
542947	R0002704	QUIKTRIP CORPORATION							
	20250213-RFND		05/19/25	01	REUND 2 PUBLIC HEARING SIGNS	01-000-42-00-4210		100.00	
						INVOICE TOTAL:		100.00	*
						CHECK TOTAL:		100.00	

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01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
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11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
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542948	R0002705 DEVYN SEGGEBRUCH						
	224123	05/01/25	01	RVFRNT PK DEPOSIT REFUND	79-000-24-00-2410		100.00
					INVOICE TOTAL:		100.00 *
					CHECK TOTAL:		100.00
542949	RADARMAN CINDY GRISWOLD						
	6567	05/08/25	01	RADAR CERTIFICATIONS	01-210-54-00-5462		680.00
					INVOICE TOTAL:		680.00 *
					CHECK TOTAL:		680.00
D004155	RATOSP PETE RATOS						
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	01-220-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004156	REDMONST STEVE REDMON						
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
542950	REINDERS REINDERS, INC.						
	4078588-00	05/21/25	01	REMOVED AND REPLACED SLAVE	79-790-54-00-5495		2,710.99
			02	CONTROLLER	** COMMENT **		
					INVOICE TOTAL:		2,710.99 *
	6072807-00	05/20/25	01	PROXIMITY SWITCH	79-790-56-00-5640		157.47
					INVOICE TOTAL:		157.47 *

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
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79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

FY 26

INVOICES DUE ON/BEFORE 06/10/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
542950	REINDERS	REINDERS, INC.							
	6073000-00		05/23/25	01	IGNITION SWITCH	79-790-56-00-5640		74.76	
						INVOICE TOTAL:		74.76	*
						CHECK TOTAL:		2,943.22	
D004157	ROSBOROS	SHAY REMUS							
	060125		06/01/25	01	MAY 2025 MOBILE EMAIL	79-795-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
D004158	ROZBORSA	ADAM ROZBORSKI							
	060125		06/01/25	01	MAY 2025 MOBILE EMAIL	01-410-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
D004159	SCODROP	PETER SCODRO							
	060125		05/23/25	01	MAY 2025 MOBILE EMAIL	51-510-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
D004160	SCOTTTR	TREVOR SCOTT							
	060125		06/01/25	01	MAY 2025 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	

EST. 1836 UNITED CITY OF YORKVILLE ILLINOIS 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

DATE: 06/03/25
TIME: 17:29:18
ID: AP211001

UNITED CITY OF YORKVILLE
CHECK REGISTER

FY 26

INVOICES DUE ON/BEFORE 06/10/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D004161	SENDRAS SAMANTHA SENDRA						
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004162	SENGM MATT SENG						
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
542951	SHEVOKAS SHEVOKAS EXTERIORS LLC						
	052225	05/22/25	01	REPLACE DAMAGED STEEL PANELS	24-216-54-00-5446		840.00
					INVOICE TOTAL:		840.00 *
					CHECK TOTAL:		840.00
D004163	SLEEZERJ JOHN SLEEZER						
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004164	SLEEZERS SCOTT SLEEZER						
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00

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

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UNITED CITY OF YORKVILLE
CHECK REGISTER

FY 26

INVOICES DUE ON/BEFORE 06/10/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D004165	SMITHD	DOUG SMITH							
	060125		06/01/25	01	MAY 2025 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
D004166	STEFFANG	GEORGE A STEFFENS							
	060125		06/01/25	01	MAY 2025 MOBILE EMAIL	52-520-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
542952	STEVENS	STEVEN'S SILKSCREENING							
	23930		05/20/25	01	STAFF SHIRTS-DERACHE	79-795-56-00-5606		76.00	
						INVOICE TOTAL:		76.00	*
						CHECK TOTAL:			76.00
D004167	THOMASL	LORI THOMAS							
	060125		06/01/25	01	MAY 2025 MOBILE EMAIL	01-120-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
542953	TKBASSOC	TKB ASSOCIATES, INC.							
	15688		05/17/25	01	LASERFICHEANNUAL RENEWAL	01-640-54-00-5450		3,169.95	
						INVOICE TOTAL:		3,169.95	*
						CHECK TOTAL:			3,169.95

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

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UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 06/10/2025

FY 26

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542954	TRAFFIC	TRAFFIC CONTROL CORPORATION					
	158316	05/23/25	01	LEDS	01-410-54-00-5435		546.00
					INVOICE TOTAL:		546.00 *
					CHECK TOTAL:		546.00
542955	TRICO	TRICO MECHANICAL , INC					
	15508	05/19/25	01	HVAC PREVENTATIVE MAINTENANCE	24-216-54-00-5446		450.00
			02	AT 651 PRAIRIE POINTE	** COMMENT **		
					INVOICE TOTAL:		450.00 *
	15528	05/20/25	01	HVAC PREVENTATIVE MAINTENANCE	24-216-54-00-5446		150.00
			02	AT 102 E VAN EMMON	** COMMENT **		
					INVOICE TOTAL:		150.00 *
	15537	05/22/25	01	HVAC PREVENTATIVE MAINTENANCE	24-216-54-00-5440		225.00
			02	AT 610 TOWER	** COMMENT **		
					INVOICE TOTAL:		225.00 *
					CHECK TOTAL:		825.00
542956	VITOSH	CHRISTINE M. VITOSH					
	2341	05/19/25	01	MAY 2025 ADMIN HEARINGS	01-210-54-00-5467		350.00
					INVOICE TOTAL:		350.00 *
					CHECK TOTAL:		350.00
D004168	WEBERR	ROBERT WEBER					
	060125	06/01/25	01	MAY 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00

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

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UNITED CITY OF YORKVILLE
CHECK REGISTER

FY 26

INVOICES DUE ON/BEFORE 06/10/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
542957	WEX	WEX BANK							
	105122621		05/31/25	01	MAY 2025 GASOLINE	01-210-56-00-5695		6,276.54	
				02	MAY 2025 GASOLINE	01-220-56-00-5695		703.26	
						INVOICE TOTAL:		6,979.80	*
						CHECK TOTAL:			6,979.80
542958	WHISACRE	WHISKEY ACRES DISTILLING CO.							
	001735		05/15/25	01	2025 HTD BOURBON	79-795-56-00-5602		792.00	
						INVOICE TOTAL:		792.00	*
						CHECK TOTAL:			792.00
542959	WHISACRE	WHISKEY ACRES DISTILLING CO.							
	001736		05/15/25	01	2025 RIVER FEST BOURBON	79-795-56-00-5606		792.00	
						INVOICE TOTAL:		792.00	*
						CHECK TOTAL:			792.00
D004169	WILLRETE	ERIN WILLRETT							
	060125		06/01/25	01	MAY 2025 MOBILE EMAIL	01-110-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
D004170	WOLFB	BRANDON WOLF							
	060125		06/01/25	01	MAY 2025 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00

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
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87-870	COUNTRYSIDE TIF
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90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

DATE: 06/03/25
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UNITED CITY OF YORKVILLE
CHECK REGISTER

FY 26

INVOICES DUE ON/BEFORE 06/10/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D004171	YODERD	DAVID YODER							
	060125		06/01/25	01	MAY 2025 MOBILE EMAIL	01-410-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
542960	YOUNGM	MARLYS J. YOUNG							
	050625-EDC		05/20/25	01	05/06/25 EDC MEETING MINUTES	01-110-54-00-5462		85.00	
						INVOICE TOTAL:		85.00	*
						CHECK TOTAL:			85.00
542961	ZITTA	AUGUST ZITT							
	060125		06/01/25	01	MAY 2025 MOBILE EMAIL	01-410-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						CHECK TOTAL:			45.00

TOTAL CHECKS PAID: 706,236.17

TOTAL DIRECT DEPOSITS PAID: 4,255.00

TOTAL AMOUNT PAID: 710,491.17

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

UNITED CITY OF YORKVILLE
PAYROLL SUMMARY
May 23, 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	22,903.08	-	22,903.08	1,520.75	1,687.08	26,110.91
FINANCE	13,385.76	-	13,385.76	888.82	988.13	15,262.71
POLICE	154,382.82	807.15	155,189.97	461.65	11,496.07	167,147.69
COMMUNITY DEV.	32,848.42	-	32,848.42	2,181.13	2,418.21	37,447.76
STREETS	29,216.33	216.30	29,432.63	1,954.31	2,174.12	33,561.06
BUILDING & GROUNDS	6,491.27	-	6,491.27	431.02	482.17	7,404.46
WATER	26,537.03	299.30	26,836.33	1,722.69	1,973.31	30,532.33
SEWER	19,324.11	-	19,324.11	1,283.11	1,421.58	22,028.80
PARKS	38,782.61	84.63	38,867.24	2,346.73	2,885.91	44,099.88
RECREATION	32,096.72	-	32,096.72	1,510.21	2,379.88	35,986.81
LIBRARY	18,566.98	-	18,566.98	770.10	1,362.86	20,699.94
TOTALS	$ 403,482.47	$ 1,407.38	$ 404,889.85	$ 15,070.52	$ 29,953.81	$ 449,914.18

TOTAL PAYROLL **$ 449,914.18**

UNITED CITY OF YORKVILLE

BILL LIST SUMMARY

Tuesday, June 10, 2025

ACCOUNTS PAYABLE	**DATE**		
FY 25			
City MasterCard Bill Register - FY 25 *(Pages 1-14)*	05/25/2025	$	132,204.56
Manual City Check Register - FY 25 *(Page 15)*	05/28/2025	$	9,309.93
City Check Register - FY 25 *(Pages 16-20)*	06/10/2025		181,988.29
SUB-TOTAL:		**$**	**323,502.78**
FY 26			
City Check Register - FY 26 *(Pages 21-22)*	05/25/2025		15,737.11
Manual City Check Register - FY 25 *(Pages 23-28)*	05/30/2025		3,414.00
Manual City Check Register - FY 25 *(Pages 29-34)*	06/06/2025		
City Check Register - FY 26 *(Pages 35-52)*	06/10/2025		710,491.17
SUB-TOTAL:			**$729,642.28**
WIRE PAYMENTS			
Dearborn Insurance - June 2025	06/03/2025	$	3,832.42
Blue Cross/ Blue Shield Insurance-June 2025	05/31/2025		155,271.62
Amalgamated Bank of Chicago - 2015A Bond - Interest PMT	05/28/2025		51,200.00
Amalgamated Bank of Chicago - 2014A Bond -Interest PMT	05/28/2025		45,068.75
BNY Mellon - 2014 Refi Bond - Interest PMT	05/28/2025		25,357.50
TOTAL PAYMENTS:			**$280,730.29**
PAYROLL			
Bi - Weekly *(Page 53)*	05/23/2025	$	449,914.18
SUB-TOTAL:		**$**	**449,914.18**
TOTAL DISBURSEMENTS:		**$**	**1,783,789.53**

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 2025-47

Agenda Item Summary Memo

Title: 2025 Road to Better Roads Program – MFT Contract Award

Meeting and Date: City Council – June 10, 2025

Synopsis: Please see the attached memo. Resolution 2025-73, approved on May 27, 2025, is being repealed as it erroneously approved the bid by Builders Paving, LLC

Council Action Previously Taken:

Date of Action: CC – 5/27/25 Action Taken: Resolution was passed.

Item Number: PW 2025-52

Type of Vote Required: Majority

Council Action Requested: Consideration of Contract Award

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

Agenda Item Notes:

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

Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: June 5, 2025
Subject: Revised Resolution – 2025 RTBR Program Bid Award

Summary

Approval of a revised resolution authorizing the acceptance of the bid submitted by D. Construction for the completion of construction services related to the 2025 Road to Better Roads (RTBR) Program.

Background

At the May 27th meeting, the City Council voted to approve the construction bid submitted by the lowest responsible bidder, D. Construction, in the amount of $1,080,472.57, as recommended in the memorandum from City Engineer Sanderson (Exhibit B). However, the accompanying resolution (2025-73 – Exhibit C) erroneously identified the bid award as being granted to the second-lowest bidder, Builders Paving, LLC, in the amount of $1,256,658.00.

To correct this discrepancy, the attached resolution (Exhibit A) repeals Resolution 2025-73 and formally awards the contract to D. Construction in the amount of $1,080,472.57, as originally intended by City Council.

Recommendation

Staff recommends approval of the attached resolution. For reference and further consideration, the original packet materials—comprising the bid summary, bid tabulation and project location map—have also been included..

Exhibit A

Resolution No. 2025-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING A BID TO COMPLETE THE ROAD TO BETTER ROADS PROGRAM ROADWAY IMPROVEMENTS

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 plans to conduct resurfacing and concrete patching on certain roads within the City, as illustrated on the 2025 MFT Road Program map, attached hereto as *Exhibit A* (the "*Project*"); and

WHEREAS, in compliance with all applicable Illinois laws, bids were accepted to complete the Project and a public bid opening was held at 10:00 a.m. on May 6, 2025; and

WHEREAS, the City's engineers and staff find that the lowest responsible bidder is D. Construction, Inc., 1488 S. Broadway, Coal City, IL 60416, with a total bid amount of $1,080,472.57 (the "*Project Cost*"); and

WHEREAS, a resolution erroneously listing a bid by Builders Paving, LLC, as the lowest responsible bid was approved as Resolution No. 2025-73 by the Mayor and City Council (the "*Corporate Authorities*") on May 27, 2025; and

WHEREAS, the Corporate Authorities desire to accept the bid by D. Construction, Inc., 1488 S. Broadway, Coal City, IL 60416, as the correct lowest responsible bid; and

WHEREAS, sufficient funds are available and have been budgeted in the City's Fiscal Year 2026 budget to complete the Project; and

WHEREAS, it has been recommended to the Corporate Authorities that the bid by D. Construction, Inc. be accepted.

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. Resolution 2025-73, A Resolution of the United City of Yorkville, Kendall County, Illinois Approving a Bid to Complete the Road to Better Roads Program Roadway Improvements, adopted on May 27, 2025, is hereby repealed in its entirety.

Section 3. The Corporate Authorities hereby find and declare that a bid by D. Construction, Inc., 1488 S. Broadway, Coal City, IL 60416, to complete the Project at a cost of $1,080,472.57 is the lowest responsible bid and therefore accept the bid.

Section 4. That this resolution shall be in full force and effect from and after its passage and approval according to law.

[Remainder of page intentionally blank; roll call vote follows]

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

_____

CITY CLERK

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

Attest:

_____

CITY CLERK

BID SUMMARY
2025 ROAD PROGRAM (MFT)
SECTION NO. 25-00000-00-GM
UNITED CITY OF YORKVILLE

BID TABULATION BIDS RECEIVED 10:00 A.M. 05/06/25	**ENGINEER'S ESTIMATE** 52 Wheeler Road Sugar Grove, IL 60554	**BUILDERS PAVING, LLC** 4401 Roosevelt Road Hillside, IL 60162
TOTAL BID	**$1,300,000.00**	**$1,256,658.00**
BID BOND	N/A	
SIGNED BID	N/A	
	D. CONSTRUCTION, INC. 1488 S Broadway Coal City, IL 60416	**GENEVA CONSTRUCTION COMPANY** PO Box 998 Aurora, IL 60507
TOTAL BID	**$1,080,472.57**	**$1,266,881.99**
BID BOND		
SIGNED BID		

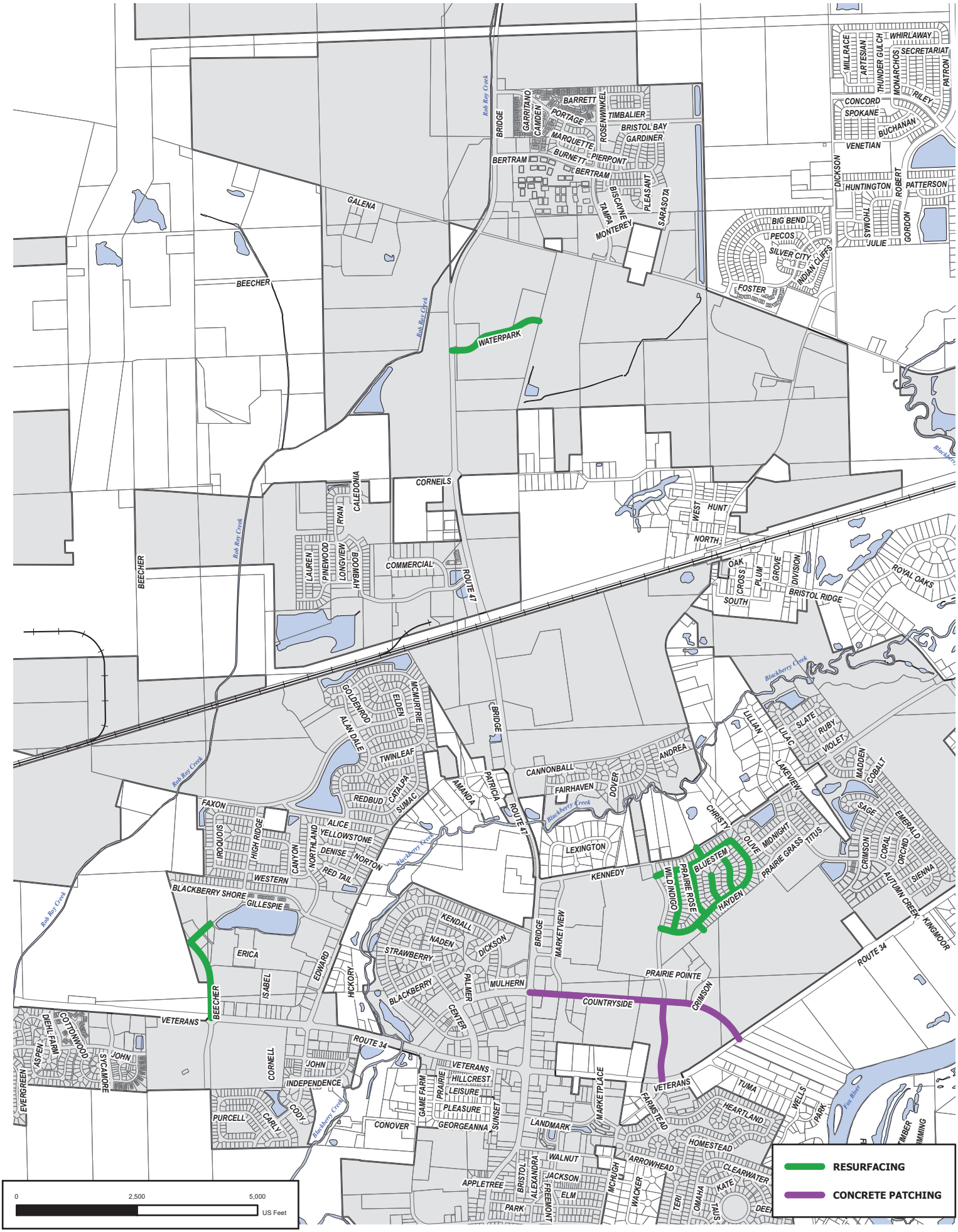
BID TABULATION
2025 ROAD PROGRAM (MFT)
SECTION NO. 25-00000-00-GM
UNITED CITY OF YORKVILLE

		BID TABULATION BIDS RECD 5/6/2025		**D CONSTRUCTION, INC.** 1488 S. Broadway Coal City, IL 60416		**BUILDERS PAVING, LLC** 4401 Roosevelt Road Hillside, IL 60162		**GENEVA CONSTRUCTION** P.O. Box 998 Aurora, IL 60507		**ENGINEER'S ESTIMATE** 52 Wheeler Road Sugar Grove, IL 60554	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	PARTIAL DEPTH PATCHING (SPECIAL)	SQ YD	400.0	$ 30.00	$ 12,000.00	$ 30.00	$ 12,000.00	$ 32.00	$ 12,800.00	$ 30.00	$ 12,000.00
2	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQ YD	254.0	$ 0.01	$ 2.54	$ 25.00	$ 6,350.00	$ 20.00	$ 5,080.00	$ 20.00	$ 5,080.00
3	HOT-MIX ASPHALT SURFACE REMOVAL, 1.5"	SQ YD	23790.0	$ 1.47	$ 34,971.30	$ 2.55	$ 60,664.50	$ 2.00	$ 47,580.00	$ 1.75	$ 41,632.50
4	HOT-MIX ASPHALT SURFACE REMOVAL, VARIABLE DEPTH	SQ YD	29690.0	$ 2.32	$ 68,880.80	$ 2.60	$ 77,194.00	$ 2.65	$ 78,678.50	$ 2.50	$ 74,225.00
5	BITUMINOUS MATERIALS (TACK COAT)	POUND	30780.0	$ 0.01	$ 307.80	$ 0.01	$ 307.80	$ 0.01	$ 307.80	$ 0.10	$ 3,078.00
6	HOT-MIX ASPHALT BINDER COURSE, IL-9.5, N50	TON	2515.0	$ 63.30	$ 159,199.50	$ 76.00	$ 191,140.00	$ 81.00	$ 203,715.00	$ 83.00	$ 208,745.00
7	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	4520.0	$ 69.64	$ 314,772.80	$ 76.00	$ 343,520.00	$ 81.00	$ 366,120.00	$ 83.00	$ 375,160.00
8	COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT	FOOT	2284.0	$ 35.00	$ 79,940.00	$ 40.50	$ 92,502.00	$ 40.00	$ 91,360.00	$ 42.00	$ 95,928.00
9	SIDEWALK REMOVAL	SQ FT	11200.0	$ 1.50	$ 16,800.00	$ 1.50	$ 16,800.00	$ 2.00	$ 22,400.00	$ 2.00	$ 22,400.00
10	PORTLAND CEMENT CONCRETE SIDEWALK, 5"	SQ FT	11250.0	$ 8.00	$ 90,000.00	$ 10.50	$ 118,125.00	$ 9.00	$ 101,250.00	$ 9.50	$ 106,875.00
11	DETECTABLE WARNINGS	SQ FT	556.0	$ 30.00	$ 16,680.00	$ 26.00	$ 14,456.00	$ 30.00	$ 16,680.00	$ 35.00	$ 19,460.00
12	INLETS TO BE ADJUSTED	EACH	50.0	$ 400.00	$ 20,000.00	$ 550.00	$ 27,500.00	$ 500.00	$ 25,000.00	$ 550.00	$ 27,500.00
13	MANHOLES TO BE ADJUSTED	EACH	2.0	$ 800.00	$ 1,600.00	$ 1,850.00	$ 3,700.00	$ 750.00	$ 1,500.00	$ 800.00	$ 1,600.00
14	SANITARY MANHOLES TO BE ADJUSTED	EACH	2.0	$ 1,400.00	$ 2,800.00	$ 2,150.00	$ 4,300.00	$ 750.00	$ 1,500.00	$ 1,750.00	$ 3,500.00
15	DOMESTIC WATER SERVICE BOXES TO BE ADJUSTED	EACH	1.0	$ 150.00	$ 150.00	$ 350.00	$ 350.00	$ 500.00	$ 500.00	$ 400.00	$ 400.00
16	TYPE 1 FRAME, OPEN LID	EACH	3.0	$ 450.00	$ 1,350.00	$ 625.00	$ 1,875.00	$ 500.00	$ 1,500.00	$ 600.00	$ 1,800.00
17	TYPE 1 FRAME, CLOSED LID	EACH	1.0	$ 600.00	$ 600.00	$ 625.00	$ 625.00	$ 500.00	$ 500.00	$ 600.00	$ 600.00
18	TYPE 3 FRAME AND GRATE	EACH	1.0	$ 600.00	$ 600.00	$ 880.00	$ 880.00	$ 900.00	$ 900.00	$ 650.00	$ 650.00
19	TYPE 11 FRAME AND GRATE	EACH	1.0	$ 450.00	$ 450.00	$ 880.00	$ 880.00	$ 900.00	$ 900.00	$ 650.00	$ 650.00
20	THERMOPLASTIC PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	286.0	$ 6.32	$ 1,807.52	$ 5.65	$ 1,615.90	$ 5.65	$ 1,615.90	$ 5.00	$ 1,430.00
21	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	4422.0	$ 0.90	$ 3,979.80	$ 0.82	$ 3,626.04	$ 0.82	$ 3,626.04	$ 1.00	$ 4,422.00
22	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	1634.0	$ 1.54	$ 2,516.36	$ 1.40	$ 2,287.60	$ 1.40	$ 2,287.60	$ 2.00	$ 3,268.00
23	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	FOOT	130.0	$ 3.08	$ 400.40	$ 2.80	$ 364.00	$ 2.80	$ 364.00	$ 4.00	$ 520.00
24	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	135.0	$ 6.33	$ 854.55	$ 5.65	$ 762.75	$ 5.65	$ 762.75	$ 5.00	$ 675.00
25	SHORT TERM PAVEMENT MARKING	FOOT	900.0	$ 0.01	$ 9.00	$ 0.60	$ 540.00	$ 0.01	$ 9.00	$ 2.00	$ 1,800.00
26	SHORT TERM PAVEMENT MARKING REMOVAL	SQ FT	300.0	$ 0.01	$ 3.00	$ 4.50	$ 1,350.00	$ 0.01	$ 3.00	$ 4.00	$ 1,200.00
27	REMOVE AND REINSTALL BRICK PAVERS	SQ FT	20.0	$ 110.00	$ 2,200.00	$ 24.00	$ 480.00	$ 22.00	$ 440.00	$ 20.00	$ 400.00
28	HOT-MIX ASPHALT DRIVEWAY REMOVAL AND REPLACEMENT	SQ YD	155.0	$ 30.00	$ 4,650.00	$ 55.00	$ 8,525.00	$ 43.00	$ 6,665.00	$ 45.00	$ 6,975.00
29	PORTLAND CEMENT CONCRETE DRIVEWAY REMOVAL AND REPLACEMENT	SQ YD	20.0	$ 50.00	$ 1,000.00	$ 125.00	$ 2,500.00	$ 70.00	$ 1,400.00	$ 85.00	$ 1,700.00
30	HOT-MIX ASPHALT BIKE PATH REMOVAL AND REPLACEMENT	SQ YD	40.0	$ 35.00	$ 1,400.00	$ 55.00	$ 2,200.00	$ 50.00	$ 2,000.00	$ 40.00	$ 1,600.00

BID TABULATION
2025 ROAD PROGRAM (MFT)
SECTION NO. 25-00000-00-GM
UNITED CITY OF YORKVILLE

		BID TABULATION BIDS RECD 5/6/2025		**D CONSTRUCTION, INC.** 1488 S. Broadway Coal City, IL 60416		**BUILDERS PAVING, LLC** 4401 Roosevelt Road Hillside, IL 60162		**GENEVA CONSTRUCTION** P.O. Box 998 Aurora, IL 60507		**ENGINEER'S ESTIMATE** 52 Wheeler Road Sugar Grove, IL 60554	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
31	CLASS B PATCHES, 8 INCH	SQ YD	300.0	$ 80.00	$ 24,000.00	$ 110.00	$ 33,000.00	$ 120.00	$ 36,000.00	$ 130.00	$ 39,000.00
32	CLASS B PATCHES, 9 INCH	SQ YD	900.0	$ 90.00	$ 81,000.00	$ 125.00	$ 112,500.00	$ 120.00	$ 108,000.00	$ 140.00	$ 126,000.00
33	SODDING, SPECIAL	SQ YD	1200.0	$ 0.01	$ 12.00	$ 24.55	$ 29,460.00	$ 24.00	$ 28,800.00	$ 20.00	$ 24,000.00
34	SUPPLEMENTAL WATERING	UNIT	25.0	$ 0.01	$ 0.25	$ 0.01	$ 0.25	$ 0.01	$ 0.25	$ 100.00	$ 2,500.00
35	DETECTOR LOOP REPLACEMENT	FOOT	546.0	$ 33.00	$ 18,018.00	$ 29.00	$ 15,834.00	$ 29.00	$ 15,834.00	$ 25.00	$ 13,650.00
36	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	L SUM	1.0	$ 62,950.00	$ 62,950.00	$ 22,350.16	$ 22,350.16	$ 33,350.00	$ 33,350.00	$ 23,095.75	$ 23,095.75
37	CRACK ROUTING	FOOT	48000.0	$ 0.01	$ 480.00	$ 0.01	$ 480.00	$ 0.05	$ 2,400.00	$ 0.01	$ 480.00
38	CRACK FILLING	POUND	16000.0	$ 2.08	$ 33,280.00	$ 1.72	$ 27,520.00	$ 1.44	$ 23,040.00	$ 1.65	$ 26,400.00
39	ROUTING AND SEALING CRACKS	FOOT	30155.0	$ 0.69	$ 20,806.95	$ 0.60	$ 18,093.00	$ 0.73	$ 22,013.15	$ 0.65	$ 19,600.75
	TOTAL (Items 1 - 39)				**$ 1,080,472.57**		**$ 1,256,658.00**		**$ 1,266,881.99**		**$ 1,300,000.00**
	% BELOW/ABOVE ENGINEER'S ESTIMATE				-16.9%		-3.3%		-2.5%		

The highlighted cell contained an error and has been corrected with the right value.



Engineering Enterprises, Inc. 52 Wheeler Road Sugar Grove, Illinois 60554 (630) 466-6700 www.eeiweb.com	**United City of Yorkville** 651 Prairie Pointe Dr. Yorkville, IL 60560	DATE: FEBRUARY 2025 PROJECT NO.: YO2405 BY: MJT PATH: H:\GIS\PUBLIC\YORKVILLE\2025\YO2405\ FILE: YO2405_2025 MFT Road Program	**2025 MFT ROAD PROGRAM** UNITED CITY OF YORKVILLE, ILLINOIS	**LOCATION MAP**	NORTH

Exhibit B

Memorandum

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

Date: May 6, 2025
Subject: 2025 Road to Better Roads Program

Bids were received, opened, and tabulated for work to be done on the 2025 Road to Better Roads Program at 10:00 a.m., May 6, 2025. Representatives of contractors bidding the project and our firm were in attendance. A tabulation of the bids and the engineer's estimate is attached for your information and record.

We recommend the acceptance of the bid and approval of award be made to the low bidder, D. Construction, Inc. 1488 S. Broadway Coal City, IL 60416 in the total amount of **$1,080,472.57.**

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

Exhibit C

Resolution No. 2025-73

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING A BID TO COMPLETE THE ROAD TO BETTER ROADS PROGRAM ROADWAY IMPROVEMENTS

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 plans to conduct resurfacing and concrete patching on certain roads within the City, as illustrated on the 2025 MFT Road Program map, attached hereto as *Exhibit A* (the "Project"); and

WHEREAS, in compliance with all applicable Illinois laws, bids were accepted to complete the Project and a public bid opening was held at 10:00 a.m. on May 6, 2025; and

WHEREAS, the City's engineers and staff find that the lowest responsible bidder is Builders Paving, LLC, 4401 Roosevelt Road, Hillside, Illinois, 60162 with a total bid amount of $1,256,658.00 (the "Project Cost"); and

WHEREAS, sufficient funds are available and have been budgeted in the City's Fiscal Year 2026 budget to complete the Project; and

WHEREAS, it has been recommended to the Corporate Authorities that the bid by Builders Paving, LLC be accepted.

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 find and declare that a bid by Builders

Paving, LLC, 4401 Roosevelt Road, Hillside, Illinois, 60162 to complete the Project at a cost of $1,256,658.00 is the lowest responsible bid, and therefore accept the bid.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 27th day of May, A.D. 2025.

Jeri Bernard
CITY CLERK

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

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this 30th day of May, A.D. 2025.

MAYOR

Attest:

Jeri Bernard
CITY CLERK

BID SUMMARY 2025 ROAD PROGRAM (MFT) SECTION NO. 25-00000-00-GM UNITED CITY OF YORKVILLE		
BID TABULATION BIDS RECEIVED 10:00 A.M. 05/06/25	**ENGINEER'S ESTIMATE** 52 Wheeler Road Sugar Grove, IL 60554	**BUILDERS PAVING, LLC** 4401 Roosevelt Road Hillside, IL 60162
TOTAL BID	**$1,300,000.00**	**$1,256,658.00**
BID BOND	N/A	
SIGNED BID	N/A	
	D. CONSTRUCTION, INC. 1488 S Broadway Coal City, IL 60416	**GENEVA CONSTRUCTION COMPANY** PO Box 998 Aurora, IL 60507
TOTAL BID	**$1,080,472.57**	**$1,266,881.99**
BID BOND		
SIGNED BID		

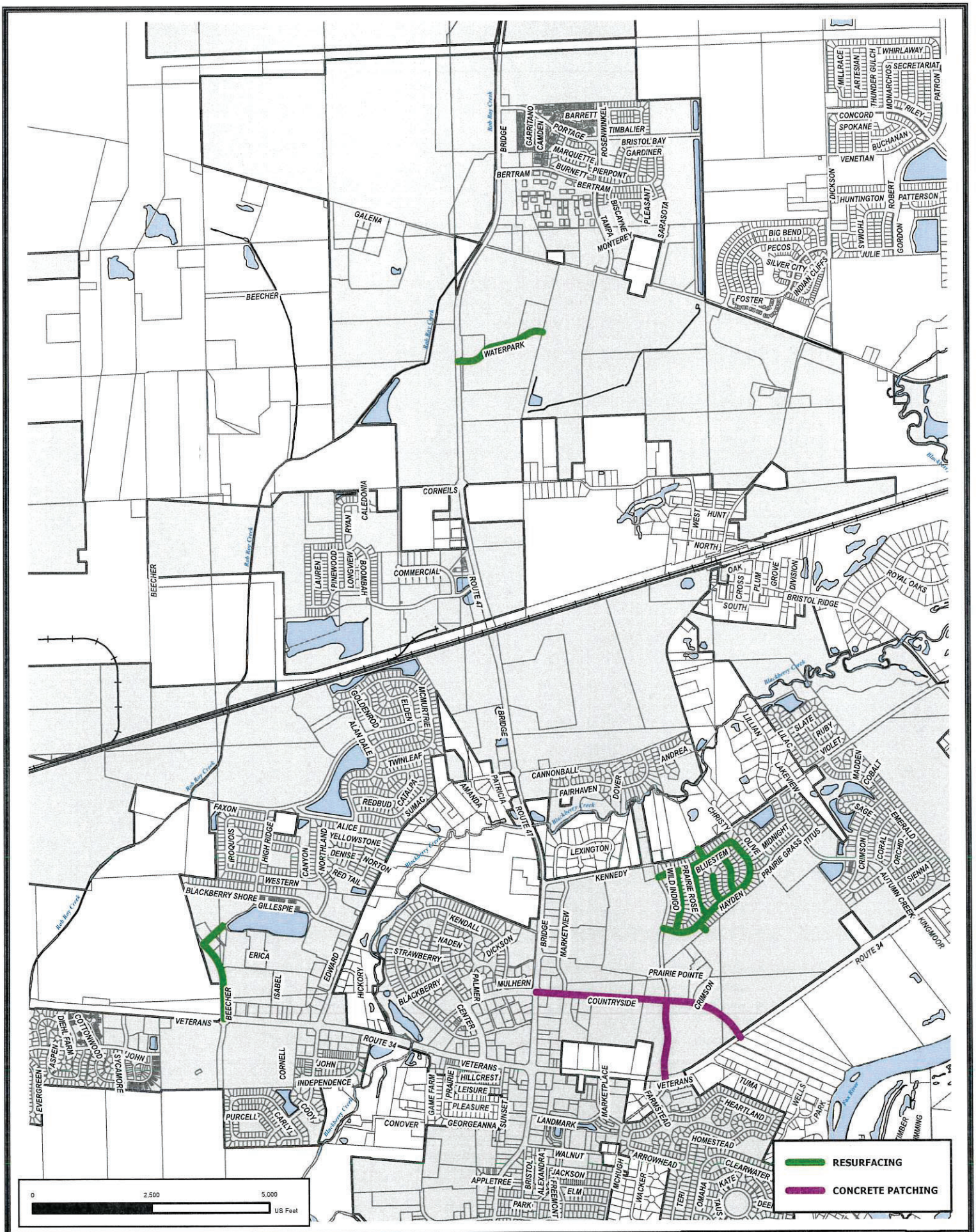
BID TABULATION
2025 ROAD PROGRAM (MFT)
SECTION NO. 25-00000-00-GM
UNITED CITY OF YORKVILLE

		BID TABULATION BIDS RECD 5/6/2025		D CONSTRUCTION, INC. 1488 S. Broadway Coal City, IL 60416		BUILDERS PAVING, LLC 4401 Roosevelt Road Hillside, IL 60162		GENEVA CONSTRUCTION P.O. Box 998 Aurora, IL 60507		ENGINEER'S ESTIMATE 52 Wheeler Road Sugar Grove, IL 60554	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	PARTIAL DEPTH PATCHING (SPECIAL)	SQ YD	400.0	$ 30.00	$ 12,000.00	$ 30.00	$ 12,000.00	$ 32.00	$ 12,800.00	$ 30.00	$ 12,000.00
2	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQ YD	254.0	$ 0.01	$ 2.54	$ 25.00	$ 6,350.00	$ 20.00	$ 5,080.00	$ 20.00	$ 5,080.00
3	HOT-MIX ASPHALT SURFACE REMOVAL, 1.5"	SQ YD	23790.0	$ 1.47	$ 34,971.30	$ 2.55	$ 60,664.50	$ 2.00	$ 47,580.00	$ 1.75	$ 41,632.50
4	HOT-MIX ASPHALT SURFACE REMOVAL, VARIABLE DEPTH	SQ YD	29690.0	$ 2.32	$ 68,880.80	$ 2.60	$ 77,194.00	$ 2.65	$ 78,678.50	$ 2.50	$ 74,225.00
5	BITUMINOUS MATERIALS (TACK COAT)	POUND	30780.0	$ 0.01	$ 307.80	$ 0.01	$ 307.80	$ 0.01	$ 307.80	$ 0.10	$ 3,078.00
6	HOT-MIX ASPHALT BINDER COURSE, IL-9.5, N50	TON	2515.0	$ 63.30	$ 159,199.50	$ 76.00	$ 191,140.00	$ 81.00	$ 203,715.00	$ 83.00	$ 208,745.00
7	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	4520.0	$ 69.64	$ 314,772.80	$ 76.00	$ 343,520.00	$ 81.00	$ 366,120.00	$ 83.00	$ 375,160.00
8	COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT	FOOT	2284.0	$ 35.00	$ 79,940.00	$ 40.50	$ 92,502.00	$ 40.00	$ 91,360.00	$ 42.00	$ 95,928.00
9	SIDEWALK REMOVAL	SQ FT	11200.0	$ 1.50	$ 16,800.00	$ 1.50	$ 16,800.00	$ 2.00	$ 22,400.00	$ 2.00	$ 22,400.00
10	PORTLAND CEMENT CONCRETE SIDEWALK, 5"	SQ FT	11250.0	$ 8.00	$ 90,000.00	$ 10.50	$ 118,125.00	$ 9.00	$ 101,250.00	$ 9.50	$ 106,875.00
11	DETECTABLE WARNINGS	SQ FT	556.0	$ 30.00	$ 16,680.00	$ 26.00	$ 14,456.00	$ 30.00	$ 16,680.00	$ 35.00	$ 19,460.00
12	INLETS TO BE ADJUSTED	EACH	50.0	$ 400.00	$ 20,000.00	$ 550.00	$ 27,500.00	$ 500.00	$ 25,000.00	$ 550.00	$ 27,500.00
13	MANHOLES TO BE ADJUSTED	EACH	2.0	$ 800.00	$ 1,600.00	$ 1,850.00	$ 3,700.00	$ 750.00	$ 1,500.00	$ 800.00	$ 1,600.00
14	SANITARY MANHOLES TO BE ADJUSTED	EACH	2.0	$ 1,400.00	$ 2,800.00	$ 2,150.00	$ 4,300.00	$ 750.00	$ 1,500.00	$ 1,750.00	$ 3,500.00
15	DOMESTIC WATER SERVICE BOXES TO BE ADJUSTED	EACH	1.0	$ 150.00	$ 150.00	$ 350.00	$ 350.00	$ 500.00	$ 500.00	$ 400.00	$ 400.00
16	TYPE 1 FRAME, OPEN LID	EACH	3.0	$ 450.00	$ 1,350.00	$ 625.00	$ 1,875.00	$ 500.00	$ 1,500.00	$ 600.00	$ 1,800.00
17	TYPE 1 FRAME, CLOSED LID	EACH	1.0	$ 600.00	$ 600.00	$ 625.00	$ 625.00	$ 500.00	$ 500.00	$ 600.00	$ 600.00
18	TYPE 3 FRAME AND GRATE	EACH	1.0	$ 600.00	$ 600.00	$ 880.00	$ 880.00	$ 900.00	$ 900.00	$ 650.00	$ 650.00
19	TYPE 11 FRAME AND GRATE	EACH	1.0	$ 450.00	$ 450.00	$ 880.00	$ 880.00	$ 900.00	$ 900.00	$ 650.00	$ 650.00
20	THERMOPLASTIC PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	286.0	$ 6.32	$ 1,807.52	$ 5.65	$ 1,615.90	$ 5.65	$ 1,615.90	$ 5.00	$ 1,430.00
21	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	4422.0	$ 0.90	$ 3,979.80	$ 0.82	$ 3,626.04	$ 0.82	$ 3,626.04	$ 1.00	$ 4,422.00
22	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	1634.0	$ 1.54	$ 2,516.36	$ 1.40	$ 2,287.60	$ 1.40	$ 2,287.60	$ 2.00	$ 3,268.00
23	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	FOOT	130.0	$ 3.08	$ 400.40	$ 2.80	$ 364.00	$ 2.80	$ 364.00	$ 4.00	$ 520.00
24	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	135.0	$ 6.33	$ 854.55	$ 5.65	$ 762.75	$ 5.65	$ 762.75	$ 5.00	$ 675.00
25	SHORT TERM PAVEMENT MARKING	FOOT	900.0	$ 0.01	$ 9.00	$ 0.60	$ 540.00	$ 0.01	$ 9.00	$ 2.00	$ 1,800.00
26	SHORT TERM PAVEMENT MARKING REMOVAL	SQ FT	300.0	$ 0.01	$ 3.00	$ 4.50	$ 1,350.00	$ 0.01	$ 3.00	$ 4.00	$ 1,200.00
27	REMOVE AND REINSTALL BRICK PAVERS	SQ FT	20.0	$ 110.00	$ 2,200.00	$ 24.00	$ 480.00	$ 22.00	$ 440.00	$ 20.00	$ 400.00
28	HOT-MIX ASPHALT DRIVEWAY REMOVAL AND REPLACEMENT	SQ YD	155.0	$ 30.00	$ 4,650.00	$ 55.00	$ 8,525.00	$ 43.00	$ 6,665.00	$ 45.00	$ 6,975.00
29	PORTLAND CEMENT CONCRETE DRIVEWAY REMOVAL AND REPLACEMENT	SQ YD	20.0	$ 50.00	$ 1,000.00	$ 125.00	$ 2,500.00	$ 70.00	$ 1,400.00	$ 85.00	$ 1,700.00
30	HOT-MIX ASPHALT BIKE PATH REMOVAL AND REPLACEMENT	SQ YD	40.0	$ 35.00	$ 1,400.00	$ 55.00	$ 2,200.00	$ 50.00	$ 2,000.00	$ 40.00	$ 1,600.00

BID TABULATION
2025 ROAD PROGRAM (MFT)
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UNITED CITY OF YORKVILLE

		BID TABULATION BIDS RECD 5/6/2025		D CONSTRUCTION, INC. 1488 S. Broadway Coal City, IL 60416		BUILDERS PAVING, LLC 4401 Roosevelt Road Hillside, IL 60162		GENEVA CONSTRUCTION P.O. Box 998 Aurora, IL 60507		ENGINEER'S ESTIMATE 52 Wheeler Road Sugar Grove, IL 60554	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
31	CLASS B PATCHES, 8 INCH	SQ YD	300.0	$ 80.00	$ 24,000.00	$ 110.00	$ 33,000.00	$ 120.00	$ 36,000.00	$ 130.00	$ 39,000.00
32	CLASS B PATCHES, 9 INCH	SQ YD	900.0	$ 90.00	$ 81,000.00	$ 125.00	$ 112,500.00	$ 120.00	$ 108,000.00	$ 140.00	$ 126,000.00
33	SODDING, SPECIAL	SQ YD	1200.0	$ 0.01	$ 12.00	$ 24.55	$ 29,460.00	$ 24.00	$ 28,800.00	$ 20.00	$ 24,000.00
34	SUPPLEMENTAL WATERING	UNIT	25.0	$ 0.01	$ 0.25	$ 0.01	$ 0.25	$ 0.01	$ 0.25	$ 100.00	$ 2,500.00
35	DETECTOR LOOP REPLACEMENT	FOOT	546.0	$ 33.00	$ 18,018.00	$ 29.00	$ 15,834.00	$ 29.00	$ 15,834.00	$ 25.00	$ 13,650.00
36	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	L SUM	1.0	$ 62,950.00	$ 62,950.00	$ 22,350.16	$ 22,350.16	$ 33,350.00	$ 33,350.00	$ 23,095.75	$ 23,095.75
37	CRACK ROUTING	FOOT	48000.0	$ 0.01	$ 480.00	$ 0.01	$ 480.00	$ 0.05	$ 2,400.00	$ 0.01	$ 480.00
38	CRACK FILLING	POUND	16000.0	$ 2.08	$ 33,280.00	$ 1.72	$ 27,520.00	$ 1.44	$ 23,040.00	$ 1.65	$ 26,400.00
39	ROUTING AND SEALING CRACKS	FOOT	30155.0	$ 0.69	$ 20,806.95	$ 0.60	$ 18,093.00	$ 0.73	$ 22,013.15	$ 0.65	$ 19,600.75
	TOTAL (Items 1 - 39)				**$ 1,080,472.57**		**$ 1,256,658.00**		**$ 1,266,881.99**		**$ 1,300,000.00**
	% BELOW/ABOVE ENGINEER'S ESTIMATE				-16.9%		-3.3%		-2.5%		

The highlighted cell contained an error and has been corrected with the right value.



Engineering Enterprises, Inc. 52 Wheeler Road Sugar Grove, Illinois 60554 (630) 466-6700 www.eeiweb.com	**United City of Yorkville** 651 Prairie Pointe Dr. Yorkville, IL 60560		**2025 MFT ROAD PROGRAM** UNITED CITY OF YORKVILLE, ILLINOIS	**LOCATION MAP**

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 2025-48

Agenda Item Summary Memo

Title: Water Bill Adjustment – Yorkville High School Irrigation Meter

Meeting and Date: City Council – June 10, 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: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

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

Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: June 4, 2025
Subject: Water Bill Adjustment – Yorkville High School Irrigation Meter

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Summary

Approval of a reduction in the water portion of a utility bill from August 2024 for the Yorkville High School irrigation meter located at 797 Game Farm Road.

Background

In December 2024, Yorkville Community Unit School District 115 formally requested a review of a utility bill issued for the Yorkville High School irrigation meter located at 797 Game Farm Road. The bill, dated August 31, 2024, totaled $26,460.70 and reflected reported water usage of 456,000 cubic feet accrued over a 14-month billing period from June 2023 through August 2024.

Upon investigation, staff confirmed that no actual water meter readings were recorded at the site over the 14-month billing period in question. Furthermore, there is no comparable or uncontested consumption data available for that timeframe, other than historical usage records from fiscal year 2019. For a similar seasonal period in 2019, water charges totaled approximately $1,800. When adjusted for inflation, this equates to roughly $2,200 in 2025 dollars.

Recognizing changes in demand since that time, the School District noted a 16.7% increase in student enrollment—from 1,879 students in FY 2019 to 2,194 in the current school year. Applying this proportional increase in student population to the inflation-adjusted figure in the preceding paragraph ($2,200) yields an estimated charge of $2,568.

In their formal request, the District explained that longstanding practices for accessing the irrigation meter had changed following the retirement of a City employee who had coordinated meter readings with District maintenance staff. This disruption led to irregular access and delays in meter replacement, which was ultimately completed in July 2024 following coordination with City staff. The District further noted that construction-related issues exposed a leaking meter pit that had historically held water, potentially contributing to inflated consumption estimates. The District maintains that the elevated usage reflected on the bill is more likely attributable to an ongoing leak at the meter pit than to actual water consumption.

Based on these factors, staff recommends adjusting the original bill amount to $2,568, which is a reasonable estimate that accounts for both historical usage and increased water demand associated with student population growth.

Pursuant to Section 65 ILCS 5/8-1-2.5 of the Illinois Municipal Code, municipalities may provide financial assistance to other governmental entities, including public school districts, when such assistance is necessary or desirable to promote economic development or enhance the public welfare. Given the District's ongoing facility expansions in response to Yorkville's residential growth, this billing adjustment may be appropriately characterized as a targeted intergovernmental grant. It supports the operational needs of the District, reinforces the City's strategic development goals and reflects the collaborative relationship between the City and the Yorkville School District.

Recommendation

Staff recommends that the City Council approve an adjustment to the School District's water bill, reducing the total due from $26,460.70 to $2,568.00, as a one-time grant consistent with the provisions of 65 ILCS 5/8-1-2.5.

District 115
YORKVILLE
Community Unit School District

Administrative Center · 800 Game Farm Road · Yorkville, Illinois 60560 · 630-553-4382 · y115.org

December 2, 2024

Mr. Bart Olson
City Administrator
United City of Yorkville
651 Prairie Point Drive
Yorkville Illinois 60560

Dear Mr. Olson:

The following is a summary of our water bill issue. We are requesting that the bill be reviewed and adjusted. Please let me know if you have any questions or need additional information.

Bill Date: October 4, 2024

Bill Amount: $26,477.20

Late Notice Received: October 30, 2024

This letter concerns the Yorkville School District #115 water bill for the period ending October 4, 2024, and the associated late notice. We are requesting a review of the charges due to the following circumstances:

Meter Accessibility and Communication:

Historically, the water meter serving Yorkville High School has been located in a pit, requiring the City to pump it out for access. A former City employee, who has since retired, established a procedure with our district's maintenance personnel (Gary Gavin) to facilitate this process. This arrangement ensured meter readings could be obtained without disrupting school operations. However, this practice ceased upon the employee's retirement, and the meter reading equipment was subsequently zip-tied to the top of the pit.

Meter Replacement and Communication:

- **January 3, 2024:** City representative Pete (from the water department) inquired about meter replacement. We explained the delay was due to plumber availability.

- **July 8, 2024:** Pete (from the water department) followed up regarding meter replacement at various school locations. Installation was scheduled for July 11, 2024.
- **July 11, 2024:** The meter initially delivered for Yorkville High School was the incorrect size. A replacement was ordered and subsequently installed on July 18, 2024.

It is important to note that throughout this process, the primary concern communicated to us was a potential leak, not a malfunctioning meter. We deliberately postponed the meter replacement until the completion of nearby field renovations to minimize disruption and ensure the water could be shut off efficiently.

Water Line Construction and Valve Issues:

During the installation of a new 2-inch water line by Team REIL, the pre-meter valve failed to hold, necessitating the use of the post-meter valve. This required emptying the meter pit, which was observed to be filling rapidly with water. We want to emphasize that the water line was not damaged during construction. Historically, the pit held water and contributed to ongoing leakage in the adjacent parking lot.

Billing Dispute and Communication with the City:

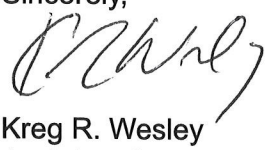
- **September 24, 2024:** Contacted the City regarding the high water bill.
- **September 26, 2024:** Received a call back stating the bill was under review with Bart Olson and that the City was aware of our concerns.
- **October 3, 2024:** Contacted the City again; informed the bill was awaiting review by Bart Olson and that late penalties would be waived. A potential reduction in the bill amount was mentioned but not confirmed.
- **October 29, 2024:** Contacted the City due to lack of updates; no return call received.
- **October 30, 2024:** City contacted Julie Laurich stating the bill amount remained unchanged.
- **November 18, 2024:** Eric Dhuse, David Yodelis, Heather DiVerder, and Kreg Wesley met to discuss process

Request:

Based on the circumstances outlined, we formally request a thorough review and adjustment of water bill. We believe the high water usage is attributable to the ongoing leak in the meter pit and not to excessive consumption on the part of Yorkville High School..

We appreciate your prompt attention to this matter and look forward to your resolution.

Sincerely,



Kreg R. Wesley
Assistant Superintendent for Business Services
Yorkville Community Unit School District 115

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 2025-49

Agenda Item Summary Memo

Title: Bristol Ridge Solar Farm 105 – License Agreement

Meeting and Date: City Council – June 10, 2025

Synopsis: Proposed License Agreement for City access to future Bristol Ridge Solar Farm.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti Barksdale-Noble, AICP (Name) Community Development (Department)

Agenda Item Notes:

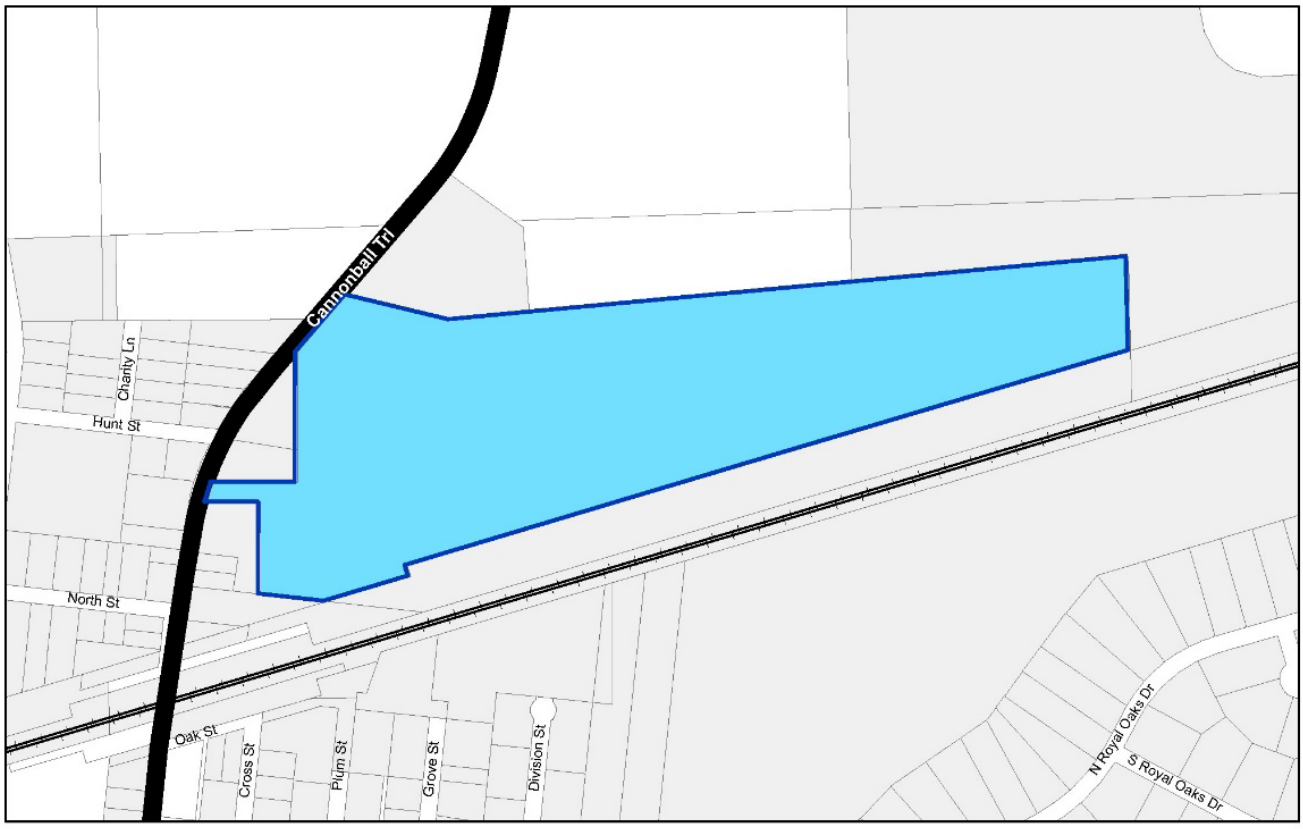
Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Economic Development Committee
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Senior Planner
David Hansen, Senior Planner
Date: May 29, 2025
Subject: **Bristol Ridge Solar Farm 105- TPE IL KE105, LLC**
License Agreement for Decommissioning

SUMMARY:

Turning Point Energy, LLC, dba TPE IL KE105, LLC, a solar energy developer planning to construct a solar project on approximately 26 acres of land located north of the BNSF railroad and east of Cannonball Trail (see below), is requesting the City enter into a License Agreement allowing the City legal access to the subject property in the event the developer fails to carry out their decommissioning obligations.

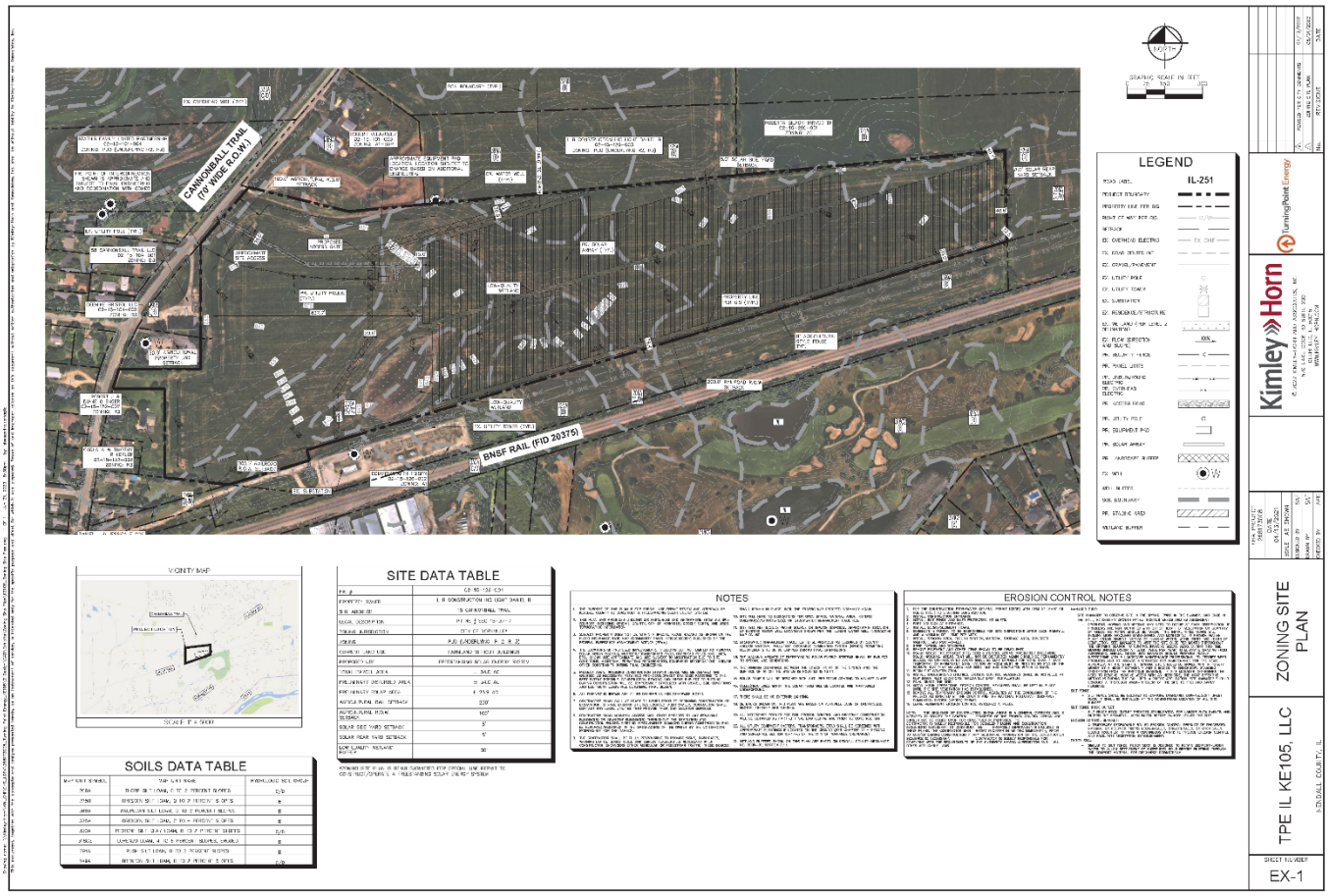


Bristol Ridge Solar Farm 105 Location

United City of Yorkville, Illinois
March 29, 2023

BACKGROUND:

In 2023, the City approved a special use permit, rezoning, variance, and an amendment to the annexation agreement for the southern portion of the existing Bristol Ridge Development. This area, originally intended for residential housing, was approved for the development of an approximately 26-acre solar farm, as detailed in the following site plan:



As a condition of the special use approval, the petitioner agreed to provide a decommissioning plan and financial security in the form of a bond to cover the costs associated with removing the solar farm system, restoring the property, and reimbursing the City for any legal expenses incurred if the developer fails to maintain or properly decommission the facility. The petitioner has acknowledged these obligations and submitted a decommissioning plan with an estimated bonding value of $750,030. Additionally, the petitioner was advised at that time that an easement over the entire property must be granted to allow City staff access to the site should removal of the solar farm by the City become necessary.

As the project advances toward construction, the petitioner is now requesting that the City, in lieu of a blanket easement, enter into a License Agreement for access to the solar farm. While both a license agreement and an easement are legal tools used to grant access to property, they differ in terms of flexibility, permanence, and scope. A License Agreement typically applies for a defined period and is revocable under specified conditions. It also restricts who may access the property and for what purposes, and it is non-transferable. In contrast, an easement constitutes a real property interest, is recorded against the property, and binds future owners. The petitioner feels the License Agreement avoids creating a permanent encumbrance on the property title and is better suited for providing the restricted access needed by the City for the project.

STAFF COMMENTS:

Due to the limited scope and need of the City's access to the subject property in the event the developer fails to decommission the solar farm, staff is supportive of the proposed License Agreement. This request is tentatively scheduled for a vote at the June 10th City Council meeting. Staff and the petitioner are seeking comments from the Economic Development Committee about the proposed draft agreement prepared by the City Attorney and attached for your review.

ATTACHMENTS:

1) Draft Ordinance
2) Draft License Agreement

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING A LICENSE AGREEMENT BY AND BETWEEN THE UNITED CITY OF YORKVILLE AND TPE IL KE105, LLC

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

WHEREAS, TPE IL KE105, LLC (the "*Developer*") an Illinois limited liability company, is a developer of solar energy and storage projects which intends to develop a new solar energy project (the "*Project*") on approximately twenty-six (26) acres in the City located north of the BNSF railroad line and east of Cannonball trail (the "*Subject Property*"); and

WHEREAS, the zoning code of the City requires a special use permit to operate the Project which was granted to the Developer for the Project on the condition that the Developer enter into a decommissioning plan (the "*Decommissioning Plan*") providing for a removal of all equipment and other properties related to the Project upon termination of its operation; and

WHEREAS, the Developer has provided the City with a Decommissioning Plan and is now prepared to enter into a License Agreement in the form attached hereto granting the City access to the Subject Property in the event the Developer fails to decommission the Project in accordance with the Decommissioning Plan.

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

Section 1. The foregoing preambles are hereby incorporated into this Ordinance as if fully restated herein.

Section 2. That the License Agreement by and between the United City of Yorkville, Kendall County, Illinois and TPE IL KE105, LLC is hereby approved and the Mayor and City Clerk are authorized to execute.

Section 3. The City Clerk is hereby directed to record this License Agreement with the County Clerk of Kendall Couty.

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

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

_____

CITY CLERK

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

Attest:

_____

CITY CLERK

License Agreement

This License Agreement is entered into this _____ day of _____, 2025 by and between the United City of Yorkville, Kendall County, Illinois (the "*City*") and TPE IL KE105, LLC, a Delaware limited liability company (the "*Developer*").

Preambles

WHEREAS, 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, Developer is a developer of solar energy and storage projects which has entered into a lease of approximately 54 acres, located north of the BNSF railroad line and east of Cannonball Trail, legally described in Exhibit A attached hereto (the "*Subject Property*"), to install a freestanding solar energy project (the "*Project*") on 26 acres thereof; and

WHEREAS, the Zoning Code of the City requires a special use permit to operate a solar energy project, and a special use permit was granted to Developer by the City for the Project, subject to certain conditions, including providing the City with a decommissioning plan, in the form attached hereto as Exhibit B (the "*Decommissioning Plan*"), and a decommissioning security guarantee of $750,030 (the "*Decommissioning Surety*"); and,

WHEREAS, Developer has further agreed to enter into this Agreement granting the City access to the Subject Property in the event Developer fails to decommission the Project in accordance with the Decommissioning Plan all as hereinafter provided.

NOW, THEREFORE, in consideration of the mutual understanding between the City and Developer, the issuance of a special use permit by the City for the Project and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

Section 1. The foregoing preambles are hereby adopted as if fully restated in this Section 1.

Section 2. Developer hereby agrees to provide the City with prior notice of its decision to terminate its operation of the Project at the Subject Property (the "*Operations Termination Notice*"). If Developer fails to provide the City with the Operations Termination Notice, the City may rely on notice from the owner of the Subject Property (the "*Lessor*") or any reliable source that Developer has ceased its operation of the Project.

Section 3. Upon receipt of the Operations Termination Notice, Developer hereby grants the City a license to enter upon the Subject Property to ensure that Developer is proceeding with the decommissioning of the Project in accordance with the terms and conditions of the Decommissioning Plan. Developer agrees to complete the decommissioning of the Project within twelve (12) months from the date of the Operations Termination Notice. In the event the decommissioning is not being performed in accordance with the Decommissioning Plan, meaning the Project has not been removed within twelve (12) months of the Operations Termination Notice, the City is hereby authorized to proceed to decommission the Project, with all costs of such decommissioning to be paid from the Decommissioning Surety.

Section 4. Any notice, request, demand or communication as required by this Agreement shall be deemed to have been duly given if in writing and sent by regular mail, overnight or express delivery or personally delivered to:

To the City:

United City of Yorkville
651 Prairie Pointe
Yorkville, Illinois 60560
Attn: City Administrator

To Developer:

TPE IL KE105, LLC
c/o TPE Development, LLC
7272 E. Indian School Rd, Suite 540
Scottsdale, AZ 85251
Attn: Adam Beal, EVP of Development

Section 5. This License Agreement shall be in full force and effect for a term commencing with its execution and terminating with the completion of the decommissioning of the Project in accordance with the Decommissioning Plan.

Section 5.1. Upon successful completion of decommissioning, a release of the Decommissioning Surety shall immediately be executed by the City.

Section 6. This License Agreement shall be recorded with the Recorder of Kendall County.

Section 6.1. Upon successful completion of decommissioning, a release of this License Agreement shall immediately be executed by the City and recorded with the Recorder of Kendall County.

Section 7. This Agreement shall be governed by the laws of the State of Illinois and any legal action taken by either the City or Developer shall be before the Circuit Court of Kendall County, Illinois.

Section 8. This Agreement shall inure to the benefit of the Project and be binding upon the successors and assigns of either party.

Section 9. This Agreement may be executed in counterparts, each of which is deemed to be an original but all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have hereunder set their hands as of the date first written above.

United City of Yorkville	TPE IL KE105, LLC
By:_____	By:_____

STATE OF _____)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that _____, of TPE IL KE105, LLC, a Delaware limited liability company, who is personally known to me to be the_____, of said company, appeared before me this day in person and acknowledged that he/she signed and delivered the foregoing Agreement as his/her own free and voluntary act and as the free and voluntary act of said corporation for the purposes therein set forth.

Given under my hand and official seal this ____ day of _____, 202__.

_____

Notary Public

STATE OF _____)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that _____, of the United City of Yorkville, an Illinois non-home rule municipal corporation, who is personally known to me to be the_____, of said municipal corporation, appeared before me this day in person and acknowledged that he/she signed and delivered the foregoing Agreement as his/her own free and voluntary act and as the free and voluntary act of said corporation for the purposes therein set forth.

Given under my hand and official seal this ____ day of _____, 202__.

_____

Notary Public

EXHIBIT A

THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING EASTERLY OF THE CENTERLINE OF CANNONBALL TRAIL:

A PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE PUBLIC HIGHWAY LEADING NORTH FROM HUNTSVILLE, IN SAID DIRECTION AT A POINT WHERE THE EASTERLY LINE OF SAID HIGHWAY INTERSECTS THE SOUTHERLY LINE OF ELIZABETH RIDER'S LAND; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID ELIZABETH RIDER'S LAND 315 FEET, TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH AT RIGHT ANGLES WITH SAID FIRST LINE ALONG THE EAST LINE OF SAID RIDER LAND, TO THE CENTER OF SAID BRISTOL ROAD; THENCE NORTHEASTERLY, ALONG THE CENTER OF SAID HIGHWAY, TO THE SOUTHERLY LINE OF LAND BELONGING TO HARRY C. ECCLES; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID ECCLES LAND, TO A POINT IN SAID SOUTHERLY LINE 60 CHAINS FROM THE EAST LINE OF SAID SECTION; THENCE EAST, ALONG THE SAID SOUTHERLY LINE OF SAID HARRY C. ECCLES LAND TO THE 8TH SECTION LINE, AND BEING THE WEST

LINE OF N.C. RIDER'S LAND; THENCE SOUTH, ON SAID 8TH SECTION LINE AND RIDER'S WEST LINE TO THE RIGHT OF WAY OF C.B. AND Q. RR CO.; THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY OF SAID RAILROAD CO. TO WHERE THE SAME IS INTERSECTED BY THE NORTHERLY LINE OF JAMES KENNEDY'S LAND; THENCE WESTERLY ALONG THE NORTH LINE OF SAID KENNEDY'S LAND, TO THE NORTHWEST CORNER OF SAID JAMES KENNEDY'S LAND; THENCE NORTHERLY ALONG THE HIGHWAY TO THE PLACE OF BEGINNING, INCLUDING THE EAST HALF MILE OF HIGHWAY WESTERLY AND BORDERING SAID PREMISES; EXCEPTING FROM THE ABOVE PREMISES TWO LOTS 4 BY 8 RODS EACH IN THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PREMISES, HERETOFORE DEEDED TO JOSEPH KENNEDY AND JAMES KENNEDY, SITUATED IN THE TOWN OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE HERETOFORE CONVEYED TO COMMONWEALTH EDISON COMPANY BE DEED RECORDED AS DOCUMENT NO. 73-1974, TO THAT PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 15 AND THE NORTHWESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (FORMERLY CHICAGO, BURLINGTON AND QUINCY) RAILROAD; THENCE SOUTH 74 DEGREES 19 MINUTES 17 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID RAILROAD, A DISTANCE OF 2910.45 FEET TO THE SOUTHEAST CORNER OF "REEVES" LAND DESCRIBED IN DEED RECORDED MARCH 13, 1952, AS DOCUMENT #101936; THENCE NORTH 3 DEGREES 10 MINUTES 43 SECONDS WEST ALONG THE EASTERLY LINE OF SAID "REEVES" LAND A DISTANCE OF 12.80 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 81 DEGREES 50 MINUTES 18 SECONDS WEST ALONG THE NORTHERLY LINE "REEVES" LAND, A DISTANCE 340.18 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE

DRAWN 150 FEET NORTHWESTERLY OF, MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTHERLY TIGHT OF WAY OF SAID RAILROAD; THENCE NORTH 74 DEGREES 19 MINUTES 17 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 331.83 FEET; THENCE NORTH 15 DEGREES 40 MINUTES 43 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 40 FEET; THENCE NORTH 74 DEGREES 19 MINUTES 17 SECONDS EAST ALONG A LINE OF SAID RAILROAD, A DISTANCE OF 2941.14 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 0 DEGREES 13 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 197.57 FEET TO THE POINT OF BEGINNING; ALL IN KENDALL COUNTY, ILLINOIS,

ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN AS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CANNONBALL TRAIL (BEING THE CENTER LINE OF STATE ROUTS 10, SECTION 19-15D) AND A LINE DRAWN PARALLEL WITH AND 80.0 FEET, NORMALLY DISTANT, SOUTHERLY OF "ELIZABETH RIDER'S LAND", THENCE EASTERLY ALONG SAID PARALLEL LINE 239.10 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 354.96 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JAMES KENNEDY BY WARRANTY DEED RECORDED ON APRIL 21, 1982, IN BOOK 48 OF DEEDS, PAGE 480; THENCE WESTERLY ALONG SAID NORTH LINE, 106.70 FEET TO THE EAST LINE, AS OCCUPIED AND MONUMENTED, OF LANDS CONVEYED TO GEORGE MEWHIRTER BY A WARRANTY DEED RECORDED MAY 1, 1899, IN BOOK 55 OF DEEDS, PAGE 25; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED 132.0 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 190.33 FEET TO SAID CENTER LINE; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

EXHIBIT B

TurningPoint Energy
development - advisory - investment

TPE IL KE105, LLC Community Solar Project Decommissioning Plan

TPE IL KE105, LLC has prepared the following plan to fulfill local requirements and assumes that the Project will be constructed in accordance with all permits and approvals.

1.0 Project Description

The TPE IL KE105, LLC Community Solar Project is an approximately 5 MW AC solar farm located on parcel 02-15-126-004, at 15 Cannonball Trail, Bristol, IL 60512 in Kendall County (the "Project"). The Project is to be constructed on approximately 26 acres. The purpose of the Project is the generation of renewable solar electricity. The Project will be interconnected to the Commonwealth Edison ("ComEd") electric distribution grid near the southwest corner of the site, along the BNSF railroad.

The estimated useful Project lifetime is 25-40 years, or more. The following list is a summary of the Project features:

- Approximately 5 MW AC total solar array consisting of silicon solar panels
- Driven post or ground screw foundations and steel and aluminum racking system
- 7' Security fence surrounding the array perimeter
- Inverters and transformers for power conditioning
- Concrete equipment pads for inverter and/or switchgear locations
- Copper and aluminum wire
- Underground conduit at the array location
- Overhead poles and wires from the array location to utility poles
- Gravel access roads
- Metal security gates at array location
- Miscellaneous electrical equipment

2.0 Decommissioning Plan

The Project has an anticipated operation life of 25 to 40 years or longer if maintenance is continued. At the end of operational life of the Project, the Project will be safely dismantled using conventional construction equipment, rather than being demolished or otherwise disposed of. Decommissioning shall include stabilization of the site and the removal of all solar collectors, cabling, electrical components, fencing and any other associated equipment. The Project consists of numerous materials that can be resold or recycled for significant scrap value, including steel, aluminum, glass, copper and plastics. Often, current market salvage values of a Project exceed estimated decommissioning and site restoration expenses.

TPE IL KE105, LLC
Kendall County, IL

2.1 Temporary Erosion Control

Temporary erosion and sedimentation control best management practices will be used during the decommissioning phase of the Project. Control features will be regularly inspected during the decommissioning phase and removed at the end at the process. All decommissioning activities will conform with local and state regulations.

2.2 Material Removal Process

The decommission process will consist of the following general steps:

2.2.1 Project shall be disconnected safely from the power grid and all equipment shall be switched to off position

2.2.2 PV modules shall be disconnected, packaged, and returned to manufacturer or appropriate facility for recycling or resold for use in other projects

2.2.3 Above and underground cabling shall be removed and sent to an appropriate recycling facility

2.2.4 Inverters will be disconnected from modules and shipped intact to an approved electrical equipment recycler

2.2.5 Racking materials shall be dismantled, removed, and recycled off-site at an approved recycler

2.2.6 Fencing will be dismantled, removed, and recycled off-site at an approved recycler

2.2.7 Grade slabs will be broken and removed and disposed of in compliance with local and state regulations

2.2.8 All remaining electrical and support equipment will be dismantled and recycled or disposed of in compliance with local and state regulations

2.2.9 Site access roads will be removed and recycled. Once the road material is removed, the compacted soil beneath and surrounding the access road shall be be scarified to a depth of a minimum 18-inches

2.2.10 The site shall be re-stabilized once all utilities, equipment, and site features have been removed from the site

2.3 PV Module Removal

Solar photovoltaic modules used in the Project are manufactured within regulatory requirements for toxicity based on Toxicity Characteristic Leaching Procedure (TCLP). The solar panels are not considered hazardous waste. The panels used in the Project will contain silicon, glass, and aluminum, which have value for recycling. Solar panels have a warranty of 20 – 25 years and useful life of 35 – 50 years. The most realistic outcome for solar modules is re-use in other generation

projects. Modules will be sold for re-use or dismantled and packaged per manufacturer or approved recyclers specifications and shipped to an approved off-site recycler.

2.4 Electric Wire Removal

Electric wire made from copper or aluminum has value for recycling. DC wiring can be removed manually from the panels to the inverter. Underground wire in the array will be pulled and removed from the ground. Overhead cabling for the interconnection will be removed from poles. All wire will be sent to an approved off-site recycler.

2.5 Electrical Equipment Removal

Inverters, panels, transformers, switchgear and other electrical equipment will be dismantled, packaged, and removed from the site per manufactures specifications for removal, decontamination, disposal or recycling. Any dielectric fluids present in transformer, or other electric equipment will be removed, packaged, and sent to an approved waste facility.

2.6 Racking and Fencing removal

All racking and fencing material will be broken down into manageable units and removed from Project and sent to an approved recycler. All racking posts driven into the ground will be pulled and removed.

2.7 Concrete Slab Removal

Concrete slabs used as equipment pads will be broken and removed. Clean concrete will be crushed and disposed of off-site and or recycled and reused either on or off-site.

2.8 Access Road Removal

Gravel from on-site access roads shall be removed and recycled if requested by the Landowner or Required under an AIMA. Once the gravel is removed, the soil below the gravel and the soil along compacted dirt access roads shall be scarified a depth of 18-inches and blended as noted in the Site Restoration section below.

2.9 Landscaping

Unless required to remain in place by the Land Owner or an AIMA agreement, all vegetative landscaping and screening installed as part of the Project will remain in place. Landscape areas will be restored as noted in the Site Stabilization section below.

2.1 Final Site Walkthrough

A final site walkthrough will be conducted to remove debris and/or trash generated within the site 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 Project being removed.

2.11 Site Stabilization

Once removal of all project equipment is complete, all areas of the project site that were traversed by vehicles and construction and/or decommission equipment that exhibit compaction and rutting shall be restored. All prior agricultural land shall be ripped at least 18 inches deep or the extent practicable and all pasture and woodland shall be ripped at least 12 inches deep or to the extent practicable. The existence of drain tile lines or underground utilities may necessitate less ripping depth. Once this is complete, seed will be planted if desired (in consultation with landowners).

3.0 Future Land Use

The site will be restored and reclaimed to approximately the pre-construction condition in conformance with the site lease agreement and the Agricultural Impact Mitigation Agreement (AIMA). It is assumed that the site will be returned to agricultural use after decommissioning, and appropriate measures will be implemented to achieve said use.

4.0 Decommissioning Terms

The Project shall be decommissioned within six(6) months of the end of the Project's operational life. At completion of the decommissioning phase as described in this document, and expiration of the site lease, the land will be returned to the owner in a stabilized condition.

Decommissioning security financing shall be required by the county in order to assure the proper decommissioning of the site and in no instance shall the financial security be less than $1,000 per acre. This security financing should be in the form of an irrevocable letter of credit or cash placed in a county escrow account. The county board may, in its sole discretion, agree to accept security, or a portion thereof, in another form such as a bond or corporate guarantee. The Final decommissioning plan and financial security must be presented to and accepted by the Kendall County Board prior to the issuance of a building permit for the Project. An updated decommissioning plan shall be submitted to the county every three years.

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

Agenda Item Number

Mayor's Report #4

Tracking Number

CC 2025-50

Agenda Item Summary Memo

Title: Proposed School Transition Fee for Residential Development – Yorkville CSD# 115

Meeting and Date: City Council – June 10, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: First Reading

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

Proposed School Transition Fee Schedule for Residential Development
Yorkville Community School District #115

Purpose

To mitigate the impact of new residential development on Yorkville Community School District #115's educational facilities, the District proposes an updated school transition fee for new residential construction within the United City of Yorkville. This fee is intended to provide essential funding for infrastructure, classroom capacity, and educational resources necessary to accommodate a growing student population.

Background: Current Transition Fee

From 2003 through March 11, 2025, the District assessed a school transition fee of $3,000 per residential unit. On March 11, 2025, an interim placeholder fee of $5,000 was adopted pending the completion of a comprehensive fee study. That study is now complete, and the District recommends the following updated fee schedule.

Proposed Transition Fee Schedule

Residential Development Type	Proposed Fee per Unit	Rationale
Standard Residential Housing	$7,000	New residential units are projected to generate 57 students per 100 units, placing substantial demand on school facilities and services. The proposed fee reflects updated construction and operational costs.
Multi-Family Housing (duplexes, condos, apartments)	$5,000	Multi-family residential units are projected to generate 32 students per 100 units. The fee is adjusted proportionally to reflect the student yield and associated costs.
Age-Restricted Senior Housing (55+)	$0	These developments are designed for households where all residents are 55 years of age or older, with no children under 18 permitted as permanent residents. These units generate negligible student enrollment.

Justification

- Enrollment growth due to new housing has significantly increased since the original fee was adopted.
- The costs of facility expansion, technology upgrades, and staffing have risen substantially.
- The proposed fees are based on updated demographic analyses and cost projections.
- The $0 fee for senior housing acknowledges its minimal impact on student enrollment.

Supporting Study Data

In FY22, the District collected transition fees from 340 new residential units, totaling $861,000. By 2023, these same units generated approximately $2,040,000 in property tax revenue (approximately $6,000 per unit). The resulting $1,179,000 gap illustrates the shortfall between one-time fees and ongoing operational needs.

Operating Costs per Pupil per Year

- In FY13: $9,866
- In FY24: $13,706
- **38% increase** in operating costs per pupil

63% of school district operating revenue comes from property taxes (63% of $13,706 is approximately $8,700). According to the attached demographic data (April 2025, p. 18), the K–12 student yield remains stable:

- **Single-Family Homes**: 57 students per 100 units
    - Estimated annual cost: $781,242
    - Estimated revenue: $500,000
- **Multi-Family Homes**: 32 students per 100 units
    - Estimated annual cost: $438,592
    - Estimated revenue: $500,000*

*Note: Some multi-family units were previously assessed only a $1,500 fee rather than $3,000.

Request for Action

Yorkville Community School District #115 respectfully requests that the United City of Yorkville adopt the proposed school transition fee schedule. $7,000 for traditional single-family, $5,000 for multi-family (duplex, condo, or apartment), and $0 for age-restricted units.

This action is essential to ensure adequate funding for high-quality educational services as residential development continues.

FY2022

Transition Fees Received

Date	Builder	Address	Transition	2023 Y115 Portion (payable in 2024)	Difference
6/21/2022	Lennar Chicago	662 Ashworth Ln.	$1,500.00	$5,083.90	-$3,583.90
6/21/2022	Lennar Chicago	2428 Richmond Ave	$1,500.00	$4,708.03	-$3,208.03
6/21/2022	Lennar Chicago	2407 Fairfield Ave	$1,500.00	$2,474.24	-$974.24
6/21/2022	Lennar Chicago	2411 Fairfield Ave	$1,500.00	$4,273.54	-$2,773.54
6/21/2022	Lennar Chicago	2466 Fairfield Ave	$1,500.00	$4,345.56	-$2,845.56
6/21/2022	Lennar Chicago	2312 Richmond Ave	$1,500.00	$4,013.82	-$2,513.82
5/6/2022	R. Marker Associates	1192 Taus Circle	$3,000.00	$9,124.76	-$6,124.76
4/8/2022	Lennar Chicago	1842 Wren Road	$1,500.00	$4,488.17	-$2,988.17
4/8/2022	Lennar Chicago	1844 Wren Road	$1,500.00	$4,788.80	-$3,288.80
4/8/2022	Lennar Chicago	1846 Wren Road	$1,500.00	$4,650.02	-$3,150.02
4/8/2022	Lennar Chicago	1848 Wren Road	$1,500.00	$4,613.27	-$3,113.27
4/8/2022	Lennar Chicago	622 Ashworth Lane	$1,500.00	$4,996.16	-$3,496.16
4/8/2022	Lennar Chicago	642 Ashworth Lane	$1,500.00	$6,452.34	-$4,952.34
4/8/2022	Lennar Chicago	668 Braemore Lane	$1,500.00	$6,583.37	-$5,083.37
4/8/2022	Lennar Chicago	2456 Richmond Avenue	$1,500.00	$6,659.05	-$5,159.05
4/8/2022	Lennar Chicago	608 Braemore Lane	$1,500.00	$5,240.21	-$3,740.21
4/8/2022	McCue Builders	1222 Cannonball Trail	$3,000.00	$7,885.00	-$4,885.00
4/25/2022	Lennar Chicago	2451 Fairfield Avenue	$1,500.00	$6,942.89	-$5,442.89
4/25/2022	Lennar Chicago	2294 Richmond Avenue	$1,500.00	$4,908.93	-$3,408.93
4/25/2022	Lennar Chicago	648 Braemore Lane	$1,500.00	$6,443.35	-$4,943.35
4/25/2022	Lennar Chicago	538 Braemore Lane	$1,500.00	$6,752.75	-$5,252.75
4/25/2022	Lennar Chicago	665 Braemore Lane	$1,500.00	$3,002.37	-$1,502.37
4/25/2022	Tim Greyer Builders	3495 Ryan Drive	$3,000.00	$5,854.09	-$2,854.09
4/27/2022	Village of Montgomery	3410 Helene Rieder	$3,000.00	$5,262.47	-$2,262.47
4/27/2022	Village of Montgomery	3412 Helene Rieder	$3,000.00	$5,256.94	-$2,256.94
4/27/2022	Village of Montgomery	3414 Helene Rieder	$3,000.00	$4,946.05	-$1,946.05
4/27/2022	Village of Montgomery	3416 Helene Rieder	$3,000.00	$5,267.26	-$2,267.26
4/27/2022	Village of Montgomery	3350 Helene Rieder	$3,000.00	$4,951.58	-$1,951.58
4/27/2022	Village of Montgomery	3352 Helene Rieder	$3,000.00	$5,256.94	-$2,256.94
4/27/2022	Village of Montgomery	3354 Helene Rieder	$3,000.00	$5,256.94	-$2,256.94
4/27/2022	Village of Montgomery	3356 Helene Rieder	$3,000.00	$5,267.26	-$2,267.26
3/2/2022	Village of Montgomery	3401 Helene Rieder	$3,000.00	$5,267.26	-$2,267.26
3/2/2022	Village of Montgomery	3403 Helene Rieder	$3,000.00	$5,256.94	-$2,256.94
3/2/2022	Village of Montgomery	3405 Helene Rieder	$3,000.00	$5,256.94	-$2,256.94
3/2/2022	Village of Montgomery	3407 Helene Rieder	$3,000.00	$5,262.47	-$2,262.47
3/25/2022	Lennar Chicago	2387 Fairfield Avenue	$1,500.00	$6,399.64	-$4,899.64
3/25/2022	Lennar Chicago	2375 Fairfield Avenue	$1,500.00	$6,163.30	-$4,663.30
3/25/2022	Lennar Chicago	2361 Fairfield Avenue	$1,500.00	$6,830.03	-$5,330.03

3/25/2022	Lennar Chicago	2349 Fairfield Avenue	$1,500.00	$6,761.45	-$5,261.45
3/25/2022	Lennar Chicago	502 Ashworth Lane	$1,500.00	$7,318.38	-$5,818.38
3/25/2022	Lennar Chicago	522 Ashworth Lane	$1,500.00	$4,984.54	-$3,484.54
3/25/2022	Lennar Chicago	542 Ashworth Lane	$1,500.00	$7,318.38	-$5,818.38
3/25/2022	Lennar Chicago	572 Ashworth Lane	$1,500.00	$7,009.67	-$5,509.67
3/25/2022	Lennar Chicago	602 Ashworth Lane	$1,500.00	$7,629.27	-$6,129.27
3/25/2022	Lennar Chicago	505 Braemore Lane	$1,500.00	$7,318.38	-$5,818.38
3/25/2022	Lennar Chicago	525 Braemore Lane	$1,500.00	$5,783.71	-$4,283.71
3/25/2022	Lennar Chicago	605 Braemore Lane	$1,500.00	$6,904.34	-$5,404.34
3/25/2022	Lennar Chicago	555 Braemore Lane	$1,500.00	$6,186.62	-$4,686.62
3/25/2022	McCue Builders	1956 Meadowlark Lane	$3,000.00	$8,340.39	-$5,340.39
2/16/2022	Tim Greyer Builders	1376 Spring Street	$3,000.00	$8,322.67	-$5,322.67
2/28/2022	Lennar Chicago	561 Ashworth Lane	$1,500.00	$6,793.60	-$5,293.60
2/28/2022	Lennar Chicago	1122 Hawk Hollow Drive	$1,500.00	$4,989.20	-$3,489.20
2/28/2022	Lennar Chicago	1120 Hawk Hollow Drive	$1,500.00	$5,348.46	-$3,848.46
2/28/2022	Lennar Chicago	1112 Hawk Hollow Drive	$1,500.00	$5,166.35	-$3,666.35
2/28/2022	Lennar Chicago	1110 Hawk Hollow Drive	$1,500.00	$5,036.08	-$3,536.08
2/28/2022	Lennar Chicago	1125 Hawk Hollow Drive	$1,500.00	$4,653.75	-$3,153.75
2/28/2022	Lennar Chicago	1127 Hawk Hollow Drive	$1,500.00	$4,788.80	-$3,288.80
2/28/2022	Lennar Chicago	1129 Hawk Hollow Drive	$1,500.00	$4,986.34	-$3,486.34
2/28/2022	Lennar Chicago	1131 Hawk Hollow Drive	$1,500.00	$4,488.17	-$2,988.17
1/13/2022	Lennar Chicago	2493 Fairfield Avenue	$1,500.00	$7,629.27	-$6,129.27
1/13/2022	Lennar Chicago	2333 Fairfield Avenue	$1,500.00	$6,793.22	-$5,293.22
1/13/2022	Lennar Chicago	2327 Fairfield Avenue	$1,500.00	$6,163.30	-$4,663.30
1/13/2022	Lennar Chicago	2305 Fairfield Avenue	$1,500.00	$6,830.03	-$5,330.03
1/13/2022	Lennar Chicago	2248 Fairfax Way	$1,500.00	$7,035.22	-$5,535.22
1/13/2022	Lennar Chicago	2236 Fairfax Way	$1,500.00	$7,104.11	-$5,604.11
1/13/2022	Lennar Chicago	521 Ashworth Lane	$1,500.00	$6,163.30	-$4,663.30
1/13/2022	Lennar Chicago	501 Ashworth Lane	$1,500.00	$6,830.03	-$5,330.03
1/13/2022	Lennar Chicago	2264 Fairfax Way	$1,500.00	$6,793.22	-$5,293.22
1/13/2022	McCue Builders	841 Greenfield Turn	$3,000.00	$7,671.36	-$4,671.36
1/13/2022	RMT Properties	2001 Prairie Grass Lane	$3,000.00	$4,631.06	-$1,631.06
1/21/2022	Lennar Chicago	2288 Fairfax Way	$1,500.00	$7,565.35	-$6,065.35
1/21/2022	Lennar Chicago	508 Bramore Lane	$1,500.00	$6,770.65	-$5,270.65
1/21/2022	Lennar Chicago	2401 Fairfield Lane	$1,500.00	$7,006.93	-$5,506.93
1/26/2022	Village of Montgomery	3391 Helene Rieder	$3,000.00	$5,640.33	-$2,640.33
1/26/2022	Village of Montgomery	3393 Helene Rieder	$3,000.00	$5,256.94	-$2,256.94
1/26/2022	Village of Montgomery	3395 Helene Rieder	$3,000.00	$5,256.94	-$2,256.94
1/26/2022	Village of Montgomery	3397 Helene Rieder	$3,000.00	$5,262.47	-$2,262.47
1/26/2022	Village of Montgomery	3400 Helene Rieder	$3,000.00	$5,262.47	-$2,262.47
1/26/2022	Village of Montgomery	3402 Helene Rieder	$3,000.00	$5,256.94	-$2,256.94
1/26/2022	Village of Montgomery	3404 Helene Rieder	$3,000.00	$5,630.00	-$2,630.00
1/26/2022	Village of Montgomery	3406 Helene Rieder	$3,000.00	$5,267.26	-$2,267.26
12/14/2021	Lennar Chicago	2362 Richmond Avenue	$1,500.00	$6,793.22	-$5,293.22
12/15/2021	Village of Montgomery	3381 Helene Rieder	$3,000.00	$5,267.26	-$2,267.26

12/15/2021	Village of Montgomery	3383 Helene Rieder	$3,000.00	$5,256.94	-$2,256.94
12/15/2021	Village of Montgomery	3385 Helene Rieder	$3,000.00	$5,256.94	-$2,256.94
12/15/2021	Village of Montgomery	3387 Helene Rieder	$3,000.00	$5,262.47	-$2,262.47
11/12/2021	K. Hovnanian	2056 Dunbar Court	$3,000.00	$6,591.77	-$3,591.77
11/24/2021	Village of Montgomery	2630 Cielo Court	$3,000.00	$6,907.45	-$3,907.45
11/24/2021	Village of Montgomery	3440 Big Bend	$3,000.00	$5,881.08	-$2,881.08
11/24/2021	Village of Montgomery	2635 White Sands	$3,000.00	$5,687.02	-$2,687.02
11/24/2021	Village of Montgomery	2636 White Sands	$3,000.00	$6,997.54	-$3,997.54
11/24/2021	Village of Montgomery	2675 White Sands	$3,000.00	$5,361.96	-$2,361.96
11/24/2021	Village of Montgomery	2618 Cielo Court	$3,000.00	$5,973.97	-$2,973.97
11/24/2021	Village of Montgomery	2618 White Sands	$3,000.00	$7,035.59	-$4,035.59
11/24/2021	Village of Montgomery	3458 Pecos	$3,000.00	$5,687.02	-$2,687.02
11/24/2021	Village of Montgomery	3444 Big Bend	$3,000.00	$5,881.08	-$2,881.08
11/24/2021	Village of Montgomery	3449 Pecos	$3,000.00	$5,687.02	-$2,687.02
11/24/2021	Village of Montgomery	3448 Big Bend	$3,000.00	$5,724.39	-$2,724.39
11/24/2021	Village of Montgomery	2612 White Sands	$3,000.00	$7,072.15	-$4,072.15
11/24/2021	Village of Montgomery	2630 White Sands	$3,000.00	$7,069.85	-$4,069.85
11/24/2021	Village of Montgomery	2624 White Sands	$3,000.00	$6,667.63	-$3,667.63
11/24/2021	Village of Montgomery	2600 White Sands	$3,000.00	$6,677.76	-$3,677.76
11/24/2021	Village of Montgomery	3425 Pecos	$3,000.00	$4,757.15	-$1,757.15
11/24/2021	Village of Montgomery	3462 Pecos	$3,000.00	$5,068.04	-$2,068.04
11/24/2021	Village of Montgomery	3360 Cloud Croft	$3,000.00	$5,900.54	-$2,900.54
11/24/2021	Village of Montgomery	2555 Van Horn	$3,000.00	$5,881.08	-$2,881.08
11/24/2021	Village of Montgomery	3402 Pecos	$3,000.00	$5,068.04	-$2,068.04
11/24/2021	Village of Montgomery	2665 White Sands	$3,000.00	$5,361.96	-$2,361.96
11/24/2021	Village of Montgomery	2606 White Sands	$3,000.00	$6,907.45	-$3,907.45
11/24/2021	Village of Montgomery	3406 Pecos	$3,000.00	$5,687.02	-$2,687.02
11/24/2021	Village of Montgomery	3314 Pecos	$3,000.00	$6,677.76	-$3,677.76
11/24/2021	Village of Montgomery	3410 Pecos	$3,000.00	$5,068.04	-$2,068.04
11/24/2021	Village of Montgomery	3476 Big Bend	$3,000.00	$5,881.08	-$2,881.08
11/24/2021	Village of Montgomery	3472 Big Bend	$3,000.00	$5,724.39	-$2,724.39
11/24/2021	Village of Montgomery	3390 Helene Rieder	$3,000.00	$5,262.47	-$2,262.47
11/24/2021	Village of Montgomery	3392 Helene Rieder	$3,000.00	$5,256.94	-$2,256.94
11/24/2021	Village of Montgomery	3394 Helene Rieder	$3,000.00	$5,256.94	-$2,256.94
11/24/2021	Village of Montgomery	3396 Helene Rieder	$3,000.00	$5,267.26	-$2,267.26
11/24/2021	Village of Montgomery	2636 Pecos	$3,000.00	$6,791.98	-$3,791.98
11/24/2021	Village of Montgomery	2551 Van Horn	$3,000.00	$5,402.93	-$2,402.93
11/24/2021	Village of Montgomery	2626 Cielo Court	$3,000.00	$6,723.77	-$3,723.77
11/24/2021	Village of Montgomery	3392 Big Bend	$3,000.00	$6,795.21	-$3,795.21
11/24/2021	Village of Montgomery	3388 Big Bend	$3,000.00	$7,072.15	-$4,072.15
11/24/2021	Village of Montgomery	2645 White Sands	$3,000.00	$5,687.02	-$2,687.02
11/24/2021	Village of Montgomery	3370 Helene Rieder	$3,000.00	$5,262.47	-$2,262.47
11/24/2021	Village of Montgomery	3372 Helene Rieder	$3,000.00	$4,881.01	-$1,881.01
11/24/2021	Village of Montgomery	3374 Helene Rieder	$3,000.00	$5,256.94	-$2,256.94
11/24/2021	Village of Montgomery	3376 Helene Rieder	$3,000.00	$5,267.26	-$2,267.26
11/24/2021	Village of Montgomery	3384 Big Bend	$3,000.00	$6,723.77	-$3,723.77
11/24/2021	Village of Montgomery	2635 Pecos	$3,000.00	$6,997.54	-$3,997.54

10/7/2021	Tim Greyer Builders	1133 Taus Circle	$3,000.00	$8,128.86	-$5,128.86
10/15/2021	K. Hovnanian	2142 Whitekirk Lane	$3,000.00	$7,000.90	-$4,000.90
10/15/2021	K. Hovnanian	2112 Whitekirk Lane	$3,000.00	$6,522.69	-$3,522.69
10/15/2021	K. Hovnanian	2162 Whitekirk Lane	$3,000.00	$6,362.58	-$3,362.58
10/15/2021	M. Kyes	722 Omaha Drive	$3,000.00	$8,222.69	-$5,222.69
9/10/2021	K. Hovnanian	2067 Aberdeen Court	$3,000.00	$6,262.16	-$3,262.16
9/10/2021	K. Hovnanian	2077 Aberdeen Court	$3,000.00	$6,686.15	-$3,686.15
9/10/2021	K. Hovnanian	2102 Whitekirk Lane	$3,000.00	$7,152.86	-$4,152.86
9/10/2021	Lennar Chicago	2274 Richmond Avenue	$1,500.00	$8,002.33	-$6,502.33
9/10/2021	Lennar Chicago	2282 Richmond Avenue	$1,500.00	$6,699.27	-$5,199.27
9/10/2021	Lennar Chicago	2288 Richmond Avenue	$1,500.00	$7,317.82	-$5,817.82
9/10/2021	Lennar Chicago	581 Ashworth Lane	$1,500.00	$7,318.38	-$5,818.38
9/10/2021	Lennar Chicago	621 Ashworth Lane	$1,500.00	$7,691.44	-$6,191.44
9/24/2021	K. Hovnanian	2082 Whitekirk Lane	$3,000.00	$6,292.57	-$3,292.57
9/24/2021	K. Hovnanian	2068 Aberdeen Lane	$3,000.00	$7,154.41	-$4,154.41
9/30/2021	Lennar Chicago	2182 Fairfax Way	$1,500.00	$7,082.10	-$5,582.10
9/30/2021	Lennar Chicago	2196 Fairfax Way	$1,500.00	$6,593.57	-$5,093.57
9/30/2021	Lennar Chicago	661 Ashworth Lane	$1,500.00	$7,318.38	-$5,818.38
9/30/2021	Lennar Chicago	641 Ashworth Lane	$1,500.00	$6,388.39	-$4,888.39
9/30/2021	Lennar Chicago	2222 Fairfax Way	$1,500.00	$7,629.27	-$6,129.27
9/30/2021	Lennar Chicago	2204 Fairfax Way	$1,500.00	$6,699.27	-$5,199.27
9/30/2021	Lennar Chicago	2282 Fairfax Way	$1,500.00	$7,318.38	-$5,818.38
9/30/2021	McCue Builders	1965 Meadowlark Lane	$3,000.00	$8,399.96	-$5,399.96
8/12/2021	K. Hovnanian	1782 Callander	$3,000.00	$6,860.61	-$3,860.61
8/19/2021	K. Hovnanian	2078 Whitekirk Lane	$3,000.00	$6,657.06	-$3,657.06
8/19/2021	K. Hovnanian	2072 Whitekirk Lane	$3,000.00	$6,690.01	-$3,690.01
8/19/2021	K. Hovnanian	2066 Dunbar Court	$3,000.00	$7,735.40	-$4,735.40
8/19/2021	Lennar Chicago	1151 Hawk Hollow Drive	$1,500.00	$4,488.17	-$2,988.17
8/19/2021	Lennar Chicago	1153 Hawk Hollow Drive	$1,500.00	$4,788.80	-$3,288.80
8/19/2021	Lennar Chicago	1155 Hawk Hollow Drive	$1,500.00	$4,613.27	-$3,113.27
8/19/2021	Lennar Chicago	1157 Hawk Hollow Drive	$1,500.00	$5,305.06	-$3,805.06
8/19/2021	Lennar Chicago	1144 Hawk Hollow Drive	$1,500.00	$4,488.17	-$2,988.17
8/19/2021	Lennar Chicago	1146 Hawk Hollow Drive	$1,500.00	$4,613.27	-$3,113.27
8/19/2021	Lennar Chicago	1148 Hawk Hollow Drive	$1,500.00	$4,788.80	-$3,288.80
8/19/2021	Lennar Chicago	1152 Hawk Hollow Drive	$1,500.00	$4,747.45	-$3,247.45
8/19/2021	Lennar Chicago	601 Ashworth Lane	$1,500.00	$6,477.61	-$4,977.61
8/19/2021	Lennar Chicago	1124 Hawk Hollow Drive	$1,500.00	$5,120.52	-$3,620.52
8/19/2021	Lennar Chicago	1126 Hawk Hollow Drive	$1,500.00	$4,339.13	-$2,839.13
8/19/2021	Lennar Chicago	1128 Hawk Hollow Drive	$1,500.00	$4,788.80	-$3,288.80
8/19/2021	Lennar Chicago	1132 Hawk Hollow Drive	$1,500.00	$4,488.17	-$2,988.17
8/19/2021	Lennar Chicago	2221 Country Hills Drive	$1,500.00	$7,682.30	-$6,182.30
8/19/2021	Lennar Chicago	2201 Country Hills Drive	$1,500.00	$7,770.53	-$6,270.53
8/19/2021	Lennar Chicago	2252 Richmond Avenue	$1,500.00	$7,629.27	-$6,129.27
8/19/2021	Lennar Chicago	2266 Richmond Avenue	$1,500.00	$6,699.27	-$5,199.27
8/19/2021	McCue Builders	966 S. Carly Circle	$3,000.00	$8,339.71	-$5,339.71

8/27/2021	Tim Greyer Builders	1331 Spring Street	$3,000.00	$8,254.14	-$5,254.14
7/16/2021	Lennar Chicago	2202 Hearthstone Avenue	$1,500.00	$6,152.11	-$4,652.11
7/16/2021	Lennar Chicago	2203 Richmond Avenue	$1,500.00	$7,565.35	-$6,065.35
7/16/2021	Lennar Chicago	2223 Richmond Avenue	$1,500.00	$6,388.39	-$4,888.39
7/16/2021	Lennar Chicago	2243 Richmond Avenue	$1,500.00	$6,830.03	-$5,330.03
7/16/2021	Lennar Chicago	2263 Richmond Avenue	$1,500.00	$6,761.45	-$5,261.45
7/16/2021	Lennar Chicago	2091 Country Hills Drive	$1,500.00	$7,318.18	-$5,818.18
7/16/2021	Lennar Chicago	2101 Country Hills Drive	$1,500.00	$6,830.03	-$5,330.03
7/16/2021	Lennar Chicago	2121 Country Hills Drive	$1,500.00	$6,388.39	-$4,888.39
7/16/2021	Lennar Chicago	2141 Country Hills Drive	$1,500.00	$7,318.38	-$5,818.38
7/16/2021	Lennar Chicago	2161 Country Hills Drive	$1,500.00	$6,830.03	-$5,330.03
7/23/2021	K. Hovnanian	2055 Dunbar Court	$3,000.00	$6,261.92	-$3,261.92
7/30/2021	K. Hovnanian	2065 Dunbar Court	$3,000.00	$7,231.89	-$4,231.89
7/30/2021	Lennar Chicago	1134 Hawk Hollow Drive	$1,500.00	$4,624.78	-$3,124.78
7/30/2021	Lennar Chicago	1135 Hawk Hollow Drive	$1,500.00	$4,747.45	-$3,247.45
7/30/2021	Lennar Chicago	1136 Hawk Hollow Drive	$1,500.00	$4,788.80	-$3,288.80
7/30/2021	Lennar Chicago	1137 Hawk Hollow Drive	$1,500.00	$4,788.80	-$3,288.80
7/30/2021	Lennar Chicago	1138 Hawk Hollow Drive	$1,500.00	$4,650.02	-$3,150.02
7/30/2021	Lennar Chicago	1139 Hawk Hollow Drive	$1,500.00	$4,650.02	-$3,150.02
7/30/2021	Lennar Chicago	1141 Hawk Hollow Drive	$1,500.00	$4,488.17	-$2,988.17
7/30/2021	Lennar Chicago	1142 Hawk Hollow Drive	$1,500.00	$4,653.75	-$3,153.75
7/30/2021	Lennar Chicago	1143 Hawk Hollow Drive	$1,500.00	$4,624.78	-$3,124.78
7/30/2021	Lennar Chicago	1145 Hawk Hollow Drive	$1,500.00	$4,788.80	-$3,288.80
7/30/2021	Lennar Chicago	1147 Hawk Hollow Drive	$1,500.00	$4,650.02	-$3,150.02
7/30/2021	Lennar Chicago	1149 Hawk Hollow Drive	$1,500.00	$4,653.75	-$3,153.75
8/12/2021	NVR/Ryan Homes	2902 Alden Avenue	$3,000.00	$7,537.99	-$4,537.99
8/27/2021	NVR/Ryan Homes	2898 Alden Avenue	$3,000.00	$7,851.49	-$4,851.49
9/30/2021	NVR/Ryan Homes	2881 Alden Avenue	$3,000.00	$7,765.81	-$4,765.81
8/12/2021	DRH Inc.	3722 Bailey Road	$3,000.00	$5,627.58	-$2,627.58
8/12/2021	DRH Inc.	3724 Bailey Road	$3,000.00	$5,592.76	-$2,592.76
8/12/2021	DRH Inc.	3726 Bailey Road	$3,000.00	$4,824.49	-$1,824.49
8/12/2021	DRH Inc.	3728 Bailey Road	$3,000.00	$5,219.69	-$2,219.69
8/12/2021	DRH Inc.	3730 Bailey Road	$3,000.00	$5,219.69	-$2,219.69
8/12/2021	DRH Inc.	3732 Bailey Road	$3,000.00	$5,254.51	-$2,254.51
8/12/2021	DRH Inc.	3734 Bailey Road	$3,000.00	$5,219.69	-$2,219.69
8/12/2021	DRH Inc.	3736 Bailey Road	$3,000.00	$4,824.49	-$1,824.49
8/12/2021	DRH Inc.	3738 Bailey Road	$3,000.00	$5,219.69	-$2,219.69
8/12/2021	DRH Inc.	3740 Bailey Road	$3,000.00	$5,254.51	-$2,254.51
11/19/2021	DRH Inc.	3822 Bailey Road	$3,000.00	$5,254.51	-$2,254.51
11/19/2021	DRH Inc.	3824 Bailey Road	$3,000.00	$5,219.69	-$2,219.69
11/19/2021	DRH Inc.	3826 Bailey Road	$3,000.00	$4,824.49	-$1,824.49
3/25/2022	DRH Inc.	2809 Berrywood Lane	$3,000.00	$6,256.57	-$3,256.57
5/31/2022	DRH Inc.	2801 Berrywood Lane	$3,000.00	$5,499.68	-$2,499.68
8/31/2021	DRH Inc.	3841 Bissel Drive	$3,000.00	$5,254.51	-$2,254.51
8/31/2021	DRH Inc.	3843 Bissel Drive	$3,000.00	$5,219.69	-$2,219.69
8/31/2021	DRH Inc.	3845 Bissel Drive	$3,000.00	$4,824.49	-$1,824.49
8/31/2021	DRH Inc.	3847 Bissel Drive	$3,000.00	$5,219.69	-$2,219.69

8/31/2021	DRH Inc.	3849 Bissel Drive	$3,000.00	$5,254.51	-$2,254.51
9/24/2021	DRH Inc.	3827 Bissel Drive	$3,000.00	$5,254.51	-$2,254.51
9/24/2021	DRH Inc.	3821 Bissel Drive	$3,000.00	$5,254.51	-$2,254.51
9/24/2021	DRH Inc.	3823 Bissel Drive	$3,000.00	$4,824.49	-$1,824.49
9/24/2021	DRH Inc.	3825 Bissel Drive	$3,000.00	$5,219.69	-$2,219.69
11/19/2021	DRH Inc.	3807 Bissel Drive	$3,000.00	$5,219.69	-$2,219.69
11/19/2021	DRH Inc.	3809 Bissel Drive	$3,000.00	$5,254.51	-$2,254.51
11/19/2021	DRH Inc.	3801 Bissel Drive	$3,000.00	$5,254.51	-$2,254.51
11/19/2021	DRH Inc.	3803 Bissel Drive	$3,000.00	$5,219.69	-$2,219.69
11/19/2021	DRH Inc.	3805 Bissel Drive	$3,000.00	$4,824.49	-$1,824.49
11/19/2021	DRH Inc.	3739 Bissel Drive	$3,000.00	$5,108.89	-$2,108.89
11/19/2021	DRH Inc.	3747 Bissel Drive	$3,000.00	$4,892.83	-$1,892.83
11/19/2021	DRH Inc.	3749 Bissel Drive	$3,000.00	$5,100.56	-$2,100.56
11/19/2021	DRH Inc.	3741 Bissel Drive	$3,000.00	$5,219.69	-$2,219.69
11/19/2021	DRH Inc.	3743 Bissel Drive	$3,000.00	$5,197.56	-$2,197.56
11/19/2021	DRH Inc.	3745 Bissel Drive	$3,000.00	$4,157.95	-$1,157.95
6/24/2022	DRH Inc.	3744 Bissel Drive	$3,000.00	$4,048.08	-$1,048.08
6/24/2022	DRH Inc.	3746 Bissel Drive	$3,000.00	$4,423.20	-$1,423.20
6/24/2022	DRH Inc.	3742 Bissel Drive	$3,000.00	$4,428.23	-$1,428.23
6/24/2022	DRH Inc.	3738 Bissel Drive	$3,000.00	$4,198.55	-$1,198.55
6/24/2022	DRH Inc.	3736 Bissel Drive	$3,000.00	$4,794.58	-$1,794.58
6/24/2022	DRH Inc.	3726 Bissel Drive	$3,000.00	$4,159.87	-$1,159.87
6/24/2022	DRH Inc.	3728 Bissel Drive	$3,000.00	$4,892.83	-$1,892.83
6/24/2022	DRH Inc.	3732 Bissel Drive	$3,000.00	$4,935.29	-$1,935.29
6/24/2022	DRH Inc.	3734 Bissel Drive	$3,000.00	$4,935.29	-$1,935.29
10/15/2021	Abby Properties	4043 Brady Street	$3,000.00	$5,672.10	-$2,672.10
10/15/2021	Abby Properties	4045 Brady Street	$3,000.00	$5,672.10	-$2,672.10
10/15/2021	Abby Properties	4063 Brady Street	$3,000.00	$5,672.10	-$2,672.10
10/15/2021	Abby Properties	4065 Brady Street	$3,000.00	$5,672.10	-$2,672.10
10/15/2021	Abby Properties	4083 Brady Street	$3,000.00	$5,361.21	-$2,361.21
11/19/2021	Abby Properties	4003 Brady Street	$3,000.00	$5,672.10	-$2,672.10
11/19/2021	Abby Properties	4005 Brady Street	$3,000.00	$5,672.10	-$2,672.10
11/19/2021	Abby Properties	4026 Brady Street	$3,000.00	$5,361.21	-$2,361.21
11/19/2021	Abby Properties	4028 Brady Street	$3,000.00	$5,672.10	-$2,672.10
11/19/2021	Abby Properties	4097 Brady Street	$3,000.00	$5,570.06	-$2,570.06
11/19/2021	Abby Properties	4099 Brady Street	$3,000.00	$5,570.06	-$2,570.06
11/19/2021	Abby Properties	4006 Brady Street	$3,000.00	$5,361.21	-$2,361.21
11/19/2021	Abby Properties	4008 Brady Street	$3,000.00	$5,672.10	-$2,672.10
7/16/2021	Clean Edge Construction	2867 Cryder Way	$3,000.00	$8,305.63	-$5,305.63
8/27/2021	Clean Edge Construction	2861 Cryder Way	$3,000.00	$8,159.14	-$5,159.14
5/23/2022	McCue Builders	2892 Cryder Way	$3,000.00	$8,737.52	-$5,737.52
1/13/2022	NVR/Ryan Homes	2727 Ellory Court	$3,000.00	$5,531.08	-$2,531.08
1/13/2022	NVR/Ryan Homes	2735 Ellory Court	$3,000.00	$5,841.97	-$2,841.97
2/28/2022	NVR/Ryan Homes	2728 Ellory Court	$3,000.00	$4,969.86	-$1,969.86
2/28/2022	NVR/Ryan Homes	2736 Ellory Court	$3,000.00	$5,280.75	-$2,280.75
3/11/2022	NVR/Ryan Homes	2731 Ellory Court	$3,000.00	$5,653.82	-$2,653.82
5/23/2022	NVR/Ryan Homes	2726 Ellory Court	$3,000.00	$5,071.52	-$2,071.52
6/21/2022	NVR/Ryan Homes	2732 Ellory Court	$3,000.00	$4,557.87	-$1,557.87

11/12/2021	NVR/Ryan Homes	3053 Grande Trail	$3,000.00	$7,643.43	-$4,643.43
11/12/2021	NVR/Ryan Homes	3063 Grande Trail	$3,000.00	$7,605.33	-$4,605.33
1/13/2022	NVR/Ryan Homes	3073 Grande Trail	$3,000.00	$7,643.63	-$4,643.63
2/8/2022	NVR/Ryan Homes	3022 Grande Trail	$3,000.00	$8,572.75	-$5,572.75
2/28/2022	NVR/Ryan Homes	3131 Grande Trail	$3,000.00	$8,254.15	-$5,254.15
2/28/2022	NVR/Ryan Homes	3089 Grande Trail	$3,000.00	$7,535.69	-$4,535.69
2/28/2022	NVR/Ryan Homes	3079 Grande Trail	$3,000.00	$7,765.81	-$4,765.81
3/11/2022	NVR/Ryan Homes	3035 Grande Trail	$3,000.00	$8,347.60	-$5,347.60
3/31/2022	NVR/Ryan Homes	3059 Grande Trail	$3,000.00	$7,581.49	-$4,581.49
3/31/2022	NVR/Ryan Homes	3083 Grande Trail	$3,000.00	$7,955.26	-$4,955.26
3/31/2022	NVR/Ryan Homes	3082 Grande Trail	$3,000.00	$7,955.26	-$4,955.26
3/31/2022	NVR/Ryan Homes	3062 Grande Trail	$3,000.00	$7,565.35	-$4,565.35
4/29/2022	NVR/Ryan Homes	3121 Grande Trail	$3,000.00	$7,535.69	-$4,535.69
6/21/2022	NVR/Ryan Homes	3039 Grande Trail	$3,000.00	$7,596.44	-$4,596.44
9/24/2021	DRH Inc.	2464 Justice Court	$3,000.00	$6,433.22	-$3,433.22
9/24/2021	DRH Inc.	2462 Justice Court	$3,000.00	$6,256.57	-$3,256.57
7/16/2021	DRH Inc.	3125 Justice Drive	$3,000.00	$6,256.57	-$3,256.57
7/16/2021	DRH Inc.	3121 Justice Drive	$3,000.00	$6,356.61	-$3,356.61
7/23/2021	DRH Inc.	3109 Justice Drive	$3,000.00	$5,851.54	-$2,851.54
7/23/2021	DRH Inc.	2461 Justice Drive	$3,000.00	$6,433.22	-$3,433.22
7/23/2021	DRH Inc.	2463 Justice Drive	$3,000.00	$6,256.57	-$3,256.57
8/12/2021	DRH Inc.	2466 Justice Drive	$3,000.00	$6,356.61	-$3,356.61
8/12/2021	DRH Inc.	2471 Justice Drive	$3,000.00	$5,886.67	-$2,886.67
8/31/2021	DRH Inc.	3161 Justice Drive	$3,000.00	$6,256.57	-$3,256.57
9/24/2021	DRH Inc.	3108 Justice Drive	$3,000.00	$6,256.57	-$3,256.57
10/7/2021	DRH Inc.	3149 Justice Drive	$3,000.00	$5,851.54	-$2,851.54
10/7/2021	DRH Inc.	3151 Justice Drive	$3,000.00	$5,362.89	-$2,362.89
10/7/2021	DRH Inc.	3155 Justice Drive	$3,000.00	$6,256.57	-$3,256.57
10/7/2021	DRH Inc.	3159 Justice Drive	$3,000.00	$6,045.72	-$3,045.72
10/7/2021	DRH Inc.	3104 Justice Drive	$3,000.00	$5,851.54	-$2,851.54
10/7/2021	DRH Inc.	3102 Justice Drive	$3,000.00	$5,673.78	-$2,673.78
10/7/2021	DRH Inc.	3106 Justice Drive	$3,000.00	$5,851.54	-$2,851.54
2/28/2022	NVR/Ryan Homes	2638 Kellogg Court	$3,000.00	$5,841.97	-$2,841.97
5/23/2022	NVR/Ryan Homes	2632 Kellogg Court	$3,000.00	$5,542.89	-$2,542.89
9/30/2021	NVR/Ryan Homes	3002 McLellan Blvd	$3,000.00	$7,416.25	-$4,416.25
11/30/2021	NVR/Ryan Homes	3020 McLellan Blvd	$3,000.00	$7,895.39	-$4,895.39
12/14/2021	NVR/Ryan Homes	3012 McLellan Blvd	$3,000.00	$7,808.15	-$4,808.15
2/8/2022	NVR/Ryan Homes	3021 McLellan Blvd	$3,000.00	$7,537.99	-$4,537.99
2/28/2022	NVR/Ryan Homes	3025 McLellan Blvd	$3,000.00	$8,554.35	-$5,554.35
11/12/2021	NVR/Ryan Homes	4763 W Millbrook Circle	$3,000.00	$4,987.83	-$1,987.83
2/8/2022	NVR/Ryan Homes	4831 W Millbrook Circle	$3,000.00	$5,544.82	-$2,544.82
4/25/2022	NVR/Ryan Homes	4775 W Millbrook Circle	$3,000.00	$5,544.82	-$2,544.82
9/24/2021	NVR/Ryan Homes	2702 Nickerson Court	$3,000.00	$5,233.93	-$2,233.93
11/30/2021	NVR/Ryan Homes	2712 Nickerson Court	$3,000.00	$5,280.75	-$2,280.75
12/21/2021	NVR/Ryan Homes	2711 Nickerson Court	$3,000.00	$5,710.21	-$2,710.21
1/13/2022	NVR/Ryan Homes	2706 Nickerson Court	$3,000.00	$4,676.94	-$1,676.94
2/28/2022	NVR/Ryan Homes	2713 Nickerson Court	$3,000.00	$4,987.83	-$1,987.83
4/25/2022	NVR/Ryan Homes	2705 Nickerson Court	$3,000.00	$5,233.93	-$2,233.93

6/21/2022	NVR/Ryan Homes	2701 Nickerson Court	$3,000.00	$4,718.73	-$1,718.73
1/13/2022	NVR/Ryan Homes	2874 Old Glory Drive	$3,000.00	$8,573.87	-$5,573.87
2/8/2022	NVR/Ryan Homes	2868 Old Glory Drive	$3,000.00	$7,535.69	-$4,535.69
4/29/2022	Clean Edge Construction	2968 Old Glory Drive	$3,000.00	$7,080.80	-$4,080.80
7/16/2021	Clean Edge Construction	2954 Old Glory Way	$3,000.00	$8,305.63	-$5,305.63
8/12/2021	NVR/Ryan Homes	2719 Potter Court	$3,000.00	$5,383.00	-$2,383.00
10/15/2021	NVR/Ryan Homes	2716 Potter Court	$3,000.00	$5,710.21	-$2,710.21
11/12/2021	NVR/Ryan Homes	2722 Potter Court	$3,000.00	$5,531.08	-$2,531.08
11/12/2021	NVR/Ryan Homes	2717 Potter Court	$3,000.00	$5,544.82	-$2,544.82
5/6/2022	NVR/Ryan Homes	2718 Potter Court	$3,000.00	$4,471.76	-$1,471.76
5/23/2022	NVR/Ryan Homes	2724 Potter Court	$3,000.00	$4,168.83	-$1,168.83
8/27/2021	NVR/Ryan Homes	2875 Rood Street	$3,000.00	$7,893.09	-$4,893.09
11/12/2021	NVR/Ryan Homes	2892 Rood Street	$3,000.00	$8,292.45	-$5,292.45
12/14/2021	NVR/Ryan Homes	2885 Rood Street	$3,000.00	$8,254.15	-$5,254.15
3/25/2022	DRH Inc.	3341 Seeley Street	$3,000.00	$6,433.22	-$3,433.22
4/25/2022	DRH Inc.	3345 Seeley Street	$3,000.00	$5,644.31	-$2,644.31
4/25/2022	DRH Inc.	3349 Seeley Street	$3,000.00	$6,047.65	-$3,047.65
4/25/2022	DRH Inc.	3353 Seeley Street	$3,000.00	$5,644.31	-$2,644.31
7/16/2021	NVR/Ryan Homes	2056 Squire Circle	$3,000.00	$8,283.31	-$5,283.31
7/16/2021	NVR/Ryan Homes	4838 W. Millbrook Circle	$3,000.00	$5,883.81	-$2,883.81
8/12/2021	NVR/Ryan Homes	4819 W. Millbrook Circle	$3,000.00	$5,493.21	-$2,493.21
8/12/2021	NVR/Ryan Homes	4822 W. Millbrook Circle	$3,000.00	$4,763.62	-$1,763.62
		Totals	$861,000.00	$2,040,636.35	-$1,179,636.35

Property Tax Analysis	
Max	$9,124.76
Min	$2,474.24
Mean	$6,001.87

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 2025-51

Agenda Item Summary Memo

Title: Special Census Update – Cost Estimate – Memorandum of Understanding

Meeting and Date: City Council – June 10, 2025

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: CC – 12/10/24 Action Taken: Resolution was passed.

Item Number: CC 2024-97

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

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

Memorandum

To: City Council
From: Erin Willrett, Assistant City Administrator
CC: Bart Olson, City Administrator
Date: June 10, 2025
Subject: Special Census Update- Modification No. 1 Memorandum of Understanding

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Summary

Special Census recommendation to approve the Modification No. 1 to the Memorandum of Understanding with the Census Bureau.

Background

In June 2024, City staff submitted a cost estimate for a partial special census. As you may recall, we decided to pursue this as an option because we have over 1,500 new residential permits since the completion of the 2020 decennial census and officially documenting this increase in population will increase our share of Illinois income tax, use tax, and motor fuel tax. At that time, staff submitted the partial special census cost estimate. The Census Bureau returned our estimate and let us know they no longer do partial census unless the entire census tract is within city limits. Unfortunately, Yorkville does not have any census tracts that are entirely within city limits. Staff revised the request to a Special Census request and the Census Bureau provided a cost estimate and Memorandum of Agreement that was passed in November 2024. In February 2025, City staff received an email from the Census that paused our Special Census due to the Hiring Freeze Executive Order. On May 16, 2025, we received notice from the Census Bureau that they have received a temporary hiring waiver that will allow them to hire temporary field staff to support the Special Census Program in 2025.

Updated Memorandum of Agreement

The U.S. Census Bureau has provided Modification No. 1 to the Memorandum of Understanding with the new Special Census Day of November 15, 2025, with the term of the period of performance to end on November 15, 2026.

Approximate Timeline

- City Council Approval: June 10, 2025
    - Seek authorization to execute Memorandum of Agreement with the U.S. Census Bureau on June 10th City Council Meeting
- Special Census Preparation
    - Preparatory work – 5 months
    - Enumeration – 2 months – (1st month self-response online) (2nd month door to door; Special Census Day November 15, 2025)
    - Data processing – 3 months
- State of Illinois Review & Allocation

    - Illinois Secretary of State, Index Department Certification
    - Illinois Department of Revenue, Local Tax Allocation Division
- Receive First Payment (reflecting estimated population increase): TENTATIVE April 2026

Recommendation

Staff recommends that we move forward with the Special Census and approve Modification No. 1 of the Memorandum of Understanding with the Census Bureau.

MODIFICATION NO. 1
TO THE MEMORANDUM OF UNDERSTANDING
BETWEEN
THE U.S. CENSUS BUREAU
AND
THE CITY OF YORKVILLE, IL
Mod Agreement No. 0071-FY25-REI-34156-001

This document constitutes an amendment to the Agreement between the U.S. Census Bureau (Census Bureau) and the City of Yorkville, IL dated December 11, 2024 [0071-FY25-REI-34156-000].

The purpose of the amendment is to change the previously scheduled Special Census Day from July 1, 2025 to November 15, 2025, and to extend the end of the period of performance to November 15, 2026.

All other terms of the Agreement remain unchanged.

SIGNATURES

_____ _____

Deborah Stempowski
Associate Director for Decennial Census
U.S. Census Bureau

Date

_____ _____

Mr. John Purcell
Mayor
City of Yorkville, IL

Date

Resolution No. 2024-66

RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE DECENNIAL CENSUS MANAGEMENT DIVISION OF THE U.S. CENSUS BUREAU

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

WHEREAS, a decennial census was conducted by the Decennial Census Management Division of the U.S. Census Bureau (the "Bureau") in the year 2020 (the "2020 Census"); and

WHEREAS, there has been a notable increase in the amount of housing built within the corporate boundaries of the City since the 2020 Census was conducted; and

WHEREAS, the Bureau can conduct a Special Census of the City's residents (the "Special Census") at the City's request, for the purpose of capturing any increase in population since the 2020 Census was conducted, thereby increasing the City's share of Illinois income tax, use tax, and motor fuel tax revenues; and

WHEREAS, the Bureau estimates a cost of $899,950 to conduct the Special Census, said cost to be paid directly to the Census Bureau in advance of the Bureau conducting the City's Special Census; and

WHEREAS, the Bureau would be able to conduct the Special Census beginning as early as June 1, 2025; and

WHEREAS, the Bureau has provided a Memorandum of Agreement for the City's purchase of a Special Census from the U.S. Census Bureau (the "Agreement"), attached hereto as *Exhibit A*; and

WHEREAS, City administration recommends approval of the Agreement.

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

Section 1. The foregoing recitals are hereby incorporated in this Resolution as the findings of the Corporate Authorities.

Section 2. The Mayor and City Clerk are hereby authorized to execute a *Memorandum of Agreement Through Which the United City of Yorkville, IL Is Purchasing a*

Special Census From the U.S. Census Bureau, attached hereto as *Exhibit A*.

Section 3. This Resolution shall be in full force and effect from and after its passage and approval according to law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 10th day of December, A.D. 2024.

CITY CLERK

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

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this 11th day of December, A.D. 2024.

MAYOR

Attest:

CITY CLERK

Memorandum of Agreement
Through Which
The United City of Yorkville, IL
Is Purchasing a Special Census
From the U.S. Census Bureau

Agreement No. **0071-FY25-REI-34156-000**

1) Parties and Scope

This document establishes an agreement between the **United City of Yorkville, Illinois** (Governmental Unit) and the Decennial Census Management Division, U.S. Census Bureau, through which the Governmental Unit will pay the Census Bureau to take a special census under the authority of 13 United States Code (U.S.C.) § 196.

2) Authority

The Census Bureau may undertake this work pursuant to 13 U.S.C. § 196, which provides that the "Secretary may conduct special censuses for the government of any State, or of any county, city, or other political subdivision within a State, for the government of the District of Columbia, and for the government of any possession or area (including political subdivisions thereof) referred to in Section 191(a) of this title, on subjects covered by the censuses provided for in this title, upon payment to the Secretary of the actual or estimated cost of each such special census. The results of each such special census shall be designated 'Official Census Statistics.' These statistics may be used in the manner provided by applicable law."

3) Cost Estimate

The Governmental Unit is responsible for all costs of taking the special census including, but not limited to, appropriately furnished office quarters, total compensation of all field enumeration and supervisory personnel, compensation of Census Bureau headquarters and regional office personnel for time allocated to the special census, overhead for headquarters and regional offices, processing and tabulation of data, and all other costs attributable to taking the special census. Based on the following factors the estimated cost for these services is **$899,950**:

- Governmental Unit-provided estimated population of **28,625**,
- Governmental Unit -provided estimated housing unit count of **10,000**,
- and Governmental Unit -provided characteristics of the area(s) in which the special census will be conducted (including but not limited to geographic size, count of potential group quarters and transitory locations, and potential recent annexations).

A payment of that amount shall be furnished to the Census Bureau before any work on the special census is performed. The advance payment will be adjusted to actual costs and additional billing or refunds will be made as appropriate.

On a periodic basis, the parties will reconcile balances related to revenue and expenses for work performed under the agreement.

a) The Census Bureau shall directly pay field representatives, field supervisors, and other temporary personnel hired locally to conduct the actual enumeration, at rates of pay fixed by the Census Bureau and based on the local area pay rates.

    i) The Government Unit shall provide advance payment to the Census Bureau and/or United States for all funds to be expended by the Census Bureau resulting from payments to the Department of Labor under applicable federal workers' compensation and unemployment benefits laws.

b) In addition to the salary expenses to be paid directly by the Census Bureau to all temporary employees hired locally, the Governmental Unit agrees to provide advance payment for all other expenses related to the taking of the special census, including but not limited to:

    i) administrative and technical work performed by headquarters and regional personnel;
    ii) printing and preparation of enumeration questionnaires and related materials;
    iii) map preparation;
    iv) tabulation expenses;
    v) the cost of the designated Census Bureau employee's salary, allowances for subsistence at the standard federal rate per day, traveling expenses, other reasonable and necessary expenses, overhead and other charges applicable to these costs; and
    vi) other incidental expenses incurred by the Census Bureau in completing the special census.

In accordance with (3)(b) if actual cost exceeds the advance payment, the additional payment to the Census Bureau is due in full, 30 days from the date of the invoice.

4) Terms and Conditions

Acknowledging the foregoing, the parties agree as follows:

a) The Census Bureau will receive reimbursement for all identifiable costs for the goods and services it is providing under this agreement:

    i) The Census Bureau employee(s) shall oversee all aspects of the enumeration including the hiring, training, and separation of field representatives, field supervisors, and other temporary personnel employed locally to take the special census. The designated Census Bureau employee(s) shall exercise day-to-day technical supervision of these employees. All such temporary personnel shall be Federal Government employees and neither the Governmental Unit nor any representative of the Governmental Unit shall supervise, exercise control over, or in any other way interfere with such employees in the performance of their responsibilities.

ii) The Governmental Unit shall update maps of the proposed special census area in accordance with instructions provided by the Census Bureau. The Governmental Unit shall provide any certification of legal boundaries within the proposed special census area as required by the Census Bureau. Once the Governmental Unit boundaries have been certified by the Census Bureau, these boundaries will become the official boundaries for the special census. Additionally, any annexations after the Governmental Unit has certified its boundaries will not be included in the special census. The special census will not be scheduled until these obligations have been completed to the satisfaction of the Census Bureau.

iii) The Census Bureau shall provide to the Governmental Unit the official population and housing unit count derived from the special census at the earliest practicable date after completion of the enumeration and the processing required to produce the statistical results, including but not limited to disclosure avoidance review (see Section 6). This count, which shall be as of the special census reference date (tentatively scheduled for **July 1, 2025**), will be provided in writing and signed by an appropriate Census Bureau official.

iv) The Census Bureau will not guarantee delivery of the final count by any specified date and shall not be held responsible for any loss or damages suffered by the Governmental Unit due to the data not being available by a specific date.

b) The Governmental Unit accepts that responses to a special census, unlike a decennial census, are voluntary and some respondents may choose to not answer some questions. When this happens, the Census Bureau will make every effort to collect as much information as possible. If the Census Bureau cannot obtain information directly from respondents, the Census Bureau will follow statistical procedures to assign the missing information based on information provided by people in the housing unit or from people from neighboring housing units.

The Governmental Unit also accepts that, to complete the count of the group quarters population, it may be necessary for the Census Bureau to obtain information for people residing in certain institutions (such as correctional facilities with security issues) from administrative records rather than from the respondents themselves. The Census Bureau will provide detailed statistical results to the Governmental Unit subject to limitations imposed by Title 13 United States Code to protect the confidentiality of respondents.

Further, the Governmental Units accepts that Domestic Violence Shelters are out of scope for the special census and will not be included in any special census enumeration.

c) The Census Bureau can only use the special census counts in the intercensal population estimates program if:

i.) the entire area of a governmental unit is included in the special census, and

ii.) the legal boundaries of the governmental unit correspond to those used in the Population Estimates program (boundaries legally in effect on January 1 of the estimates year), and

iii.) the boundaries are reported to the Census Bureau for processing by March 1 of the estimates year, and

iv.) final approved counts from the special census enumeration are ready by August 1 of the estimates year.

If a Governmental Unit requests a partial special census, they do so with the understanding that the results of this partial special census will not be included in any subsequent Census Bureau population estimates.

d) A Governmental Unit can request a special census for the entire area encompassed by that Governmental Unit, known as a full special census, or for only a portion of their area, known as a partial special census. A partial special census is conducted using the same methodologies and procedures as a full special census, but it is for a subset of areas within the jurisdiction of the local Governmental Unit. The areas requested in a partial special census must contain at least one full census tract that is completely within the jurisdiction of the Governmental Unit and can contain additional contiguous tracts or census blocks that are within the jurisdiction of the Governmental Unit.

In addition to impacting cost, the geography included in the special census may impact which data products the Governmental Units receive based on disclosure avoidance considerations. Regardless of the scope of the special census, the Governmental Unit will receive a letter from the director of the U.S. Census Bureau and a block-level special census data product that contains total population and total housing unit counts for the Governmental Unit. An additional data product may include a demographic profile for the entire governmental unit or whole tracts contained within the special census area. However, some Governmental Units may not receive the demographic profile based on the geography for which the special census is conducted. For those impacted Governmental Units, the Census Bureau will define the allowable data products that the Governmental Unit will receive prior to signing the MOA.

The Governmental Unit shall accept as final the official population count and other statistical results when provided by the Census Bureau.

e) Upon request the Governmental Unit shall supply – free of charge – satisfactory office space, other equipment, and furnishings as determined necessary and proper by the Census Bureau. This information will be included in an initial letter from the Regional Director to the Governmental Unit. These quarters must meet all security and confidentiality requirements as agreed to by the Census Bureau representative.

f) In taking the special census, the Census Bureau is directly responsible for compensating all field personnel determined necessary by the Census Bureau for taking the special

census. The Census Bureau shall hire sufficiently qualified applicants for field representatives, field supervisors, and other positions as may be needed to complete the special census. Employees shall be selected for employment and separated under standards established by the Census Bureau, and shall take an oath or affirmation, as required, to protect the confidentiality of the information they collect. The Census Bureau shall be responsible for all administrative operations relating to the reconcilement and payment of these employees.

Such field personnel shall be and remain employees of the Census Bureau, subject to all applicable federal, state, and local laws, including but not limited to those pertaining to the Equal Employment Opportunity Act and the Fair Labor Standards Act applicable to these employees, and shall complete and file any and all reports required thereunder.

g) The Governmental Unit is responsible for promoting the special census through locally-based targeted outreach efforts. This promotion may inform people about the special census, encourage people to apply to recruiting efforts, and/or encourage people living in the applicable area to respond.

h) All temporary staff hired to conduct the special census, including but not limited to field representatives and field supervisors, are employees of the Federal Government. Therefore, regarding the negligent or wrongful acts of any temporary employees arising from their employment pursuant to this MOA, any claims and/or litigation arising from said acts will be adjudicated pursuant to the Federal Tort Claims Act, 28 U.S.C. 2671 et seq. (see section (3)(a)(ii) herein regarding reimbursement and indemnification requirements).

i) The Census Bureau has a policy of publicly disclosing the identity of governmental units which have signed MOUs requesting and paying for a special census to be conducted, and signature of this MOU constitutes agreement of the parties to this Census Bureau policy.

5) Confidentiality

The data, including individual information collected by the enumerators on the special census questionnaires, collected under this agreement are confidential under 13 U.S.C. § 9. All such special census questionnaires and all other papers relating to the special census are the property of the Census Bureau and under the law may only be made available to and examined by sworn Census Bureau officials and employees. Unlawful disclosure subjects Census Bureau employees to a fine of up to $250,000 or imprisonment of up to 5 years, or both.

Should the Governmental Unit require access to Title 13 data to assist in the planning, data collection, data analysis, or production of final products, those staff members are required to obtain Census Bureau Special Sworn Status pursuant to 13 U.S.C. § 23(c). Such staff members must demonstrate that they have suitable background clearance, and they must take

Title 13 awareness training. Any access to Title 13 data at the Governmental Unit's facility is subject to prior approval by the Census Bureau's Data Stewardship Executive Policy Committee upon assurance that the facility security and information technology security meet Census Bureau requirements.

6) Disclosure Avoidance Review of Statistical Products

Title 13, Section 9 of the United States Code (U.S.C.) requires the Census Bureau to keep confidential the information collected from the public under the authority of Title 13. Section 214 of Title 13, U.S.C., and Sections 3551, 3559 and 3571 of Title 18, U.S.C., provide for the imposition of penalties of up to five years in prison and/or up to $250,000.00 in fines for wrongful disclosure of confidential census information.

The confidentiality protections of Title 13 will apply to any data provided to the Census Bureau under the auspices of this agreement. These protections will also apply to any statistical product that may be developed as part of the work described by this agreement that is derived from data protected under Title 13, including, but not limited to, tabulations, extracts, or statistical analyses. Statistical products protected under Title 13 are prohibited from public access or release to the party(ies) of this agreement until they have undergone disclosure avoidance review by the Census Bureau's Disclosure Review Board (DRB).

Disclosure avoidance is the process for protecting the confidentiality of data, as required under Title 13 U.S.C. A disclosure of data occurs when someone can use published statistical information to identify an individual or establishment who has provided confidential information. Should the Census Bureau's DRB determine that a statistical product does or reasonably could result in such disclosure, then the statistical product will be modified prior to approval for public access or release to the party(ies) of this Agreement. The Census Bureau uses disclosure avoidance procedures to modify or remove the characteristics that put confidential information at risk for disclosure. The techniques used by the Census Bureau to protect confidentiality in statistical products vary, depending on the type of data disclosure methods are defined by the Census Bureau.

Statistical products that cannot be publicly released may still be analyzed by the party(ies) of this agreement within the Federal Statistical Research Data Centers (FSRDCs) by individuals who have Special Sworn Status (SSS); the results of such analyses must still go through a disclosure avoidance process prior to being publicly released.

7) Contacts

Christopher M. Denno
Special Census Program Manager
Decennial Census Programs
U.S. Census Bureau
4600 Silver Hill Road
Suitland, MD 20746
Phone (301) 763-4092
Email: christopher.m.denno@census.gov

Ms. Erin Willrett
Assistant City Administrator
651 Prairie Pointe Drive
Yorkville, IL 60560
Phone: (630) 553-7575
Email: ewillrett@yorkville.il.us

The parties agree that if there is a change regarding the information in this section, the party making the change will notify the other party in writing of such change.

8) Duration of Agreement, Amendments, and Modifications

This agreement will become effective when signed by all parties. The agreement will terminate on **July 1, 2026,** but may be amended at any time by mutual consent of the parties. Any party may terminate this agreement by providing **30** days' written notice to the other party. This agreement is subject to the availability of funds.

9) Resolution of Disagreements

Should a disagreement arise on the interpretation of the provisions of this agreement, or amendments, and/or revisions thereto, that cannot be resolved at the operating level, the area(s) of disagreement shall be stated in writing by each party and presented to the other party for consideration. If agreement on interpretation is not reached within thirty days, the parties shall forward the written presentation of the disagreement to respective higher officials for appropriate resolution.

10) Termination Cost

If the **United City of Yorkville, IL** cancels the order, the Census Bureau is authorized to collect costs incurred prior to cancellation of the order plus any termination costs, up to the total payment amount provided for under this agreement.

FOR THE GOVERNMENTAL UNIT
BY:

NAME: **Mr. John Purcell**
DATE: 12/11/2024
TITLE: **Mayor**
AGENCY: **United City of Yorkville, IL**

FOR THE CENSUS BUREAU
BY:

Deborah Stempowski
DATE:
Associate Director for Decennial Census
Bureau of the Census

FOR THE GOVERNMENTAL UNIT
BY:

NAME: **Mr. John Purcell**
DATE: 12/11/2024
TITLE: **Mayor**
AGENCY: **United City of Yorkville, IL**

FOR THE CENSUS BUREAU
BY:

DEBORAH STEMPOWSKI
Digitally signed by DEBORAH STEMPOWSKI
Date: 2024.12.11 16:14:59 -05'00'

Deborah Stempowski
DATE:
Associate Director for Decennial Census
Bureau of the Census

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

Agenda Item Number

Planning and Zoning Commission #1

Tracking Number

PZC 2025-04

Agenda Item Summary Memo

Title: PZC 2025-04 Comprehensive Plan Update – Future Land Use Amendment

Meeting and Date: City Council – June 10, 2025

Synopsis: Details an update to the Comprehensive Plan's Future Land Use map for approved developments.

Council Action Previously Taken:

Date of Action: PZC – 5/14/25 Action Taken: Moved forward to City Council agenda.

Item Number: PZC 2025-04

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: David Hansen (Name) Community Development (Department)

Agenda Item Notes:

See attached memo.

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

Memorandum

To: City Council
From: David Hansen, Senior Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Sara Mendez, Senior Planner
Date: June 10, 2025
Subject: **PZC 2025-04:** Comprehensive Plan Update – Future Land Use

UPDATE:

The following item was placed on the May and the June Economic Development Committee (EDC) meeting agendas for discussion. However, both EDC meetings had a lack of quorum, and the item could not be discussed. Due to the unique circumstances, the Zoning Administrator has determined that the following item should be placed on the City Council agenda for discussion and consideration. Although abnormal, the City's Unified Development Ordinance gives the Zoning Administrator discretion over the text amendment process, which includes the item's meeting schedule. Ultimately, the City Council has the authority to consider the item or require the item to go back to the Economic Development Committee to provide any suggestions prior to City Council consideration.

SUMMARY:

In 2024, the City Council approved ten (10) developments, which required rezoning. Due to the inconsistency of the parcels with the adopted Comprehensive Plan Update of 2016, the future land use designations and maps of each area requires amending. Staff is recommending amending the plan to change the future land uses of these projects to their now approved land use. It is important to make these changes to ensure the plan is consistent with the approved use or current built environment and is not interpreted incorrectly within the planning horizon of the document. A list of these developments can be found in the attached memo below. New Leaf Energy Solar Farm, approved in 2023, is also part of the list since it was not included in the amendment list in 2024.

The Comprehensive Plan land use map is a guide to future development and zoning decisions, but it is also meant to be adjusted when circumstances warrant a change in planning direction in a given area of the City. The changes to these areas have already been decided by the City Council and it is appropriate to change their corresponding land use designations.

PLANNING & ZONING ACTION:

The Planning and Zoning Commission held a public hearing for the proposed amendment to the comprehensive plan on May 14, 2025. The commission made the following action on the motion for the request below:

In consideration of testimony presented during a Public Hearing on May 14, 2025 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the Yorkville Comprehensive Plan, including a modified future land use map, pursuant to Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7) and Section 9-1-1 of the Yorkville City Code. The proposed amendment adds sections the Future Land Use – Map Addendum to reclassify eleven (11) identified developments. The changes are a result of a rezoning approvals made by the City Council in calendar years 2023 and 2024.

Action Item:

Linnane – aye; Green – aye; Williams – aye; Crouch – aye; Vinyard – aye; Forristall – aye.

6 ayes; 0 nays

ATTACHMENTS:

1. Draft Ordinance
2. PZC Staff Memo dated May 14, 2025
3. Proposed Appendix Amendment Pages
4. Public Hearing Notice Affidavit

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING AN AMENDMENT TO THE YORKVILLE COMPREHENSIVE PLAN

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, Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7) authorizes the preparation of a comprehensive plan for the present and future development or redevelopment of the City including recommendations for changes and updates to an approved comprehensive plan; and

WHEREAS, the Planning and Zoning Commission is authorized through the Illinois Municipal Code to prepare and recommend to the Corporate Authorities a comprehensive plan or updates thereto for the present and future development or redevelopment of the City; and

WHEREAS, the City filed an application to amend the Comprehensive Plan to add additional properties to the addendum to the Comprehensive Plan, identifying a location where the future land use designation has been reclassified; and

WHEREAS, the City identified eleven (11) properties that were rezoned in calendar years 2023 and 2024 where reclassification is appropriate; and

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on May 14, 2025, to consider the request and adopted Findings of Fact with recommendations to the City Council to approve the requested amendments.

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

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

Section 2. That the United City of Yorkville Comprehensive Plan be amended to amend addendum page 189, and add addendum pages 190, 191 and 192 as set forth on *Exhibit A*, attached hereto and made a part hereof by reference, and the same is hereby approved as the Comprehensive Plan and Map of the United City of Yorkville pursuant to Section 9-1-1 of the Yorkville City Code and shall be placed on file in the office of the City Clerk.

Section 3. This Ordinance shall be in full force and effect after its passage, publication, and approval as provided by law.

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

_____

CITY CLERK

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

Memorandum

To: Planning and Zoning Commission
From: David Hansen, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Sara Mendez, Senior Planner
Date: May 14, 2025
Subject: **PZC 2025-04:** Comprehensive Plan Update – Future Land Use Amendments

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Summary

In 2024, the City Council approved ten (10) developments, which required rezoning. Due to the inconsistency of the parcels with the adopted Comprehensive Plan Update of 2016, the future land use designations and maps of each area requires amending. Staff is recommending amending the plan to change the future land uses of these projects to their now approved land use. It is important to make these changes to ensure the plan is consistent with the approved use or current built environment and is not interpreted incorrectly within the planning horizon of the document. A list of these developments can be found in the table below. New Leaf Energy Solar Farm, approved in 2023, is also part of the list since it was not included in the amendment list in 2024.

Project	Current Comp Plan Future Land Use Designation	Proposed Comprehensive Future Land Use Designation
PZC 2022-24 New Leaf Energy Solar Farm	Metra Station Transit-Oriented Development and Estate/Conservation Residential	Agricultural Zone (AZ)
PZC 2024-01 Yorkville Renewable Solar (Nexamp)	Estate/Conservation Residential	Agricultural Zone (AZ)
PZC 2024-03 1.5 Mile Review for 8115 IL Route 47 (Grainco FS, Inc. & A.B. Schwartz)	Estate/Conservation Residential and Agricultural Zone	General Industrial (GI)
PZC 2024-05 Corneils Road Solar	Estate/Conservation Residential	Agricultural Zone (AZ)
PZC 2024-07 Kelaka / Green Door Capital	Estate/Conservation Residential	General Industrial (GI)
PZC 2024-09 1.5 Mile Review for 1520 Cannonball Trail (Fox Valley Family YMCA)	Estate/Conservation Residential and Agricultural Zone	Destination Commercial (DC)
PZC 2024-11 1.5 Mile Review for 7789 IL Route 47 (Jerry Styrczula / A&D Properties)	Estate/Conservation Residential and Agricultural Zone	General Industrial (GI)

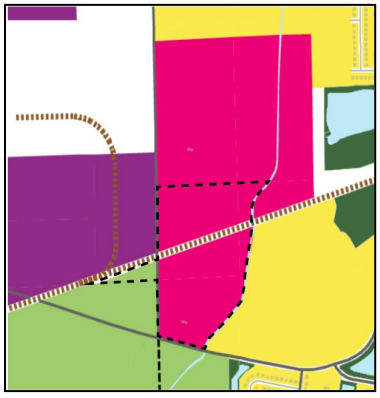
PZC 2024-26 DMYF, LLLP (Daniels, Malinski Yorkville Family)	Suburban Neighborhoods	General Industrial (GI)
PZC 2024-29 1115, LLC (Fox Haven Multi-Family Residential Townhome Development)	Commercial Office	Mid-Density Residential (MDR)
PZC 2024-31 Hamman – Kelaka, LLC	Estate/Conservation Residential	General Industrial (GI)
PZC 2024-33 Costco Wholesale Warehouse	Mid Density Residential	Destination Commercial (DC)

Proposed Amendments

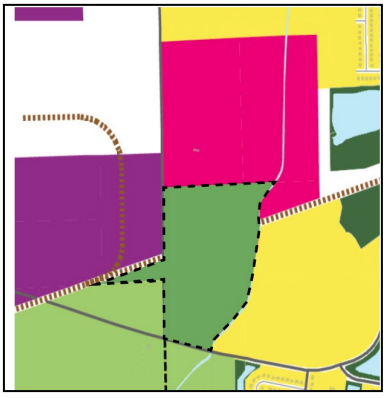
The following is a summary of the proposed amendments to the Comprehensive Plan Update staff is recommending for each development as well as map images proposed for the amended Future Land Use map in the City's Comprehensive Plan.

PZC 2022-24: New Leaf Energy Solar Farm

Current Future Land Use:
Metra Station Transit-Oriented Development and Estate/Conservation Residential



Proposed Future Land Use:
Agricultural Zone



Summary:
An application was submitted requesting annexation, rezoning, and special use permit approval to construct a 5-megawatt (MW) alternating current (AC) freestanding community solar farm located immediately north of the BNSF railroad line and east of Beecher Road. The 48-acre farmland property consists of three parcels, which 19 of the acres will be used for a solar farm. The parcels were annexed to the City's default R-1 Single Family Suburban Residential zoning and were rezoned to A-1 Agricultural District.

Amendment:
The property was originally designated as "Metra Station Transit-Oriented Development", which is intended to guide future development for the City's two potential Metra train station districts. One of the three parcels was also originally designated as "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "Agricultural Zone" designation is meant for general farming uses. Changing this property's designation to "Agricultural Zone" is consistent with the A-1 Agriculture zoning and the approved solar farm land use.

PZC 2024-01: Yorkville Renewable Solar (Nexamp)

Current Future Land Use:
Estate/Conservation Residential



Proposed Future Land Use:
Agricultural Zone (AZ)

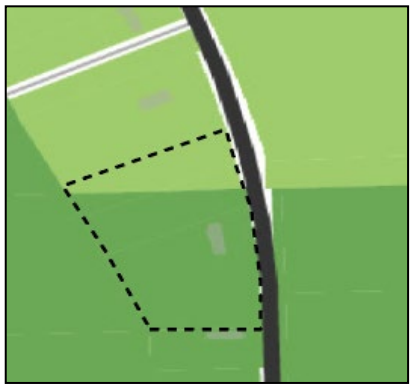


Summary:
An application was submitted requesting rezoning, special use, and variance authorization to construct a 5-megawatt (MW) freestanding community solar facility located near the southwest corner of Galena Road and Route 47 within the former East Westbury Village Planned Unit Development (PUD). The property is currently utilized for farming. The property was rezoned R-2 Single-Family Traditional Residence District to the A-1 Agricultural District.

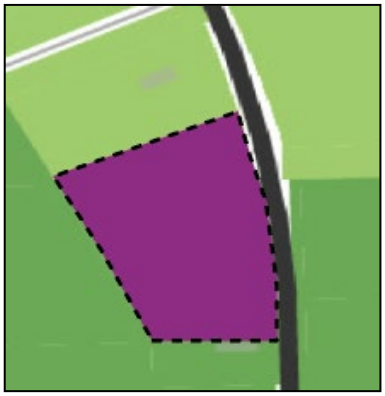
Amendment:
The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "Agricultural Zone" designation is meant for general farming uses. Changing this property's designation to "Agricultural Zone" is consistent with the A-1 Agriculture zoning and the approved solar farm land use.

PZC 2024-03: 1.5 Mile Review for 8115 IL Route 47 (Grainco FS, Inc. & A.B. Schwartz)

Current Future Land Use:
Estate/Conservation Residential
and Agricultural Zone



Proposed Future Land Use:
General Industrial (GI)



Summary:
An application was submitted requesting rezoning and an amendment to Kendall County's Future Land Use Map from A-1 Agricultural District to M-1 Limited Manufacturing District located at 8115 IL Route 47 for the purpose of operating a tile business, offices, warehouses, fuel storage, and other light industrial uses within existing structures. The property is approximately 20 acres in size and is located within one and a half miles of the planning boundary for Yorkville, allowing the city the opportunity to review and provide comments to Kendall County.

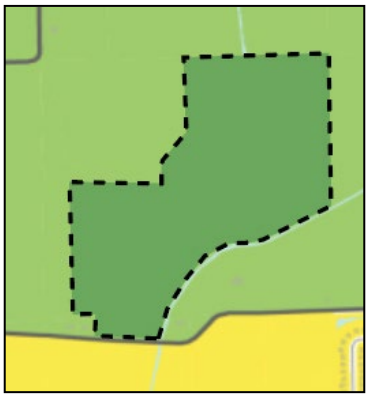
Amendment:
The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. Part of the property was also originally designated "Agricultural Zone", which is meant for general farming uses. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the County's M-1 zoning and the approved industrial land use.

PZC 2024-05: Corneils Road Solar

Current Future Land Use:
Estate/Conservation Residential



Proposed Future Land Use:
Agricultural Zone (AZ)

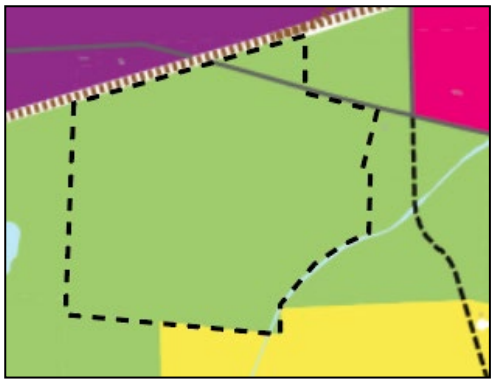


Summary:
An application was submitted requesting annexation, rezoning, and special use permit approval to construct a 5-megawatt (MW) alternating current (AC) freestanding community solar farm located immediately north of Corneils Road, east of Beecher Road and west of IL Route 47 (N. Bridge Street). The 94-acre existing farmland property, which 31 acres will be used for a solar farm, was annexed to the City's default R-1 Single Family Suburban Residential zoning and was rezoned to A-1 Agricultural District.

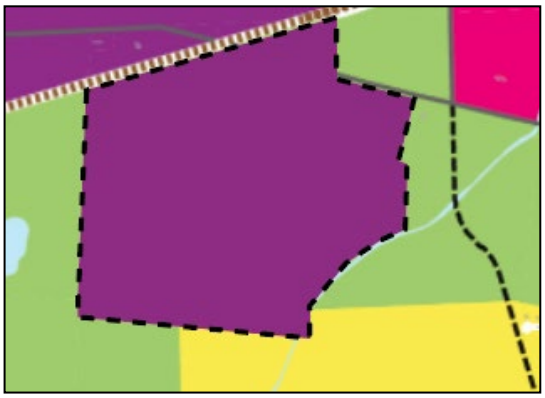
Amendment:
The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "Agricultural Zone" designation is meant for general farming uses. Changing this property's designation to "Agricultural Zone" is consistent with the A-1 Agriculture zoning and the approved solar farm land use.

PZC 2024-07: Kelaka / Green Door Capital

Current Future Land Use:
Estate/Conservation Residential



Proposed Future Land Use:
General Industrial (GI)

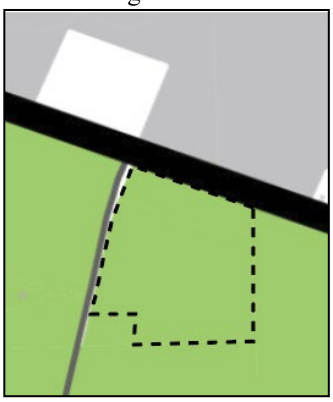


Summary:
An application was submitted requesting annexation and rezoning approximately 148-acres of unincorporated farmland generally located south of the Burlington Santa Fe railroad line, just southeast of Faxon Road for the purpose of constructing and operating a future industrial/data center land use. The subject property consists of a portion of an existing 191-acre parcel. The property was rezoned R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District.

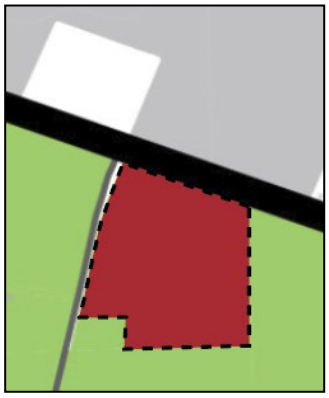
Amendment:
The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the M-2 General Manufacturing zoning and future industrial / data center land use.

PZC 2024-09: 1.5 Mile Review for 1520 Cannonball Trail (Fox Valley Family YMCA)

Current Future Land Use:
Estate/Conservation Residential and Agricultural Zone



Proposed Future Land Use:
Destination Commercial (DC)

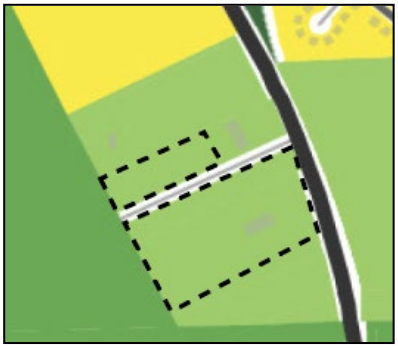


Summary:
An application was submitted requesting site plan approval to construct a YMCA recreational facility, parking, and related infrastructure to a property at 1520 Cannonball Trail in Bristol Township. The property is approximately 25.8 acres and is located within one and a half miles of the planning boundary for Yorkville, allowing the city the opportunity to review and provide comments to Kendall County.

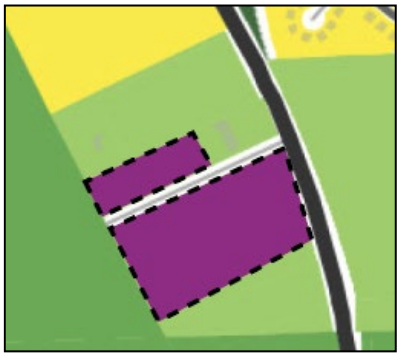
Amendment:
The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. Part of the property was also originally designated "Agricultural Zone", which is meant for general farming uses. The "Destination Commercial" is intended for a broad range of commercial activities ranging from large format retail and strip centers to hotels and recreational complexes. Changing this property's designation to "Destination Commercial" is consistent with the County's B-4 zoning and the approved recreational facility land use.

PZC 2024-11: 1.5 Mile Review for 7789 IL Route 47 (Jerry Styrczula / A&D Properties)

Current Future Land Use:
Estate/Conservation Residential and Agricultural Zone



Proposed Future Land Use:
General Industrial (GI)



Summary:
An application was submitted requesting rezoning from B-3 Highway Business District to M-1 Limited Manufacturing District located at 7789 IL Route 47 to operate a trucking business for the sale and storage of semi-trailers, small trailers, semi-tractors, and similar uses at the subject property. The property is approximately 16.4 acres and is located within one

and a half miles of the planning boundary for Yorkville, allowing the city the opportunity to review and provide comments to Kendall County.

Amendment:
The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. Part of the property was also originally designated "Agricultural Zone", which is meant for general farming uses. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the County's M-1 zoning and the approved industrial land use.

PZC 2024-26: DMYF, LLLP (Daniels, Malinski Yorkville Family)

Current Future Land Use:
Suburban Neighborhoods and
Estate/Conservation Residential



Proposed Future Land Use:
General Industrial (GI)

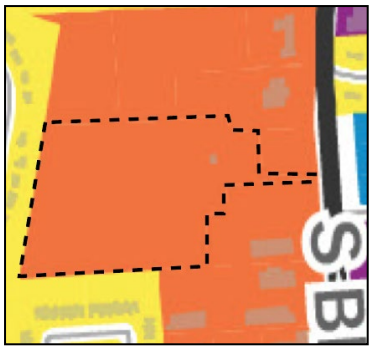


Summary:
An application was submitted requesting annexation and rezoning approximately 270-acres of unincorporated farmland generally north of US 34 (Veterans Parkway), west of Beecher Road and Kendall Marketplace, and approximately 850 feet east of Eldamain Road for the purpose of constructing and operating a future industrial/data center land use. The property was rezoned R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District.

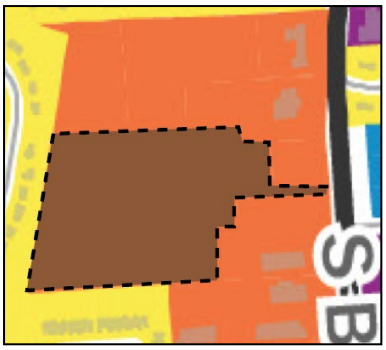
Amendment:
The property was originally designated "Suburban Neighborhood", which is meant to provide single family detached housing options in traditional subdivision layouts. Part of the property was also designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the M-2 General Manufacturing zoning and future industrial / data center land use.

PZC 2024-29: 1115, LLC (Fox Haven Multi-Family Residential Townhome Development)

Current Future Land Use:
Commercial Office



Proposed Future Land Use:
Mid-Density Residential (MDR)



Summary:
An application was submitted requesting rezoning the 13-acre parcel from R-1 Single-Family Suburban Residence District to R-4 General Multi-Family Residence District for the purpose of developing a townhome community, known as Fox Haven, with 18 buildings totaling 105 townhome units located at 1115 South Bridge Street. The one-acre parcel fronting S Bridge Street will remain zoned as B-3 General Business District, with plans for a future commercial development and is not part of the amendment The property was formally occupied by the Parfection Park which included a golf range, batting cages, and mini golf outdoor entertainment venue which closed in October 2017.

Amendment:
The property was originally designated "Commercial Office", which is meant to provide commercial, office, and retail space along the City's main commercial corridors including Route 47 and Route 34. The "Mid-Density Residential" designation is meant to provide higher density residential developments near commercial areas which include a variety of housing options. Changing this property's designation to "Mid-Density Residential" is consistent with the R-4 zoning and the approved multi-family residential land use.

PZC 2024-31: Hamman – Kelaka, LLC

Current Future Land Use:
Estate/Conservation Residential



Proposed Future Land Use:
General Industrial (GI)

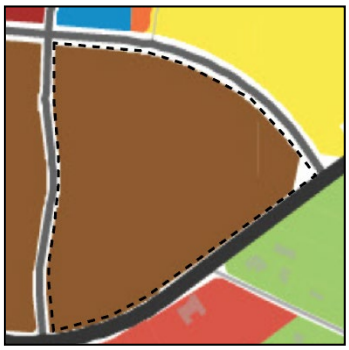


Summary:
An application was submitted requesting annexation and rezoning. The annexation request involves two parcels totaling approximately 62.54 acres, located south of Faxon Road and west of Iroquois Lane, which are currently undeveloped and used for farming. Additionally, the rezoning request is for three parcels totaling approximately 112.44 acres. The three parcels include the two annexation related parcels and one parcel north of West Veterans Parkway (US 34) and east of Eldamain Road, which is already located within City limits. The two northern parcels were rezoned from R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District and the one parcel within City limits along US 34 was rezoned from B-3 General Business District to M-2 General Manufacturing District to accommodate future uses consistent with a proposed data center development.

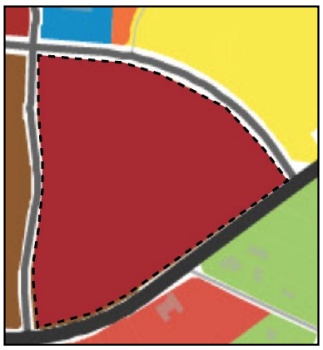
Amendment:
All three parcels were originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the M-2 General Manufacturing zoning and future industrial / data center land use.

PZC 2024-33: Costco Wholesale Warehouse

Current Future Land Use:
Mid Density Residential



Proposed Future Land Use:
Destination Commercial (DC)



Summary:
An application was submitted requesting a PUD amendment, special use, and final plat to develop a members-only retail store spanning approximately 160,000 square feet and to establish and operate a standalone fueling facility generally located north of Veteran's Parkway, east of McHugh Road, and southwest of East Countryside Parkway. The project is considered a major PUD amendment and would amend the Yorkville Crossing PUD. Additionally, the property's existing B-3 zoning classification will remain unchanged.

Amendment:
The property was originally designated "Mid-Density Residential", which is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The "Destination Commercial" is intended for a broad range of commercial activities ranging from large format retail and strip centers to hotels and recreational complexes. Changing this property's designation to "Destination Commercial" is consistent with the B-3 zoning and the approved large retail store and fueling facility land use.

Staff Comments

The Comprehensive Plan land use map is a guide to future development and zoning decisions, but it is also meant to be adjusted when circumstances warrant a change in planning direction in a given area of

the City. The changes to these areas have already been decided by the City Council and it is appropriate to change their corresponding land use designations.

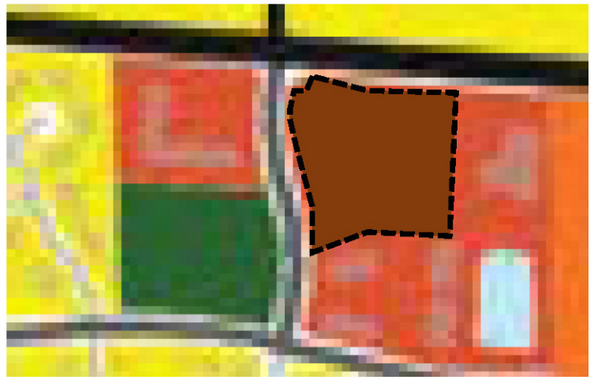
Proposed Motion

In consideration of testimony presented during a Public Hearing on May 14, 2025 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the Yorkville Comprehensive Plan, including a modified future land use map, pursuant to Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7) and Section 9-1-1 of the Yorkville City Code. The proposed amendment adds sections the Future Land Use – Map Addendum to reclassify eleven (11) identified developments. The changes are a result of a rezoning approvals made by the City Council in calendar years 2023 and 2024.

Attachments

1. Proposed Appendix Amendment Pages
2. Public Hearing Notice Affidavit

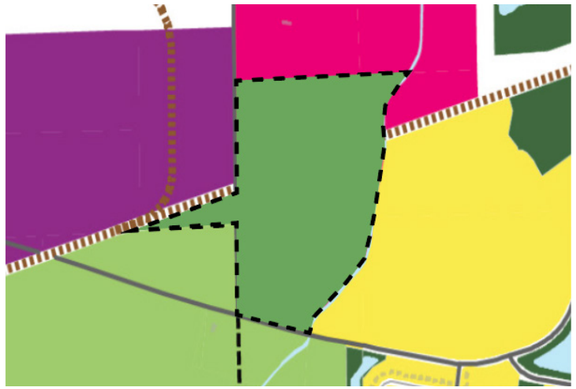
FUTURE LAND USE - MAP ADDENDUMS



NORTHPOINTE DEVELOPMENT

New Future Land Use Designation: Mid-Density Residential

Summary:
In 2023, an application was approved requesting rezoning and variance to construct a three-story 48-unit senior living apartment complex at the southeast intersection of Sycamore Road and Route 34. The 3.43-acre property was originally zoned B-3 General Business District and was rezoned to R-4 General Multi-Family Residence District. The variance request was to increase the density permitted in the R-4 District from eight (8) dwelling units per acre to fourteen (14) dwelling units per acre. The "Mid-Density Residential" designation is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The "Neighborhood Retail" designation is meant for smaller-scaled commercial developments located in close proximity to nearby residential neighborhoods and subdivisions, primarily focused on convenience type retail. The original "Neighborhood Retail" designation reflected the former B-3 zoning. The proposed "Mid-Density Residential" land use is better suited to the approved senior living apartment development.



NEW LEAF ENERGY SOLAR FARM

New Future Land Use Designation: Agricultural Zone

Summary:
In 2023, an application wasapproved requesting annexation, rezoning, and special use permit approval to construct a 5-megawatt (MW) alternating current (AC) freestanding community solar farm located immediately north of the BNSF railroad line and east of Beecher Road. The 48-acre farmland property consists of three parcels, which 19 of the acres will be used for a solar farm. The parcels were annexed to the City's default R-1 Single Family Suburban Residential zoning and were rezoned to A-1 Agricultural District. The property was originally designated as "Metra Station Transit-Oriented Development", which is intended to guide future development for the City's two potential Metra train station districts. One of the three parcels was also originally designated as "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "Agricultural Zone" designation is meant for general farming uses. Changing this property's designation to "Agricultural Zone" is consistent with the A-1 Agriculture zoning and the approved solar farm land use.

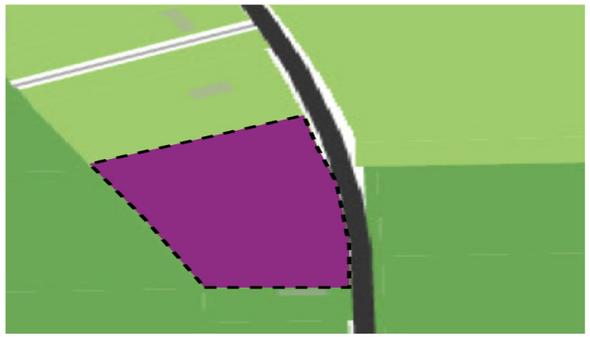


YORKVILLE RENEWABLE SOLAR (NEXAMP)

New Future Land Use Designation: Agricultural Zone

Summary:
In 2024, an application was approved requesting rezoning, special use, and variance authorization to construct a 5-megawatt (MW) freestanding community solar facility located near the southwest corner of Galena Road and Route 47 within the former East Westbury Village Planned Unit Development (PUD). The property is currently utilized for farming. The property was rezoned R-2 Single-Family Traditional Residence District to the A-1 Agricultural District. The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "Agricultural Zone" designation is meant for general farming uses. Changing this property's designation to "Agricultural Zone" is consistent with the A-1 Agriculture zoning and the approved solar farm land use.

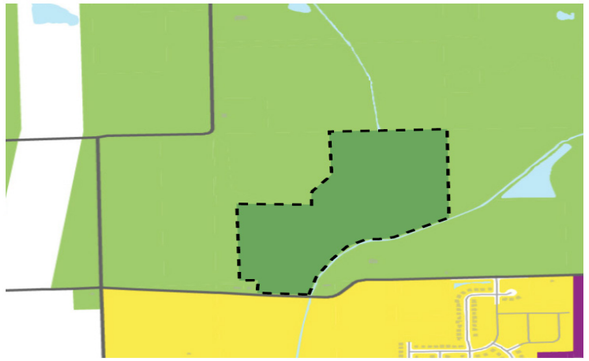
FUTURE LAND USE - MAP ADDENDUMS



1.5 MILE REVIEW FOR 8115 IL ROUTE 47 (GRAINCO FS, INC. & A.B. SCHWARTZ)

New Future Land Use Designation: General Industrial

Summary:
In 2024, an application was approved requesting rezoning and an amendment to Kendall County's Future Land Use Map from A-1 Agricultural District to M-1 Limited Manufacturing District located at 8115 IL Route 47 for the purpose of operating a tile business, offices, warehouses, fuel storage, and other light industrial uses within existing structures. The property is approximately 20 acres in size and is located within one and a half miles of the planning boundary for Yorkville, allowing the city the opportunity to review and provide comments to Kendall County. The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. Part of the property was also originally designated "Agricultural Zone", which is meant for general farming uses. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the County's M-1 zoning and the approved industrial land use.



CORNEILS ROAD SOLAR

New Future Land Use Designation: Agricultural Zone

Summary:
In 2024, an application was approved requesting annexation, rezoning, and special use permit approval to construct a 5-megawatt (MW) alternating current (AC) freestanding community solar farm located immediately north of Corneils Road, east of Beecher Road and west of IL Route 47 (N. Bridge Street). The 94-acre existing farmland property, which 31 acres will be used for a solar farm, was annexed to the City's default R-1 Single Family Suburban Residential zoning and was rezoned to A-1 Agricultural District. The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "Agricultural Zone" designation is meant for general farming uses. Changing this property's designation to "Agricultural Zone" is consistent with the A-1 Agriculture zoning and the approved solar farm land use.

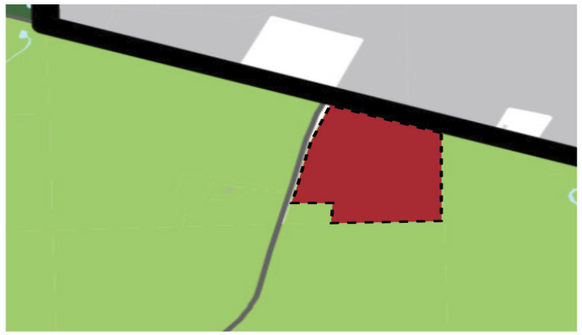


KELAKA / GREEN DOOR CAPITAL

New Future Land Use Designation: General Industrial

Summary:
In 2024, an application was approved requesting annexation and rezoning approximately 148-acres of unincorporated farmland generally located south of the Burlington Santa Fe railroad line, just southeast of Faxon Road for the purpose of constructing and operating a future industrial/data center land use. The subject property consists of a portion of an existing 191-acre parcel. The property was rezoned R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District. The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the M-2 General Manufacturing zoning and future industrial / data center land use.

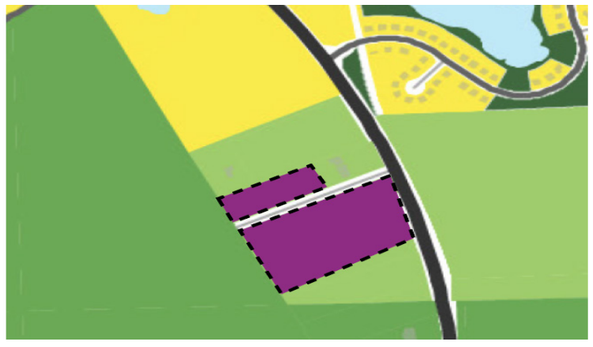
FUTURE LAND USE - MAP ADDENDUMS



1.5 MILE REVIEW FOR 1520 CANNONBALL TRAIL (FOX VALLEY FAMILY YMCA)

New Future Land Use Designation: Destination Commercial

Summary:
In 2024, an application was approved requesting site plan approval to construct a YMCA recreational facility, parking, and related infrastructure to a property at 1520 Cannonball Trail in Bristol Township. The property is approximately 25.8 acres and is located within one and a half miles of the planning boundary for Yorkville, allowing the city the opportunity to review and provide comments to Kendall County. The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. Part of the property was also originally designated "Agricultural Zone", which is meant for general farming uses. The "Destination Commercial" is intended for a broad range of commercial activities ranging from large format retail and strip centers to hotels and recreational complexes. Changing this property's designation to "Destination Commercial" is consistent with the County's B-4 zoning and the approved recreational facility land use.



1.5 MILE REVIEW FOR 7789 IL ROUTE 47 (JERRY STYRCZULA / A&D PROPERTIES)

New Future Land Use Designation: General Industrial

Summary:
In 2024, an application was approved requesting rezoning from B-3 Highway Business District to M-1 Limited Manufacturing District located at 7789 IL Route 47 to operate a trucking business for the sale and storage of semi-trailers, small trailers, semi-tractors, and similar uses at the subject property. The property is approximately 16.4 acres and is located within one and a half miles of the planning boundary for Yorkville, allowing the city the opportunity to review and provide comments to Kendall County. The property was originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. Part of the property was also originally designated "Agricultural Zone", which is meant for general farming uses. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the County's M-1 zoning and the approved industrial land use.

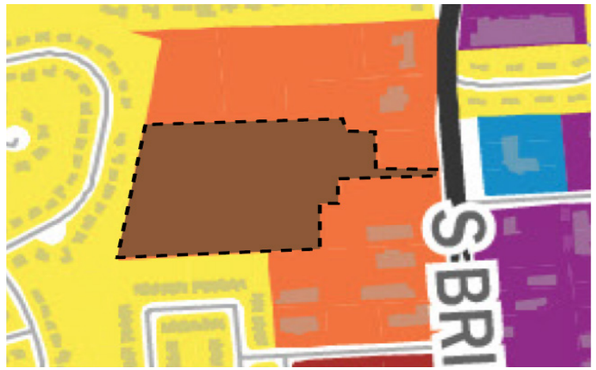


DMYF, LLLP (DANIELS, MALINSKI YORKVILLE FAMILY)

New Future Land Use Designation: General Industrial

Summary:
In 2025, an application was approved requesting annexation and rezoning approximately 270-acres of unincorporated farmland generally north of US 34 (Veterans Parkway), west of Beecher Road and Kendall Marketplace, and approximately 850 feet east of Eldamain Road for the purpose of constructing and operating a future industrial/data center land use. The property was rezoned R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District. The property was originally designated "Suburban Neighborhood", which is meant to provide single family detached housing options in traditional subdivision layouts. Part of the property was also designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the M-2 General Manufacturing zoning and future industrial / data center land use.

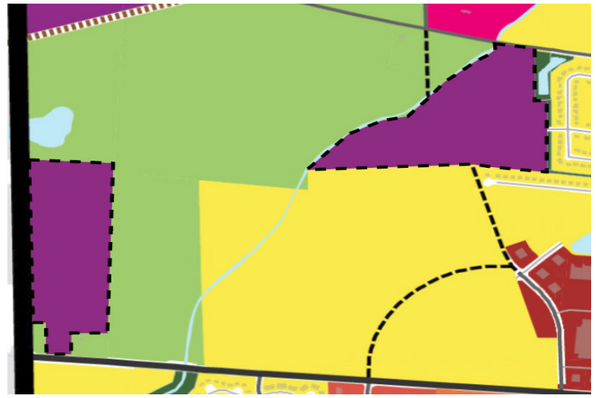
FUTURE LAND USE - MAP ADDENDUMS



1115, LLC (FOX HAVEN MULTI-FAMILY RESIDENTIAL TOWNHOME DEVELOPMENT)

New Future Land Use Designation: Mid-Density Residential

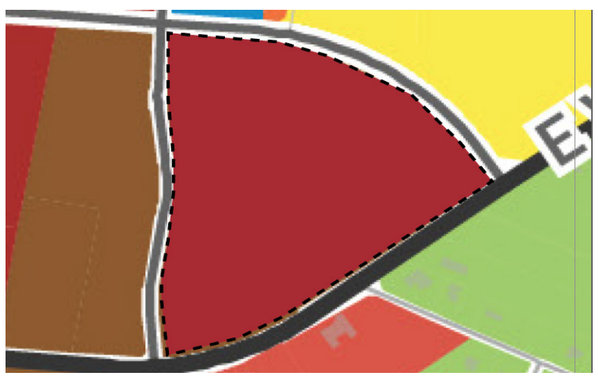
Summary:
In 2025, an application was approved requesting rezoning the 13-acre parcel from R-1 Single-Family Suburban Residence District to R-4 General Multi-Family Residence District for the purpose of developing a townhome community, known as Fox Haven, with 18 buildings totaling 105 townhome units located at 1115 South Bridge Street. The one-acre parcel fronting S Bridge Street will remain zoned as B-3 General Business District, with plans for a future commercial development and is not part of the amendment The property was formally occupied by the Parfection Park which included a golf range, batting cages, and mini golf outdoor entertainment venue which closed in October 2017. The property was originally designated "Commercial Office", which is meant to provide commercial, office, and retail space along the City's main commercial corridors including Route 47 and Route 34. The "Mid-Density Residential" designation is meant to provide higher density residential developments near commercial areas which include a variety of housing options. Changing this property's designation to "Mid-Density Residential" is consistent with the R-4 zoning and the approved multi-family residential land use.



HAMMAN – KELAKA, LLC

New Future Land Use Designation: General Industrial

Summary:
In 2025, an application was approved requesting annexation and rezoning. The annexation request involves two parcels totaling approximately 62.54 acres, located south of Faxon Road and west of Iroquois Lane, which are currently undeveloped and used for farming. Additionally, the rezoning request is for three parcels totaling approximately 112.44 acres. The three parcels include the two annexation related parcels and one parcel north of West Veterans Parkway (US 34) and east of Eldamain Road, which is already located within City limits. The two northern parcels were rezoned from R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District and the one parcel within City limits along US 34 was rezoned from B-3 General Business District to M-2 General Manufacturing District to accommodate future uses consistent with a proposed data center development. All three parcels were originally designated "Estate/Conservation Residential", which is intended to allow flexibility in residential design, accommodating low-density detached single-family housing while preserving sensitive environmental and scenic features. The "General Industrial" designation is meant to accommodate a broad range of warehousing, manufacturing, and energy/industrial land uses. Changing this property's designation to "General Industrial" is consistent with the M-2 General Manufacturing zoning and future industrial / data center land use.



COSTCO WHOLESALE WAREHOUSE

New Future Land Use Designation: Destination Commerical

Summary:
In 2025, an application was submitted requesting a PUD amendment, special use, and final plat to develop a members-only retail store spanning approximately 160,000 square feet and to establish and operate a standalone fueling facility generally located north of Veteran's Parkway, east of McHugh Road, and southwest of East Countryside Parkway. The project is considered a major PUD amendment and would amend the Yorkville Crossing PUD. Additionally, the property's existing B-3 zoning classification will remain unchanged. The property was originally designated "Mid-Density Residential", which is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The "Destination Commercial" is intended for a broad range of commercial activities ranging from large format retail and strip centers to hotels and recreational complexes. Changing this property's designation to "Destination Commercial" is consistent with the B-3 zoning and the approved large retail store and fueling facility land use.

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

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

Certificate of Publication:

Order Number: 7801740
Purchase Order:

State of Illinois - Kane

Chicago Tribune Media Group does hereby certify that it is the publisher of the The Beacon-News. The The Beacon-News is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Aurora, Township of Aurora, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the The Beacon-News, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 4/25/2025, and the last publication of the notice was made in the newspaper dated and published on 4/25/2025.

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

PUBLICATION DATES: **Apr 25, 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

28th Day of April, 2025, by

Chicago Tribune Media Group

Jeremy Gates

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160 N Stetson Avenue, Chicago, IL 60601
(312) 222-2222 - Fax: (312) 222-4014

CHICAGO TRIBUNE
media group

PUBLIC NOTICE OF A HEARING BEFORE THE UNITED CITY OF YORKVILLE PLANNING AND ZONING COMMISION PZC 2025-04

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission of the United City of Yorkville will conduct a public hearing on May 14, 2025 at 7:00PM at the Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, regarding the adoption of a proposed update to the Yorkville Comprehensive Plan, including a modified future land use map, pursuant to section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7) and Section 9-1-1 of the Yorkville City Code.

The changes are a result of rezoning approvals made by the City Council in calendar years 2023 and 2024. The proposed amendments reclassifying the following properties for the Future Land Use – Map Addendum of the City's Comprehensive Plan:

• 48 acres, located immediately north of the BNSF railroad line and east of Beecher Road from "Metra Station Transit-Oriented Development" and "Estate/Conservation Residential" to a land use designation of "Agricultural Zone (AZ)".

• 73.5 acres, located near the southwest corner of Galena Road and Route 47 within the former East Westbury Village Planned Unit Development (PUD) from "Estate/Conservation Residential" to a land use designation of "Agricultural Zone (AZ)".

• 20 acres, located at 8115 IL Route 47 from "Estate/Conservation Residential" and "Agricultural Zone" to a land use designation of General Industrial (GI)".

• 94 acres, located immediately north of Corneils Road, east of Beecher Road and west of IL Route 47 (N. Bridge Street) from "Estate/Conservation Residential" to a land use designation of "Agricultural Zone (AZ)".

• 148 acres, located generally south of the Burlington Santa Fe railroad line, just southeast of Faxon Road from "Estate/Conservation Residential" to a land use designation of "General Industrial (GI)".

• 25.8 acres, located at 1520 Cannonball Trail in Bristol Township from "Estate/Conservation Residential" and "Agricultural Zone" to a land use designation of "Destination Commercial (DC)".

• 16.4 acres, located at 7789 IL Route 47 from "Estate/Conservation Residential" and "Ag-

CHICAGO TRIBUNE
media group

ricultural Zone" to a land use designation of "General Industrial (GI)".

• 270 acres, located generally north of US 34 (Veterans Parkway), west of Beecher Road and Kendall Marketplace, and approximately 850 feet east of Eldamain Road from "Suburban Neighborhoods" and "Estate/Conservation Residential" to a land use designation of "General Industrial (GI)".

• 13 acres, located at 1115 South Bridge Street from "Commercial Office" to a land use designation of "Mid-Density Residential (MDR)".

• 112.4 acres, located south of Faxon Road and west of Iroquois Lane from "Estate/Conservation Residential" to a land use designation of "General Industrial (GI)".

• 34 acres, located generally north of Veteran's Parkway, east of McHugh Road, and southwest of East Countryside Parkway from "Mid Density Residential" to a land use designation of "Destination Commercial (DC)".

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

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

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

JORI BEHLAND
City Clerk

4/25/2025 7801740

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

Agenda Item Number

Planning and Zoning Commission #2

Tracking Number

PZC 2025-05

Agenda Item Summary Memo

Title: Data Center Development Standards (Text Amendment)

Meeting and Date: City Council – June 10, 2025

Synopsis: Proposed a text amendment to establish specific regulations for data center developments.

Council Action Previously Taken:

Date of Action: PZC – 5/14/25 Action Taken: Moved forward to City Council agenda.

Item Number: PZC 2025-05

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Sara Mendez (Name) Community Development (Department)

Agenda Item Notes:

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

Memorandum

To: City Council
From: Sara Mendez, Planner I
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
David Hansen, Senior Planner
Date: June 3, 2025
Subject: **PZC 2025-05** Data Center Development Standards – Text Amendment

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UPDATE

The following item was placed on the May and the June Economic Development Committee (EDC) meeting agendas for discussion. However, both EDC meetings had a lack of quorum, and the item could not be discussed. Due to the unique circumstances, the Zoning Administrator has determined that the following item should be placed on the City Council agenda for discussion and consideration. Although abnormal, the City's Unified Development Ordinance gives the Zoning Administrator discretion over the text amendment process, which includes the item's meeting schedule. Ultimately, the City Council has the authority to consider the item or require the item to go back to the Economic Development Committee to provide any suggestions prior to City Council consideration.

Additionally, the City's sound engineering consultant, Soundscape Engineering, provided updated language for the proposed data center standards in Section 10-4-10. Energy Industrial Standards. These additional comments provide detailed updates that establish clear expectations for noise control throughout the life of a data center project. This additional language strengthens the City's regulatory oversight by requiring real-world noise data, specific mitigation measures, and long-term monitoring, all aimed at ensuring compliance with the City's noise ordinance and minimizing impacts on surrounding properties.

Summary

A request to amend Section 10-4-10. Energy Industrial Use Standards in the Unified Development Ordinance regarding data center facilities. The proposed amendments would introduce development regulations petitioners would be required to follow.

Planning & Zoning Action

In consideration of testimony presented during a Public Hearing on May 14, 2025 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council of a request to amend Section 10-4-10, Energy Industrial Use Standards, of the Unified Development Ordinance to establish development regulations for data center facilities, as presented in a staff memorandum dated May 7, 2025.

Action:

Linnane – aye, Green – aye, Williams – aye, Crouch – aye, Vinyard – aye, Forristall – aye.

6 ayes; 0 nays

Attachments

1. Draft Approving Ordinance
2. Planning and Zoning Commission Memo
3. Proposed Amendments to Section 10-4-10 Energy Industrial Use Standards
4. Ordinance 2023-30

5. Updated Language for Noise Study Regulations provided by Soundscape Engineering, dated 06.02.25
6. Public Hearing Notice Affidavit

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING AN AMENDMENT TO THE YORKVILLE UNIFIED DEVELOPMENT ORDINANCE REGARDING ENERGY INDUSTRIAL USES

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 Section 10-8-11 of the United City of Yorkville Unified Development Ordinance ("UDO") the City may initiate amendments to the Zoning Ordinance; and

WHEREAS, the City filed a request seeking an amendment to the UDO to establish standards for Energy Industrial Uses; and

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on May 14, 2025 to consider the request and forward a recommendation to the City Council to approve the requested text amendment.

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

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

Section 2. That Section 10-4-10. Energy Use Standards of the United City of Yorkville Unified Development Ordinance is hereby repealed in its entirety and replaced with the following:

10-4-10. Energy Industrial Uses

A. Landscape Buffer – when adjacent to non-manufacturing zoned land use

1. In addition to Section 10-5-3 the following requirements apply:
   a. Minimum of 100 foot-landscape buffer when adjacent to non-manufacturing zoned land use (i.e. residential, commercial, school, public institutional, etc.).
   b. The buffer area shall be dedicated exclusively to dense landscaping, including trees and shrubs, and shall not be used for stormwater detention, roadways, walking trails, surface parking, or similar improvements.
   c. Required 8-foot-tall berms when adjacent to residential subdivisions.

B. Landscape Buffer – when adjacent to roads

1. Minimum of a 100-foot landscape buffer along any public roadway .

a. Landscape buffer shall be consistent with Transition Zone D in Section 10-5-3.F.
b. The buffer area shall be dedicated exclusively to dense landscaping, including trees and shrubs, and shall not be used for stormwater detention, roadways, walking trails, surface parking, or similar improvements.

C. Building Separation

1. Minimum of a 500-foot building separation from the nearest data center building or structure (primary or accessory) to the nearest residential or commercial structure.

D. Maximum Height

1. Maximum height for data centers within 1,500 feet of a residential structure shall be 70 feet including rooftop mechanical equipment.
    a. The use of rooftop mounted HVAC or other mechanical units shall require the approval of City Council.

E. Noise Study and Noise Mitigation

1. All applications for data centers shall provide an initial noise study at Planned Unit Development (PUD) review and a final noise study at permitting review, which will be subject to review by the City's sound engineering consultant.
2. The initial noise study must include the following:
    a. A pre-construction noise study shall include baseline noise measurements of the current environment and predictive modeling in phased and at full buildout to ensure the facility's design will meet local noise limits as detailed in Title 4, Chapter 4 of Yorkville's Code of Ordinances.
    b. For the initial study, noise source data for the cooling equipment can be based on generic or manufacturer-provided data. The purpose of the initial study is to refine the site layout and cooling scheme as needed to meet the ordinance.
3. For the final noise study, noise source data for the cooling equipment shall be based on actual sound level measurements of the specific equipment planned for the project, made in accordance with nationally recognized standards, not on interpolated, extrapolated, or otherwise calculated sound levels.
4. Data center developers must include a mitigation plan in their final noise study to ensure that operational noise does not exceed the local noise limits detailed in Yorkville's Code of Ordinances, which includes the penalty for tonal equipment.
5. All major mechanical equipment (i.e generators, chillers, HVAC units) shall be fully enclosed or screened by solid barriers. If rooftop mechanical equipment is approved, they shall be enclosed in penthouses with sound dampening construction or screened with acoustic barriers as needed to meet the City noise ordinance.
    a. Whenever possible, backup generators and condensers shall be placed on the side of the building(s) or the facility, that is farthest from residential structures.
6. The Applicant must provide a noise impact assessment report for review by the City. The report must describe how the assessment was performed, list the specific noise-generating equipment associated with operation of the Data Center Campus and On-site Substation, describe any noise control approaches and equipment that will be included in the project design, and confirm that the City's noise ordinance will be met.

7. An annual noise monitoring will be conducted by the City's sound engineering consultant for 3 years after construction completion to verify ongoing noise compliance. Alternatively, continuous noise monitoring devices shall be installed at the onset of construction and reports provided to the City throughout the life of the development to help verify ongoing noise ordinance compliance.

F. Operational Testing

1. Operational testing of emergency backup generators shall be limited to between the hours of 11am to 5pm on weekdays only, non-holidays.

G. Nuclear Energy

1. Data centers are strictly prohibited from using, generating, storing, or deploying nuclear energy as a power source within the City. This includes, but is not limited to, nuclear reactors, small modular reactors (SMRs), or any other nuclear-based energy.

H. Phasing Plan

1. Implement a phased construction plan that minimizes impacts on residential structures by prioritizing initial development at the farthest distance from existing residential structures.

I. Fencing

1. Fencing shall be security style aluminum, steel, wrought iron, or similar materials.
2. Chain-link or barbed wire fencing is prohibited along public facing edges and properties adjacent to residential land uses.

J. Lighting and Photometric

1. Lighting and photometric plans must be submitted at the time of application and adhere to Section 10-5-7 Outside Lighting.

K. Traffic Management Plan

1. A Traffic Management Plan shall be required during construction, including a communication strategy and an on-site point of contact during construction.

L. Battery Storage

1. Battery storage systems shall be located a minimum of 50 feet away from any adjacent structure and must be readily accessible by Bristol Kendal Fire Protection District (BKFD) for firefighting efforts.

M. Emergency Operations Plan

1. Emergency Operations Plan (EOP) shall be submitted and approved by the City and the Bristol Kendal Fire Protection District (BKFD) prior to issuance of a building permit and must include:
    a. Procedures for fire suppression, hazardous material spills, evacuation, and communication in case of an incident.
    b. The location of any battery storage systems.
    c. Training sessions/drills and or walkthroughs with fire and police shall be required prior to occupancy permit.
    d. Designated contacts for emergency services and a plan to broadcast information if an incident could affect the public.
    e. Must work with KenCom emergency managers to be part of text or siren alert systems.

N. Building Code Enhanced Standards

1. Installing advanced early fire detection in server rooms, using fire-resistive construction beyond code minimums on walls facing neighborhoods, or providing additional hazardous material safeguards.
2. Compliance with National Fire Protection Association 855.

O. Appearance Standards

1. Appearance standards shall comply with the requirements outlined in Section 10-5-8.4.

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

[*Remainder of page intentionally left blank. Roll call vote follows.*]

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

_____

CITY CLERK

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

Attest:

_____

CITY CLERK

Memorandum

To: Planning and Zoning Commission
From: Sara Mendez, Planner I
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Lynn Dubajic, Economic Development Consultant
Date: May 7, 2025
Subject: **PZC 2025-05** Data Center Development Standards – Text Amendment

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Summary

A request to amend Section 10-4-10. Energy Industrial Use Standards in the Unified Development Ordinance regarding data center facilities. The proposed amendments would introduce development regulations petitioners would be required to follow.

Need for Data Center Development Standards:

Over the past year, the City has been approached by multiple data center developers and speculative petitioners, highlighting the increasing interest in this sector. Additionally, there has been a rise in speculative zoning applications for data centers without a confirmed end user. Currently, there are ~3,000 acres of land in pivotal locations near the ComEd transmission station off of Eldamain Road that could support data center development. However, the City does not have specific regulations regarding intensive "Energy Industrial Uses" such as data center developments. To ensure responsible growth and maintain high development standards, it is crucial for the City to establish clear data center regulations that developers must follow.

Research on Municipalities/Counties with Data Center Specified Regulations:

As data center development continues to grow exponentially, many zoning ordinances across the United States do not yet explicitly address development standards for these uses. However, some municipalities are proactively updating their zoning regulations to accommodate the increasing demand.

Loudoun County, Virginia—known as "Data Center Alley"—has the highest concentration of data centers in the world, with approximately 200 existing facilities and 117 more in development. To manage this rapid growth, on February 6, 2024, the Loudoun County Board of Supervisors directed staff to initiate a Comprehensive Plan Amendment (CPAM) and a Zoning Ordinance Amendment (ZOAM) to update policies and standards for data centers and electrical substations.

The table below outlines various data center development standards implemented in Loudoun County. While Yorkville is not looking to adopt Loudoun County's standards exactly, it aims to implement similar best practices tailored to the City's specific needs. Notably, Loudoun County's regulations do not include specific setbacks for commercial, public institutional, or school uses, which Yorkville intends to incorporate into its approach.

Type of Standard	Standard for Loudoun County, Virginia
Landscape	The plant unit composition requirements apply exclusively to **buffer** or **road corridor buffer** areas. The specifications are as follows: • **Large Deciduous Trees**: Up to 30% of the required plant units. • **Small Deciduous Trees**: Up to 30% of the

	required plant units. • **Evergreen Trees**: A minimum of 40% and a maximum of 70% of the required plant units, with trees being at least 8 feet tall when planted. • **Shrubs, Ornamental Grasses, and Perennials**: Up to 20% of the required plant units.
Minimum Building/Structure Setback	200 feet from the shared property line of a residential area only.
Building separation from data center structure to residential	No regulation in place.
Maximum Building Height	The maximum building height for data centers is determined by the zoning district. The following are the zoning districts data centers are permitted in and their maximum building height: 1. **Industrial Park (IP)**: 100 feet 2. **General Industry (GI)**: 100 feet 3. **Mineral Resource – Heavy Industry (MR-HI)**: 45 feet
Noise study	A noise study is required.
Generator Noise Testing Hours	When adjacent to residential areas: 1. May 1st – September 30th 5pm-7pm 2. October 1st – April 30th 11am-5pm
Light and Glare	Data centers must include a photometric plan that shows all exterior lighting, including all security lighting. **Maximum Illumination**: lighting must not cause illumination in excess of 0.25 foot-candles above background light levels measured at the lot line of any adjacent lot or road right-of-way
Nuclear Energy	Possibly considering due to the high demand of data centers in Virginia.
Specific Buffer and Berm Requirements	Buffer Type C is required with the specified plantings and located on an earthen berm that has a minimum height of 6 feet and a grade lower than 2:1. **Buffer Type C:** Opaque, intended to provide the greatest degree of screening feasible and minimize visual contact between uses, creating a strong impression of total separation.

Prince William County, Virginia, is also a rapidly growing hub for data centers. As of February 2024, the county had at least 44 data center buildings totaling 8.3 million square feet. To encourage development in areas with existing infrastructure capable of supporting data centers, the county established the Data Center Opportunity Zone Overlay District.

In Prince William County, data centers are permitted by right within the overlay district, as well as in various office, industrial, and manufacturing zoning districts. The table below outlines the standards established for the Data Center Opportunity Zone Overlay District:

Type of Standard	Standard for Prince William County, Virginia
Screening of Mechanical Equipment	Mechanical equipment must be screened from major roads and residential properties using a building, existing vegetation, or a visually solid fence, wall, or panel.
Buffer Yard Requirement	A buffer yard is required between data centers and adjacent residential properties. A six-foot earthen berm with Type C plantings must be installed unless existing topography, vegetation, or a six-foot solid fence provides equivalent screening. **Type C**: Designed to provide maximum screening, minimizing visual exposure between uses and creating a clear sense of separation.
Fencing	Chain-link and barbed wire fencing are prohibited along public and private streets. Permitted fencing includes Stalwart IS Anti-Ram Barrier & Impasse II, a high-security steel system with an integrated crash-rated barrier.
Floor Area Ratio (FAR) Increase	Data centers within the Data Center Opportunity Zone Overlay District may have a FAR up to 1.0, provided all other development standards are met.
Substations	Must be screened from major roads and residential areas with 10-foot opaque fencing.
Building Facades Near Historic District	Buildings visible from the Manassas Battlefield Park must have non-reflective, dark green or brown facades to blend into the tree line.

Chandler, Arizona has seen significant data center development, with notable facilities including H5 Data Centers' Phoenix Data Center and Digital Realty's Chandler Data Center. In December 2022, the City of Chandler modified its zoning code to define the location and operation of data centers. The zoning code took effect in January 2023. The table below outlines the standards established in Chandler's Zoning Code to address data centers:

Type of Standard	Standard for Chandler, Arizona
Restriction on Data Center Operations	Data Centers are not permitted to operate unless explicitly approved as part of a Planned Area Development zoning district. Data centers that are ancillary to another primary use are permitted if: 1. They occupy no more than 10% of the building footprint 2. They serve the enterprise function of the on-site property owner and are not used to lease data storage or processing services to third parties 3. They are not housed in a separate, stand-alone structure on the parcel
Notification to Residents	The data center operator or property owner must notify all residents and homeowners' associations within a 0.5-mile radius of the property about their intent to build and operate a data center. This notice must be mailed to all postal addresses and homeowners' association addresses within the specified radius from the property line of the proposed data center site.
Neighborhood Meetings	Data center operator must schedule and attend 2 neighborhood meetings with residents to describe the project and the proposed sound-mitigation aspects of the project design. Notice of the neighborhood meetings must be mailed to all residents and homeowner associations within a 0.5-mile radius of the parcel. A representative of the developer or owner with decision-making authority on the design of the data center must attend the neighborhood meetings. Data center operator or property owner must also post a sign on the subject property, at least 15 days before each neighborhood meeting. The sign must be located along an arterial street or other high-visibility location The sign must include the following: 1. The applicant’s name and contact information 2. Brief description of the data center project 3. Date, time, and location of the neighborhood meeting

Neighborhood Liaison Requirement	After issuance of a certificate of occupancy and commencement of the operation of the data center, the operator of a data center must provide an on-site neighborhood liaison between the hours of 8am and 10pm MST each day to respond to complaints about noise emanating from the data center.
Pre-Development Sound Study Requirement	Before the first neighborhood meeting, the property owner proposing a data center must conduct a sound study by a third-party acoustic engineer to document baseline noise levels, including measurements at the property line of the nearest residentially zoned or noise-sensitive property. The property owner must provide a copy of the results of the study to the City of Chandler before the 1st neighborhood meeting.
Post-Construction Noise Monitoring Requirements	After receiving either a certificate of occupancy or a certificate of completion, the data center operator must conduct a noise study by a third-party acoustical engineer to document noise levels at the property line of the nearest residentially zoned or planned property during peak operation of the data center's mechanical equipment. Data center operator must conduct an additional noise study annually during peak operation of the data center mechanical equipment for 5 years after completion of the initial post-construction noise study. Data center operator must provide the results of the noise study to the City of Chandler within 30 days of the anniversary date on which the certificate of occupancy or certificate of completion was issued by the City.
Backup Power Generator Notification Requirements	If data center operator intends to use backup power generator, the operator must maintain a public website announcing the times when the generators will be in operation. Any routine operation of the backup generators, including for testing purposes, must be announced on the website 24 hours in advance. The operator must also notify the City of Chandler Communications and Public Affairs Department at least 24 hours in advance. Backup generators may operate between the hours of

	9am and 5pm, Monday – Friday, excluding holidays. Data center operator must provide the address of the website where the notices required.

Approved & Proposed Data Centers

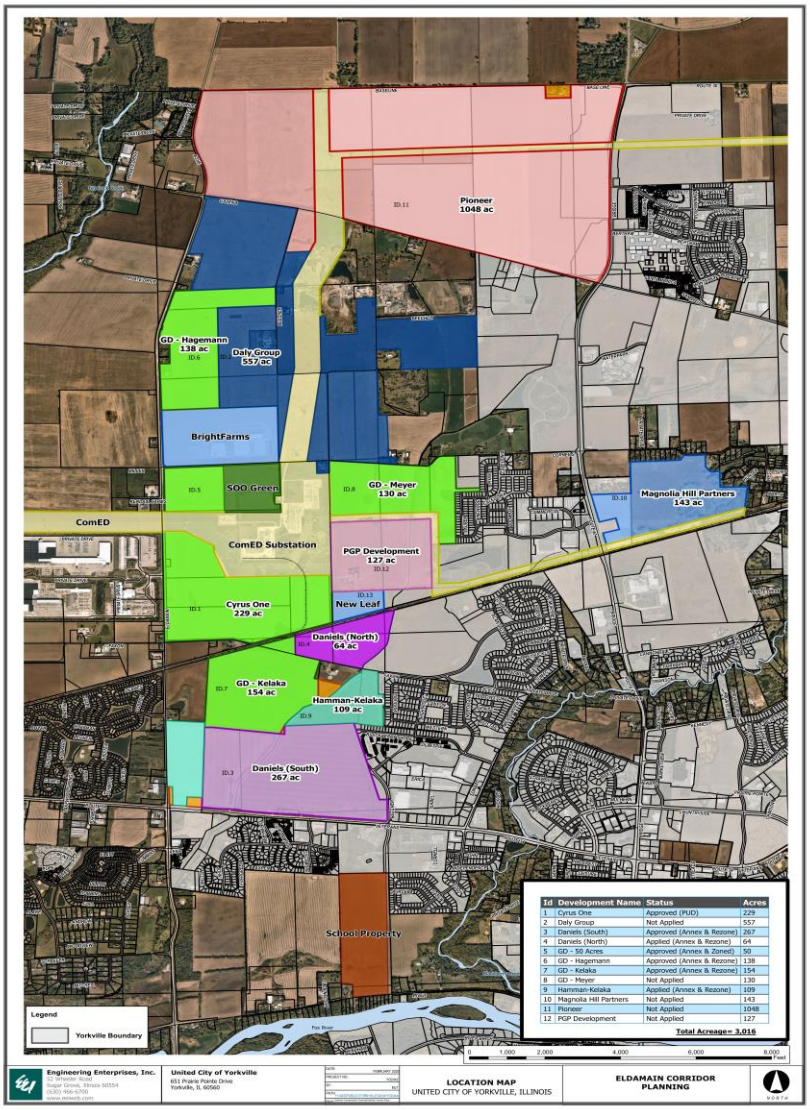
Since Yorkville identified data centers as permitted land uses in the M-2 General Manufacturing District in the Zoning Ordinance in 2023 and established a placeholder in the recently adopted Unified Development Ordinance for future development standards under Energy Industrial Uses, the City has experienced a growing interest in data center development. With the approval of Yorkville's first data center project, Cyrus One in 2024, there has been a significant increase in speculative entitlement requests, including annexations and rezonings, for potential data center developments. This trend highlights the need for clearly defined standards to guide future projects and ensure alignment with the City's long-term planning goals.

The table and map below highlight twelve (12) data center projects that have been approved, are currently under review, or involve site inquiries with stated intentions to apply within the City of Yorkville:

Development Name	**Acres**	**Zoning**	**Application Status**	**Approval Status**	**Nearest Distance to Residential Property Line**	**Residential Subdivision**
Cyrus One	229 acres	M-2 Limited Manufacturing District	Applied	Approved (PUD) (2024)	~2,230 feet	Whispering Meadows
Prologis (Project Steel)	557 acres	Unincorporated	Applied	Pending (Annex, Rezone, & PUD)	~3,500 feet	Caledonia
Daniels (South)	267 acres	M-2 Limited Manufacturing District	Applied	Approved (Annex & Rezone) (2025)	~130 feet	Fox Hill
Daniels (North)	64 acres	A-1 Agricultural District	Applied	Pending (Annex & Rezone)	~98 feet	Whispering Meadows
Green Door – 50 acres	50 acres	M-2 Limited Manufacturing District	N/A	Approved	~4,300 feet	Caledonia
Green Door - Hagemann	138 acres	M-2 Limited Manufacturing District	Applied	Approved (Annex & Rezone) (2024)	~7,300 feet	Caledonia
Green Door – Kelaka	154 acres	M-2 Limited Manufacturing District	Applied	Approved (Annex & Rezone) (2024)	~1,500 feet	Kylyn's Ridge
Green Door – Meyer	130 acres	R-4 General Multi-Family Residence District (Westbury South Village)	Not Applied	N/A	~0 feet*	Caledonia

Hamman-Kelaka	109 acres	B-3 General Business District/Unincorporated	Applied	Approved (Annex & Rezone) (2025)	~0 feet*	Kylyn's Ridge
Magnolia Hill Partners	143 acres	Unincorporated	Not Applied	N/A	~2,600 feet	Autumn Creek
Pioneer (Project Cardinal)	1,048 acres	Planned Unit Development (PUD) (Westhaven & Bailey Meadows)	Applied	Pending (Annex, Rezone, & PUD)	~460 feet	Bristol Bay
PGP Development	127 acres	Unincorporated	Not Applied	N/A	~650 feet	Caledonia

*Immediately adjacent to residential property line



The table below outlines the approved Planned Unit Development (PUD) and data center projects, including those submitted without a land plan, and highlights the regulations each petitioner has agreed to follow per the applicable Planned Unit Development Agreement/Annexation Agreement.

Development Name	***Regulations Agreed to be Followed***
Cyrus One	1. Building Setbacks: • Front Yard (Eldamain Road): 150-foot setback from the road's right-of-way • Rear Yard (Beecher Road): 60-foot setback from the road's right of way • Side Yard (north and south property lines): 50-foot setback 2. Parking: • .2 parking spaces per 1,000 square feet net floor area • Required to construct a minimum of 400 total spaces, including 10 electric vehicle (EV) charging spots. 3. Access to Subject Property: • 1 access point off Eldamain Road and 1 access off Faxon Road 4. Off-Street Loading: • No more than 1 loading space shall be required per building 5. Landscaping: • The developer must install landscaping along Eldamain, Faxon, and Beecher roadways that meets Transition Zone Type D Standards, while other internal landscaping requirements under UDO Section 10-5-3 are waived 6. Mechanical Screening and Fencing: • Must comply with the City's Noise Ordinance (Title 4, Chapter 4. Noise Ordinance) 7. Appearance Standards: • Must submit updated building elevations with a final plat application or building permit request. 8. Lots; Street Design • Exempt from Section 10-7-2 and 10-7-3 in the UDO 9. Signage: • Must follow Section 10-6 (Sign Standards) in the UDO 10. Lighting: • Must submit photometric plan along with manufacturer's cut sheet of proposed lighting standards installed in parking area
Daniels (South)	There are no zoning and land development regulations to follow due to the absence of a formal land plan.

Green Door - Hagemann	There are no zoning and land development regulations to follow due to the absence of a formal land plan.
Green Door – Kelaka	There are no zoning and land development regulations to follow due to the absence of a formal land plan.
Hamman-Kelaka	1. Building Restriction: • No buildings shall be erected on the property identified by Parcel Index Number 02-19-200-008. Surface parking, roads and stormwater management facilities shall be permitted on this parcel. 2. Data Center Building to Residential Structure: • No buildings shall be erected closer than 400 feet to nearest existing residential structure. 3. Landscape Buffer and Berm Requirement: • 100-foot landscaped buffer with an 8 foot tall berm shall be installed between the proposed data center and the Kylyn's Ridge subdivision immediately adjacent and to the east of the Subject Property, and the homes located on Blackberry Shore Lane immediately adjacent and to the south of the Subject Property. This buffer shall include elements such as vegetation, solid fencing, green walls, stormwater management area, living groundcover, and turf to ensure effective visual screening and physical separation between land uses. 4. Building Height: • Any buildings located within 1,500 feet of a residential subdivision shall be no more than seventy (70) feet tall, including all rooftop equipment. 5. Equal Distance Restrictions for Adjacent Residential Areas: • Any distance restrictions on development at the Subject Property that provide a benefit for the Kylyn's Ridge subdivision, including landscaped buffers, shall also be applied for the benefit of the homes along Blackberry Shore Lane immediately adjacent and to the south of the Subject Property.

Proposed Text Amendments:

As municipalities like Loudoun County, Prince William County, and the City of Chandler experience rapid data center growth, they have implemented zoning standards tailored to these developments. Similarly, the City of Yorkville is working to adopt specific data center regulations. Since identifying data centers as a permitted use in the M-2 General Manufacturing District in 2023, the City has approved its first Planned Unit Development for the Cyrus One data center. Additionally, there has been a rise in speculative entitlement requests, including annexations and rezonings, for potential data center projects. However, the City's M-2 General Manufacturing District does not currently include specific development standards for data centers. To ensure responsible growth and maintain high development standards, it is crucial for the City to establish clear data center regulations that developers must follow. The table below compares the standards the City is considering implementing with the current M-2 General Manufacturing District standards and the City's existing code:

Standard	M-2 General Manufacturing District/ City Code	Proposed Standards
Landscape Buffer – when adjacent to non-manufacturing zoned land use	Section 10-5-3 in the Unified Development Ordinance establishes landscape standards for new developments. The following landscape requirements would apply to data center developments: building foundation landscaping, parking area perimeter landscaping, parking area interior landscaping, and transition zone landscaping. Table 10-5-3(F)(2) Application of Transition Zone Types states Industrial land uses are required to utilize Transition Zone "D" landscape buffer when adjacent to the following land uses: single-family residential, all other residential, public/institutional, retail, service/medica/office, lodging, eating/drinking, entertainment, vehicle related, and industrial/transportation. The UDO states Type D has a Minimum Zone Width of 20 feet and the Minimum Fence/Wall height is 6 feet, which may also be satisfied with a solid evergreen hedge. The Minimum Number of Landscape Elements per 100 Linear Feet are as followed: 1. Understory Tree: 5 2. Canopy/Evergreen Tree: 5 3. Shrubs/Native Grasses: 35	In addition to Section 10-5-3 the following requirements will apply: Minimum of 100-foot landscape buffer when adjacent to any non-manufacturing zoned land use (i.e. residential, commercial, public institutional, school, etc.) 1. Landscape buffer shall be consistent with Transition Zone D in Section 10-5-3.F of the Unified Development Ordinance 2. The buffer area shall be dedicated exclusively to dense landscaping, including trees and shrubs, and shall not be used for stormwater detention, roadways, walking trails, surface parking, or similar improvements. 3. Required 8-foot-tall berms when adjacent to residential subdivisions ***<u>Discussion:</u>*** ***1. Is the City open to granting relief from the landscape standards or will applications be reviewed on a case-by-case basis?***
Landscape Buffer – Road	Please refer to the Landscape Regulations above	Minimum of a 100-foot landscape buffer along any public roadway 1. Landscape buffer shall be consistent with Transition Zone D in Section 10-5-3.F of the Unified

		Development Ordinance 2. The buffer area shall be dedicated exclusively to dense landscaping, including trees and shrubs, and shall not be used for stormwater detention, roadways, walking trails, surface parking, or similar improvements.
Building separation	The Unified Development Ordinance does not currently impose a minimum building separation requirement between a data center building or structure (primary or accessory) and the nearest residential or commercial structure.	Minimum of a 500-foot building separation from the nearest data center building or structure (primary or accessory) to the nearest residential or commercial structure.
Maximum Height	Table 10-3-9(A) of the Unified Development Ordinance indicates that the M-2 General Manufacturing District currently has no maximum building height restriction.	Maximum height for data centers within 1,500 feet of a residential structure shall be 70 feet including roof top mechanical equipment a. No rooftop mounted HVAC or other mechanical units are allowed within this buffer, unless specifically approved by City Council ***Discussion:*** 1. ***To be consistent with maximum height in other districts (B-1, B-2, and B-3), will the city consider a maximum height of 80 feet if the data center is not within 1,500 feet of a residential structure?***
Noise Study	Although the City does not have an explicit requirement for data centers to conduct a noise study, it engaged a sound engineer to evaluate the preliminary PUD for the now-approved Cyrus One data center—the City's first Planned Unit Development for data center	All applications for data centers shall provide a noise study which will be subject to review by the City's sound engineering consultant 1. A pre-construction noise study shall include baseline noise

	use—while considering the surrounding existing and future land uses. Cyrus One is expected to conduct a formal noise study at the permitting stage for further review.	measurements of the current environment and predictive modeling in phased and at full buildout to ensure the facility's design will meet local noise limits a. Consider sharing with the public or at least neighboring property owners for full transparency 2. Data center developers must include a mitigation plan in their noise study to ensure that operational noise does not exceed the pre-development baseline measured at the property. 3. All major mechanical equipment (generators, chillers, HVAC units) shall be fully enclosed or screened by solid barriers. If rooftop mechanical equipment is approved, they shall be enclosed in penthouses with sound dampening construction b. Backup generators and condensers shall be placed on the side of the building(s) or the opposite side of the facility, farthest from residential structures. ***<u>Discussion:</u>*** ***1. Should the City implement an annual noise monitoring conducted by the City's sound engineering consultant for 3 years after construction completion to verify ongoing noise compliance?***

Operational Testing	Based on the Table 1 Sound Level Limits in the Code of Ordinances (Chapter 4 Noise Ordinance), if a data center is located near a residential land use property, it must keep noise levels below 60 dBA during the day (7am-10pm) and below 50 dBA at night (10pm-7pm). If a data center is located near a commercial or public parks and other open public space land use properties, it must keep noise level below 67dBA during the day (7am-10pm) and night time (10pm-7am).	Operational testing of emergency backup generators shall be limited to between the hours of 11am to 5pm on weekdays only, non-holidays. ***<u>Discussion:</u>*** ***1. The city may want to consider implementing strict noise limits for data centers at all receiving property land uses property ensuring they do not exceed the current Noise Ordinance*** ***2. Does the City want to require lower dBA for residential land uses at night?*** 3. ***Additionally, the City is considering requiring operators to use the lowest-noise equipment available, such as hospital-grade mufflers on generators, to help minimize noise impacts on surrounding properties.***
Nuclear Energy	There is currently no standard in place, but the City strongly opposes the use of nuclear energy.	Data centers are strictly prohibited from using, generating, storing, or deploying nuclear energy as a power source within the City. This includes, but is not limited to, nuclear reactors, small modular reactors (SMRs), or any other nuclear-based technology.
Phasing Plan	There is currently no requirement for a phased construction plan in place for data centers to minimize impacts on residential structures.	Implement a phased construction plan that minimizes impacts on residential structures by prioritizing initial development at the farthest distance from existing residential structures.
Fencing	Permitted Materials in the M-2 District: 1. Stone 2. Brick	Fencing shall be security style aluminum, steel, wrought iron, or similar materials. Chain-link or barbed wire fencing is prohibited along public-facing

	3. Natural rot resistant wood (cedar, cyprus, redwood) 4. Cast or wrought iron 5. Plastic 6. Aluminum 7. Composite wood and plastic 8. Vinyl coated chain-link (rear and side yard only in all zoning district) 9. Galvanized chain-link (only on M-1 and M-2 properties adjacent to other M-1 or M-2 property) The maximum height for fences in the manufacturing district is 8 feet for the front, corner side, interior side, and rear yard	edges and properties adjacent to residential land uses.
Lighting and Photometric	Table 10-5-7(E) Outside Lighting Height Standards allows for manufacturing districts to have a maximum lighting height of 35 feet.	Lighting and photometric plans must provide and adhere to Section 10-5-7. Outside Lighting of the Unified Development Ordinance. ***Discussion:*** ***1. Table 10-5-7(E) Outside Lighting Height Standards allows for manufacturing districts to have a maximum lighting height of 35 feet. Should the City consider lowering the light pole standard maximum?***
Traffic Management Plan	Section 10-A-10. Traffic Study in Unified Development Ordinance does not explicitly require a Traffic Management Plan, rather, it focuses on a Traffic Impact Study, which is an analysis of existing and projected traffic conditions.	A Traffic Management Plan shall be required during construction, including a communication strategy and an on-site point of contact during construction.
Battery Storage	The battery storage standards require 4-hour fire wall protection and must not be adjacent to any combustible materials.	Battery storage systems shall be located a minimum of 50 feet away from any adjacent structure and must be readily accessible by BKFD for firefighting efforts.

Emergency Operations Plan (EOP)	Typically, high hazard uses in the City are required to have an Emergency Operations Plan (EOP). While the City has its own EOP, there is no specific requirement for data centers to have an individual Emergency Operations Plan	Emergency Operations Plan (EOP) shall be submitted and approved by the City and Fire Protection District (BKFD) prior to issuance of a building permit and must include: 1. Procedures for fire suppression, hazardous material spills, evacuation, and communication in case of an incident 2. Training sessions/drill and or walkthroughs with fire and police shall be required prior to occupancy permit 3. Designated contacts for emergency services and a plan to broadcast information if an incident could affect the public 4. Must work with KenCom emergency managers to be part of text or siren alert systems
Building Code Enhanced Standards	The City has adopted the 2018 edition of the International Code Council (ICC), which includes provisions for energy storage.	Installing advanced early fire detection in server rooms, using fire-resistive construction beyond code minimums on walls facing neighborhoods, or providing additional hazardous material safeguards. Compliance with NFPA 855
Appearance Standards	Section 10-5-8. C.4 sets appearance guidelines and standards for industrial uses, which include the following: Guidelines: 1. At least 50% of the total building shall incorporate masonry products or precast concrete. The front facade, facing a street with the main entry, must be at least 50% masonry or	

	precast concrete, while any facade abutting a street must also include masonry or precast concrete. Masonry or precast concrete is encouraged on all remaining facades. When using precast concrete panels or split-face block, incorporating colors, patterns, or architectural features is encouraged. 2. Building entryways shall be clearly identified. Building components, such as windows, doors, eaves and parapets shall be in proportion to one another. 3. The location of parking lots in a manner that is logical, safe, and pedestrian friendly is encouraged. In this respect, the location of parking lots in the rear or side of a building is encouraged. Standards: 1. Industrial buildings shall consist of solid and durable facade materials and be compatible with the character and scale of the surrounding area. 2. Industrial buildings with facades greater than 100 feet in length shall incorporate recesses, projections, windows or other ornamental/architectural features along at least 30% of the length of the facade abutting a public street in an effort to break up the mass of the structure.	

Lastly, through Ordinance 2023-30, the City defined "battery uses," "data centers," and "refrigerated warehouses (cold storage)" and established off-street parking regulations for these land uses.

However, during the transition from the Zoning Ordinance to the Unified Development Ordinance (UDO), the table outlining off-street parking regulations was not incorporated, although was used in the calculations for determining minimum parking standards for Cyrus One. Staff is requesting to formally add the table below to the UDO to ensure these regulations are applied to data centers.

Use	**Minimum Spaces Required**
Energy Industrial Uses:	
Battery Storage:	
Less than 70,000 square feet	**Minimum of 20 parking spaces**
More than 70,001 square feet	**0.3 per 1,000 square feet of floor area**
Data Center:	
Less than 70,000 square feet	**Minimum of 20 parking spaces**
More than 70,001 square feet	**0.3 per 1,000 square feet of floor area**
Refrigerated Warehouse (Cold Storage)	
Less than 150,000 square feet	**0.5 per 1,000 square feet of floor area**
More than 150,001 square feet	**0.3 per 1,000 square feet of floor area.**

Proposed Motion

In consideration of testimony presented during a Public Hearing on May 14, 2025 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council of a request to amend Section 10-4-10, Energy Industrial Use Standards, of the Unified Development Ordinance to establish development regulations for data center facilities, as presented in a staff memorandum dated May 7, 2025 and further subject to {insert any additional conditions of the Planning and Zoning Commission}…

Attachments

1. Proposed Amendments to Section 10-4-10 Energy Industrial Use Standards
2. Ordinance 2023-30
3. Public Hearing Notice Affidavit

10-4-10. Energy Industrial Uses

A. Landscape Buffer – when adjacent to non-manufacturing zoned land use

1. In addition to Section 10-5-3 the following requirements apply:
    a. Minimum of 100 foot-landscape buffer when adjacent to non-manufacturing zoned land use (i.e. residential, commercial, school, public institutional, etc.).
    b. The buffer area shall be dedicated exclusively to dense landscaping, including trees and shrubs, and shall not be used for stormwater detention, roadways, walking trails, surface parking, or similar improvements.
    c. Required 8-foot-tall berms when adjacent to residential subdivisions.

B. Landscape Buffer – when adjacent to roads

1. Minimum of a 100-foot landscape buffer along any public roadway .
    a. Landscape buffer shall be consistent with Transition Zone D in Section 10-5-3.F.
    b. The buffer area shall be dedicated exclusively to dense landscaping, including trees and shrubs, and shall not be used for stormwater detention, roadways, walking trails, surface parking, or similar improvements.

C. Building Separation

1. Minimum of a 500-foot building separation from the nearest data center building or structure (primary or accessory) to the nearest residential or commercial structure.

D. Maximum Height

1. Maximum height for data centers within 1,500 feet of a residential structure shall be 70 feet including rooftop mechanical equipment.
    a. The use of rooftop mounted HVAC or other mechanical units shall require the approval of City Council.

E. Noise Study and Noise Mitigation

1. All applications for data centers shall provide an initial noise study at Planned Unit Development (PUD) review and a final noise study at permitting review, both of which will be subject to review by the City's sound engineering consultant.
2. The initial noise study must include the following:
    a. A pre-construction noise study shall include baseline noise measurements of the current environment and predictive modeling in phased and at full buildout to ensure the facility's design will meet local noise limits as detailed in Title 4, Chapter 4 of Yorkville's Code of Ordinances.
    b. For the initial study, noise source data for the cooling equipment can be based on generic or manufacturer-provided data. The purpose of the initial study is to refine the site layout and cooling scheme as needed to meet the ordinance.
3. For the final noise study, noise source data for the cooling equipment shall be based on actual sound level measurements of the specific equipment planned for the project, made in accordance with nationally recognized standards, not on interpolated, extrapolated, or otherwise calculated sound levels.
4. Data center developers must include a mitigation plan in their final noise study to ensure that operational noise does not exceed the local noise limits detailed in Yorkville's Code of Ordinances, including the penalty for tonal equipment.

5. All major mechanical equipment (i.e generators, chillers, HVAC units) shall be fully enclosed or screened by solid barriers. If rooftop mechanical equipment is approved, they shall be enclosed in penthouses with sound dampening construction or screened with acoustic barriers as needed to meet the City noise ordinance.
    a. Whenever possible, backup generators and condensers shall be placed on the side of the building(s) or the facility, that is farthest from residential structures.
6. The Applicant must provide a noise impact assessment report for review by the City. The report must describe how the assessment was performed, list the specific noise-generating equipment associated with operation of the Data Center Campus and On-site Substation, describe any noise control approaches and equipment that will be included in the project design, and confirm that the City's noise ordinance will be met.
7. An annual noise monitoring will be conducted by the City's sound engineering consultant for 3 years after construction completion to verify ongoing noise compliance. Alternatively, continuous noise monitoring devices shall be installed at the onset of construction and reports provided to the City throughout the life of the development to help verify ongoing noise ordinance compliance.

F. Operational Testing

1. Operational testing of emergency backup generators shall be limited to between the hours of 11am to 5pm on weekdays only, non-holidays.

G. Nuclear Energy

1. Data centers are strictly prohibited from using, generating, storing, or deploying nuclear energy as a power source within the City. This includes, but is not limited to, nuclear reactors, small modular reactors (SMRs), or any other nuclear-based energy.

H. Phasing Plan

1. Implement a phased construction plan that minimizes impacts on residential structures by prioritizing initial development at the farthest distance from existing residential structures.

I. Fencing

1. Fencing shall be security style aluminum, steel, wrought iron, or similar materials.
2. Chain-link or barbed wire fencing is prohibited along public facing edges and properties adjacent to residential land uses.

J. Lighting and Photometric

1. Lighting and photometric plans must be submitted at the time of application and adhere to Section 10-5-7 Outside Lighting.

K. Traffic Management Plan

1. A Traffic Management Plan shall be required during construction, including a communication strategy and an on-site point of contact during construction.

L. Battery Storage

1. Battery storage systems shall be located a minimum of 50 feet away from any adjacent structure and must be readily accessible by Bristol Kendal Fire Protection District (BKFD) for firefighting efforts.

M. Emergency Operations Plan

1. Emergency Operations Plan (EOP) shall be submitted and approved by the City and the Bristol Kendal Fire Protection District (BKFD) prior to issuance of a building permit and must include:

a. Procedures for fire suppression, hazardous material spills, evacuation, and communication in case of an incident.
b. The location of any battery storage systems.
c. Training sessions/drills and or walkthroughs with fire and police shall be required prior to occupancy permit.
d. Designated contacts for emergency services and a plan to broadcast information if an incident could affect the public.
e. Must work with KenCom emergency managers to be part of text or siren alert systems.

N. Building Code Enhanced Standards

1. Installing advanced early fire detection in server rooms, using fire-resistive construction beyond code minimums on walls facing neighborhoods, or providing additional hazardous material safeguards.
2. Compliance with National Fire Protection Association 855.

O. Appearance Standards

1. Appearance standards shall comply with the requirements outlined in Section 10-5-8.4.

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

ORDINANCE NO. 2023-30

ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AMENDING THE ZONING ORDINANCE IDENTIFY, DEFINE, AND REGULATE ENERGY INDUSTRIAL USES

Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 26th day of September, 2023

Published in pamphlet form by the
authority of the Mayor and City Council
of the United City of Yorkville, Kendall
County, Illinois on September 27, 2023.

Ordinance No. 2023-30

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AMENDING THE ZONING ORDINANCE IDENTIFY, DEFINE, AND REGULATE ENERGY INDUSTRIAL USES

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

WHEREAS, pursuant to Section 10-4-10 of the United City of Yorkville Zoning Ordinance ("Zoning Ordinance") the City may initiate amendments to the Zoning Ordinance; and,

WHEREAS, the City filed a petition seeking an amendment to the Zoning Ordinance to identify Energy Industrial Uses as uses consisting of "battery uses", "data centers" and "refrigerated warehouses (cold storage") as their own line items in Table 10.06.04 Manufacturing Uses; and,

WHEREAS, the City filed a petition seeking an amendment to the Zoning Ordinance to define "battery uses", "data center", and "refrigerated warehouse (cold storage)" as permitted uses within the M-1 and M-2 zoning districts; and,

WHEREAS, the City filed a petition seeking an amendment to the Zoning Ordinance to add off-street parking regulations for Energy Industrial Uses in Section Table 10.16.03 regarding battery uses, data centers, and refrigerated warehouses (cold storage), to reflect the proposed new definitions; and,

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on September 13, 2023, to consider each of these requests and made findings of fact and recommendations to the City Council to approve all of the requested text amendments.

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

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

Section 2: That a Section 10-2-3 of the United City of Yorkville Zoning Ordinance is hereby amended to add the following definitions:

BATTERY STORAGE USES: A use that enables battery manufacturing, charging, recycling, warehousing, storage, and related uses. This may also include uses that derive energy from renewable sources, such as wind and solar power, to be collected, stored, and then released for later use to an electric grid, power plant or private user.

DATA CENTER: A facility comprised of networked computers, storage systems, and computing infrastructure which organizations use to assemble, process, store and disseminate data. Cryptocurrency centers, which use networked computers, storage systems, and computing infrastructure to manage the flow of digital or virtual currencies, shall be included in the definition.

REFRIGERATED WAREHOUSE (COLD STORAGE): A facility which is artificially or mechanically cooled in order to maintain the integrity and quality of perishable goods.

Section 3: That a Section 10-6-0, Table 10.06.04 of the United City of Yorkville Zoning Ordinance to add the land uses as follows:

	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Battery Storage Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Data Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Refrigerated Warehouse (Cold Storage)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P

Section 4: That a Section 10-16-3-F, Table 10.16.03 of the United City of Yorkville Zoning Ordinance is hereby amended to add language regulating off-street parking for the land uses as follows:

Use	Minimum Spaces Required
Energy Industrial Uses:	
Battery Storage	
Less than 70,000 square feet	Minimum 20 parking spaces
More than 70,001 square feet	0.3 per 1,000 square feet of floor area
Data Center	
Less than 70,000 square feet	Minimum 20 parking spaces
More than 70,001 square feet	0.3 per 1,000 square feet of floor area
Refrigerated Warehouse (Cold Storage)	
Less than 150,000 square feet	0.5 per 1,000 square feet of floor area
More than 150,001 square feet	0.3 per 1,000 square feet of floor area

Section 5: This Ordinance shall be in full force and effect after its passage, publication, and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 26th day of September, A.D. 2023.

CITY CLERK

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

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this 28th day of September, A.D. 2023.

MAYOR

Soundscape Engineering
Practical Solutions from Professional Engineers

MEMORANDUM

June 2, 2025

To: Krysti J. Barksdale-Noble, Community Development Director, United City of Yorkville, knoble@yorkville.il.us

From: Aimee Lalime, INCE Bd. Cert.
Nathan Sevener, INCE Bd. Cert.

Re: Proposed Updates to the Noise Study Section of the Ordinance Updates to Section 10-4-10 "Energy Industrial Uses"

The United City of Yorkville plans to amend Section 10-4-10. Energy Industrial Use Standards in the Unified Development Ordinance regarding data center facilities. Soundscape proposes the following amendments to the draft ordinance updates (shown in blue text):

E. Noise Study

1. All applications for data centers shall provide an initial noise study at PUD review and a final noise study at permitting review, both of which will be subject to review by the City's sound engineering consultant.

2. The initial noise study must include the following:

   a. A pre-construction noise study shall include baseline noise measurements of the current environment and predictive modeling in phased and at full buildout to ensure the facility's design will meet local noise limits as detailed in Title 4, Chapter 4 of Yorkville's Code of Ordinances.

   b. For the initial study, noise source data for the cooling equipment can be based on generic or manufacturer-provided data. The purpose of the initial study is to refine the site layout and cooling scheme as needed to meet the ordinance.

   c. For the final noise study, noise source data for the cooling equipment shall be based on actual sound level measurements of the specific equipment planned for the project, made in accordance with nationally recognized standards, not on interpolated, extrapolated, or otherwise calculated sound levels.

   d. Data center developers must include a mitigation plan in their noise study to ensure that operational noise does not exceed the local noise limits detailed in Yorkville's Code of Ordinances, including the penalty for tonal equipment.

e. All major mechanical equipment (i.e generators, chillers, HVAC units) shall be fully enclosed or screened by sound barriers. If rooftop mechanical equipment is approved, they shall be enclosed in penthouses with sound dampening construction or screened with acoustic barriers as needed to meet the City noise ordinance.

    i. Wherever possible, backup generators and condensers shall be placed on the side of the building(s) or the facility, that is farthest from residential structures.

f. The Applicant must provide a noise impact assessment report for review by the City. The report must describe how the assessment was performed, list the specific noise-generating equipment associated with operation of the Data Center Campus and On-site Substation, describe any noise control approaches and equipment that will be included in the project design, and confirm that the City's noise ordinance will be met.

3. An annual noise monitoring will be conducted by the City's sound engineering consultant for 3 years after construction completion to verify ongoing noise compliance. Alternatively, continuous noise monitoring devices shall be installed at the onset of construction and reports provided to the City throughout the life of the development to help verify ongoing noise ordinance compliance.

****END OF MEMORANDUM****

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Certificate of Publication:

Order Number: 7802242
Purchase Order: PZC 2025-05: Data Center Text

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 4/25/2025, and the last publication of the notice was made in the newspaper dated and published on 4/25/2025.

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

PUBLICATION DATES: **Apr 25, 2025.**

The Beacon-News
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PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE THE UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2025-05

NOTICE IS HEREBY GIVEN THAT the Planning and Zoning Commission of the United City of Yorkville will conduct a public hearing on May 14, 2025, at 7:00PM at the Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, regarding an amendment to Section 10-4-10 Energy Industrial Use Standards regarding data center development of the Yorkville Unified Development Ordinance.

The proposed text amendment seeks to establish specific regulations for data center developments. These regulations include standards related to noise control, landscape buffering, building separation from residential properties, height limitations, and other design and operational requirements

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

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

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

JORI BEHLAND
City Clerk



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 2025-08

Agenda Item Summary Memo

Title: Public Works and Parks Department Facility Update

Meeting and Date: City Council – June 10, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: Informational

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

Agenda Item Notes:

If new information is available at the time of the meeting, then a discussion will be held.

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

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

Agenda Item Number

Mayor's Report #7

Tracking Number

CC 2025-09

Agenda Item Summary Memo

Title: Lake Michigan Water Project Update – Presentation

Meeting and Date: City Council – June 10, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: Informational

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

Agenda Item Notes:

The presentation was not complete at the time of packet creation. If it is completed by before the meeting, it will be distributed via a supplemental packet prior to or at the City Council meeting.