



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, December 4, 2018

6:00 p.m.

City Hall Conference Room
800 Game Farm Road, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: November 6, 2018

New Business:

1. EDC 2018-82 Building Permit Report for October 2018
2. EDC 2018-83 Building Inspection Report for October 2018
3. EDC 2018-84 Property Maintenance Report for October 2018
4. EDC 2018-85 Economic Development Report for November 2018
5. EDC 2018-86 Windett Ridge – Annexation Agreement Amendment
6. EDC 2018-87 Grande Reserve – Annexation Agreement Amendment
7. EDC 2018-88 Inducement Resolution for Imperial Investments
8. EDC 2018-89 Massage Establishment Regulations

Old Business:

Additional Business:

2018/2019 City Council Goals – Economic Development Committee

Goal	Priority	Staff
“Manufacturing and Industrial Development”	1	Bart Olson, Krysti Barksdale-Noble, Erin Willrett, Lynn Dubajic, Eric Dhuse & Brad Sanderson
“Downtown Planning”	2	Bart Olson, Krysti Barksdale-Noble & Erin Willrett
“Riverfront Development”	3	Bart Olson, Tim Evans & Krysti Barksdale-Noble
“Southside Development”	4	Bart Olson, Krysti Barksdale-Noble & Lynn Dubajic
“Revenue Growth”	8	Rob Fredrickson, Krysti Barksdale-Noble & Lynn Dubajic
“Entrance Signage”	12	Krysti Barksdale-Noble & Erin Willrett

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, December 4, 2018
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. November 6, 2018

- ☐ Approved _____
- ☐ As presented
- ☐ With corrections

NEW BUSINESS:

1. EDC 2018-82 Building Permit Report for October 2018

- ☐ Moved forward to CC _____ consent agenda? Y N
 - ☐ Approved by Committee _____
 - ☐ Bring back to Committee _____
 - ☐ Informational Item
 - ☐ Notes _____
-
-

2. EDC 2018-83 Building Inspection Report for October 2018

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

3. EDC 2018-84 Property Maintenance Report for October 2018

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

4. EDC 2018-85 Economic Development Report for November 2018

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

5. EDC 2018-86 Windett Ridge – Annexation Agreement Amendment

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2018-87 Grande Reserve – Annexation Agreement Amendment

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

7. EDC 2018-88 Inducement Resolution for Imperial Investments

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

8. EDC 2018-89 Massage Establishment Regulations

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

ADDITIONAL BUSINESS:



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

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – November 6, 2018

Meeting and Date: Economic Development Committee – December 4, 2018

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker

Name

Department

Agenda Item Notes:

Have a question or comment about this agenda item?

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at <http://www.yorkville.il.us/320/City-Council>

DRAFT

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, November 6, 2018, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Joel Frieders

Alderman Jason Peterson

Absent: Carlo Colosimo

Other City Officials

City Administrator Bart Olson

Code Official Pete Ratos

Community Development Director Krysti Barksdale-Noble

Senior Planner Jason Engberg

Alderman Chris Funkhouser (arr. 6:15pm)

Other Guests

Dan Kramer, Attorney

Greg Marker, Marker, Inc.

Lynn Dubajic, City Consultant

The meeting was called to order at 6:02pm by Chairman Ken Koch.

Citizen Comments: None

Minutes for Correction/Approval: October 2, 2018

The minutes were approved on a unanimous voice vote.

1. EDC 2018-73 Building Permit Report for September 2018

Mr. Ratos reported 14 single family home permits and 72 total permits for the month. Five of the total were commercial along with several fences and pools.

2. EDC 2018-74 Building Inspection Report for September 2018

A total of 324 single family and 183 commercial inspections were done. Many were completed by the outside service and some by EEI.

3. EDC 2018-75 Property Maintenance Report for September 2018

Mr. Ratos reported on the ongoing sawmill case saying there was one sight line case and one for weeds/grass. He said one case was continued to gain more information and one citation was dismissed. A separate case involved a resident who was operating a car repair business from a private garage.

4. EDC 2018-76 Economic Development Report for October 2018

Ms. Dubajic reported the following:

1. New owner of Fountain Village, will expand Roadhouse space for parties etc.
2. Popeye's and other national chain to open in former Subway, pizza place will also open.
3. D Construction will rent temporary space in Fountain Village while Rt. 71 is being improved.
4. Ground being broken in Kendall Crossing for Hacienda Real and later for the Flight Team. Grace Coffee preparing to open.
5. Planet Fitness signed lease and will open after first of year.
6. Arby's building will be purchased by local resident and opening expected Spring 2019.
7. Salerno's Red Hots may open next week in A-frame building.
8. Go For It Sports hosted international rugby teams, many other activities.
9. Kendall Marketplace working on new focal point for center and also working with local Broker Jason Pesola. Trying to develop outlots.

5. EDC 2018-77 Heartland Subdivision – PUD Amendment for Side Yard Setback

Mr. Engberg presented an overview of this request to change the side yard setback from 20 feet to 10 feet and also to increase fencing from a height of 6 feet to 8 feet. This is the third amendment to the Heartland agreement. A Plan Council meeting was previously held where the petitioner also asked to either remove or have a mountable median. City staff and EEI have rejected the median requests.

Mr. Engberg listed other items still being requested from the petitioner: dimensions, setbacks, total building height, scaled drawing, photometric plan, fencing detail, etc. Currently there is one access point (a right in/right out) shown in the petitioner's plans. Staff is requesting the petitioner connect to the Casey's parking lot on the west to address fire hazard concerns. Mr. Engberg then asked the committee for input.

Mr. Marker presented a revised site plan without elevations or design and not to scale. Mr. Marker said if the setbacks can not be changed, he might consider a 3-story building and an 8-foot fence to screen his building from Casey's. Ms. Noble addressed the possible height variance for the fence and listed items still needed from Mr. Marker.

Committee members then presented issues they had with the plan. Alderman Koch expressed concern about two right in/right outs so close together. Attorney Kramer said an emergency driveway could be installed if Casey's granted permission.

Alderman Peterson asked how many parking spots would be in the parking lot and expressed concern for possible high volume parking depending on the office renters. Fourteen spaces are suggested and two spots would be lost if an emergency driveway is approved. Alderman Frieders had concern for a building being far forward on the property in relationship to the right in/right out. He suggested building farther back to align with Casey's. Alderman Funkhouser said the access location is too close to Rt. 34 and he feels a 2-story building does not fit there. A suggestion from Alderman Koch was to share an entrance with Casey's.

Ms. Noble said this petition was scheduled to come before the PZC next week, however, she would like to table it to allow the petitioner time to gather all requested material. Mr. Kramer will consult with Casey's regarding a shared access.

6. EDC 2018-78 Mobile Food Truck and Retail Vendor Units Ordinance

Ms. Noble recapped some of the goals of the Comp Plan and recent approval for sidewalk parklet cafes. Regulations are needed for mobile food trucks so research was gathered from across the nation. The ordinance will address zoning and licensing for street vending, private property vending and truck rallies.

Ms. Noble presented some of the proposed fees, rules for public and private property and applicable conditions. She said the business license portion will be up for separate review at the December 12th PZC meeting and a future Public Safety meeting. She requested feedback from the committee.

Alderman Frieders requested narratives for various situations and asked if there is county health information. Various scenarios were discussed and Alderman Peterson asked for a definition of a rally. Ms. Noble said a rally consists of more than three food trucks and requires a permit. The required amount of space for trucks in public areas and private parking, sanitary facility requirements, length of trucks, fire department involvement, time limit in one location and a layout of the parked trucks were also discussed. More research will be done by staff.

7. EDC 2018-79 Brewery Text Amendment

This amendment creates a category just for breweries. To be consistent with the state, the city will also change their language to measure liquor in gallons rather than barrels. Ms. Noble said one barrel equals 31 gallons. This moves to the December 12th Planning and Zoning Commission meeting for a Public Hearing.

8. EDC 2018-80 Economic Development Consultant Contract

Mr. Olson said Ms. Dubajic will maintain the same price for her contract renewal. The current contract is three years and expires at the end of the year. He asked for a recommendation for City Council. A motion was made by Alderman Frieders and seconded by Alderman Peterson to recommend approval of the contract. This moves to the full Council.

9. EDC 2018-81 Meeting Schedule for 2019

The January meeting will be held on Wednesday rather than Tuesday due to the New Year's holiday. The committee was OK with the schedule as presented.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 7:13pm.

Minutes respectfully submitted by Marlys Young, Minute Taker



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

Agenda Item Number

New Business #1

Tracking Number

EDC 2018-82

Agenda Item Summary Memo

Title: Building Permit Report for October 2018

Meeting and Date: Economic Development Committee – December 4, 2018

Synopsis: All permits issued in October 2018.

Council Action Previously Taken:

Date of Action: N/A Action Taken: N/A

Item Number: N/A

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:



UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

October 2018

TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	B.U.I.L.D <i>Single Family Detached Program Begins 1/1/2012</i>	SFA <i>Single Family Attached</i>	Multi- Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
October 2018	71	11	0	0	0	10	0	50	2,428,804.00	127,360.23
Calendar Year 2018	901	173	14	36	0	116	0	562	47,721,878.00	2,239,048.33
Fiscal Year 2019	594	132	0	0	0	60	0	402	31,486,686.00	1,160,139.22
October 2017	65	5	4	0	0	14	0	42	10,491,112.00	131,828.23
Calendar Year 2017	837	59	78	0	1	134	0	565	65,449,295.00	2,226,098.41
Fiscal Year 2018	604	43	50	0	1	90	0	420	54,855,951.00	1,636,628.88
October 2016	63	1	4	0	0	12	0	46	1,350,564.00	47,668.40
Calendar Year 2016	772	44	88	0	0	108	0	532	31,783,736.00	1,542,824.98
Fiscal Year 2017	551	37	58	0	0	67	0	389	23,301,560.00	1,079,606.64
October 2015	65	1	7	0	0	29	0	28	1,990,650.00	109,437.18
Calendar Year 2015	540	8	66	0	0	116	0	350	47,217,538.00	1,032,459.14
Fiscal Year 2016	394	7	44	0	0	79	0	264	11,681,528.00	642,221.38



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

Agenda Item Number

New Business #2

Tracking Number

EDC 2018-83

Agenda Item Summary Memo

Title: Building Inspection Report for October 2018

Meeting and Date: Economic Development Committee – December 4, 2018

Synopsis: All inspections scheduled in October 2018.

Council Action Previously Taken:

Date of Action: N/A Action Taken: N/A

Item Number: N/A

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:

DATE: 11/01/2018
TIME: 09:58:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 10/01/2018 TO 10/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	044-INS INSULATION Comments1: CEDARHURST, BRIAN	20170301	4040 CANNONBALL TR			10/01/2018
BF	_____	045-REL ROUGH ELECTRICAL Comments1: NORTH & SOUTH STAIRWELLS, PRIVATE DINING Comments2: , ACTIVITY ROOM, MARKETING ROOM, 2 ROOMS Comments3: EITHER SIDE OF LOBBY, LOUNGE, CEDARHURS Comments4: T, BRAHMS					10/10/2018
BF	_____	046-INS INSULATION Comments1: UNIT 2 - 113, CEDARHURST BRAHMS					10/10/2018
BF	_____	047-REL ROUGH ELECTRICAL Comments1: KITCHEN & DINING, CEDARHURST (ELECTRICI Comments2: ANS LEAVE AT NOON)					10/25/2018
BF	_____	048-INS INSULATION Comments1: DINING & LOBBY CEDARHURST					10/25/2018
BF	_____	049-INS INSULATION Comments1: KITCHEN - CEDARHURST					10/30/2018
BC	_____	007-FIN FINAL INSPECTION	20170822	514 E MAIN ST	3		10/02/2018
BC	_____	001-FTG FOOTING	20170926	3146 MATLOCK DR	672		10/02/2018
BF	_____	001-FTG FOOTING Comments1: GR UPLAND	20170927	3142 MATLOCK DR	673		10/03/2018
BF	_____	008-RFR ROUGH FRAMING Comments1: GR HORTON	20170928	3152 MATLOCK DR	671		10/12/2018
BF	_____	009-REL ROUGH ELECTRICAL					10/12/2018
BF	_____	010-RMC ROUGH MECHANICAL					10/12/2018
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: GR HORTON					10/12/2018
BC	_____	012-INS INSULATION					10/16/2018
BF	_____	014-WKS PUBLIC & SERVICE WALKS Comments1: GR UPLAND	20170930	3153 MATLOCK DR	656		10/25/2018
BC	_____	008-RFR ROUGH FRAMING	20170934	3168 MATLOCK DR	667		10/08/2018
BF	_____	009-INS INSULATION					10/10/2018

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 10/01/2018 TO 10/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	010-REL ROUGH ELECTRICAL					10/08/2018
BC	_____	011-RMC ROUGH MECHANICAL					10/08/2018
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: GR DRHORTON					10/08/2018
EEI	_____	015-EFL ENGINEERING - FINAL INSPE Comments1: PROPERTY CORNERS	20170936	3162 MATLOCK DR	669		10/29/2018
PBF	_____	003-ESS ENGINEERING - STORM Comments1: GR HOLIDAY	20170937	3137 MATLOCK DR	653		10/04/2018
PBF	_____	004-WAT WATER Comments1: GR HOLIDAY					10/04/2018
PBF	_____	005-BKF BACKFILL Comments1: GR UPLAND					10/05/2018
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: GR HORTON					10/11/2018
BF	_____	007-BGS BASEMENT GARAGE STOOPS Comments1: GR UPLAND					10/23/2018
BF	_____	008-RFR ROUGH FRAMING Comments1: DR HORTON	20170938	3143 MATLOCK DR	654		10/03/2018
BC	_____	009-INS INSULATION					10/05/2018
BF	_____	010-REL ROUGH ELECTRICAL Comments1: HORTON					10/03/2018
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: HORTON					10/03/2018
BF	_____	012-RMC ROUGH MECHANICAL Comments1: HORTON					10/03/2018
BF	_____	013-WKS PUBLIC & SERVICE WALKS Comments1: GR UPLAND					10/25/2018
BC	_____	012-INS INSULATION	20170939	3147 MATLOCK DR	655		10/02/2018
BF	_____	013-WKS PUBLIC & SERVICE WALKS Comments1: GR UPLAND					10/25/2018
BF	_____	002-FOU FOUNDATION Comments1: GR UPLAND	20170940	3177 MATLOCK DR	661		10/30/2018

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 10/01/2018 TO 10/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	015-WKS PUBLIC & SERVICE WALKS	20170943	3163 MATLOCK DR	658		10/08/2018
BF	_____	016-FIN FINAL INSPECTION Comments1: GR HORTON					10/19/2018
PBF	_____	017-PLF PLUMBING - FINAL OSR READ Comments1: GR HORTON					10/19/2018
DVB	_____	018-EFL ENGINEERING - FINAL INSPE					10/19/2018
PBF	_____	004-ESS ENGINEERING - STORM Comments1: HOLIDAY	20170944	3157 MATLOCK DR	657	10/01/2018	
PBF	_____	005-WAT WATER Comments1: HOLIDAY					10/01/2018
PBF	_____	006-PLU PLUMBING - UNDERSLAB					10/03/2018
BF	_____	007-BGS BASEMENT GARAGE STOOPS Comments1: GR UPLAND					10/08/2018
BF	_____	003-BKF BACKFILL Comments1: GR COX	20170955	2663 MCLELLAN BLVD			10/01/2018
PBF	_____	004-WAT WATER Comments1: VERUNA					10/02/2018
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: GR PULTE					10/17/2018
BF	_____	006-BGS BASEMENT GARAGE STOOPS Comments1: GR COX-NOT END OF DAY					10/23/2018
PBF	_____	007-SUM SUMP Comments1: GR VERUNA					10/24/2018
DVB	_____	024-EFL ENGINEERING - FINAL INSPE	20170960	465 SHADOW WOOD DR	33		10/10/2018
BF	_____	008-ELS ELECTRIC SERVICE	20170964	1942 RENA LN	10	10/04/2018	
BF	11:00	009-REI REINSPECTION Comments1: ROUGH MECH. MEET WITH CONTRACTORS ON SIT Comments2: E ABBY PROP , ORIG INSPECTION SHEET ATTA Comments3: CHED WITH INSP REQUESTS					10/18/2018
BF	_____	008-ELS ELECTRIC SERVICE	20170965	1944 RENA LN	10	10/04/2018	
BF	_____	008-ELS ELECTRIC SERVICE	20170966	1946 RENA LN	10	10/04/2018	

DATE: 11/01/2018
TIME: 09:58:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 10/01/2018 TO 10/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	008-ELS ELECTRIC SERVICE	20170967	1948 RENA LN	10	10/04/2018	
BF	_____	009-ELS ELECTRIC SERVICE	20170968	1952 RENA LN	10	10/04/2018	
BF	_____	010-ELS ELECTRIC SERVICE	20170969	1954 RENA LN	10	10/04/2018	
BF	_____	006-ELS ELECTRIC SERVICE	20170970	1968 RENA LN	9		10/04/2018
PBF	_____	007-PLR PLUMBING - ROUGH Comments1: ABBY PROPS					10/05/2018
PBF	_____	008-REI REINSPECTION Comments1: ROUGH PLUMBING					10/16/2018
BF	_____	006-ELS ELECTRIC SERVICE	20170971	1966 RENA LN	9		10/04/2018
PBF	_____	007-PLR PLUMBING - ROUGH					10/05/2018
PBF	_____	008-REI REINSPECTION Comments1: ROUGH PLUMBING					10/16/2018
BF	_____	007-ELS ELECTRIC SERVICE	20170972	1974 RENA LN	9		10/04/2018
PBF	_____	008-PLR PLUMBING - ROUGH					10/05/2018
BF	_____	006-ELS ELECTRIC SERVICE	20170973	1962 RENA LN	9		10/04/2018
PBF	_____	007-PLR PLUMBING - ROUGH					10/05/2018
BF	_____	006-ELS ELECTRIC SERVICE	20170974	1972 RENA LN	9		10/04/2018
PBF	_____	007-PLR PLUMBING - ROUGH					10/05/2018
BF	_____	006-ELS ELECTRIC SERVICE	20170975	1964 RENA LN	9		10/04/2018
PBF	_____	007-PLR PLUMBING - ROUGH					10/05/2018
DVB	_____	023-EFL ENGINEERING - FINAL INSPE	20170987	582 SHADOW WOOD DR	94		10/10/2018
BC	_____	001-FIN FINAL INSPECTION Comments1: SHED	20180069	1037 N CARLY CIR	116		10/17/2018
PBF	_____	007-PLR PLUMBING - ROUGH Comments1: GR RYAN	20180101	4429 E MILLBROOK DR	222		10/04/2018
BC	_____	008-RFR ROUGH FRAMING					10/04/2018
BC	_____	009-REL ROUGH ELECTRICAL					10/04/2018

INSPECTIONS SCHEDULED FROM 10/01/2018 TO 10/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	010-RMC ROUGH MECHANICAL					10/04/2018
BF	_____	012-WKS PUBLIC & SERVICE WALKS Comments1: GR MIDWEST					10/12/2018
BC	_____	019-FIN FINAL INSPECTION	20180128	2671 MCLELLAN BLVD	48		10/08/2018
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: GR PULTE					10/08/2018
BC	_____	001-REL ROUGH ELECTRICAL Comments1: 3:15 TO 3:30	20180142	1933 PRAIRIE ROSE LN	99		10/02/2018
BF	_____	015-FIN FINAL INSPECTION	20180193	2608 MCLELLAN BLVD	60		10/09/2018
PBF	_____	016-PLF PLUMBING - FINAL OSR READ Comments1: GR PULTE					10/09/2018
BC	_____	006-REI REINSPECTION Comments1: CANCEL	20180198	2821 OLD GLORY DR	229	10/26/2018	
BF	_____	004-WKS PUBLIC & SERVICE WALKS Comments1: STAGE COACH CROSSING	20180218	171 SARAVANOS DR	6		10/03/2018
BC	_____	012-PPF PRE-POUR, COMMERCIAL FLOO Comments1: TRASH PAD	20180242	1835 MARKETVIEW DR	7		10/02/2018
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: BURGER KING JEFF					10/10/2018
BC	_____	014-REL ROUGH ELECTRICAL					10/10/2018
BC	_____	015-RFR ROUGH FRAMING					10/10/2018
PBF	_____	017-SUM SUMP	20180260	2411 FITZHUGH TURN	150		10/05/2018
BC	_____	018-FIN FINAL INSPECTION					10/08/2018
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					10/08/2018
DVB	_____	020-EFL ENGINEERING - FINAL INSPE					10/09/2018
BC	_____	008-PHF POST HOLE - FENCE Comments1: DECK PIERS COMEX	20180298	2742 PHELPS CT	270		10/01/2018
BC	_____	009-RFR ROUGH FRAMING Comments1: FOUR ANCHOR BOLTS MISSING IN BASEMENT. B Comments2: OTTOM PLATE ON BACK WALL. INSPECT AT FIN Comments3: AL					10/09/2018

DATE: 11/01/2018
TIME: 09:58:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 6

INSPECTIONS SCHEDULED FROM 10/01/2018 TO 10/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	010-REL ROUGH ELECTRICAL					10/09/2018
BC	_____	011-RMC ROUGH MECHANICAL					10/09/2018
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: WINDETT RICH-LENNAR					10/09/2018
BF	_____	013-INS INSULATION Comments1: WIN RICH					10/12/2018
BF	_____	AM 014-WKS PUBLIC & SERVICE WALKS Comments1: WIN COMEX					10/16/2018
PBF	_____	019-SUM SUMP Comments1: WIN VERUNA	20180299	612 WINDETT RIDGE RD	158		10/16/2018
BF	_____	020-FIN FINAL INSPECTION Comments1: WIN RICH					10/23/2018
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: WIN RICH					10/23/2018
BF	_____	001-FTG FOOTING Comments1: GR UPLAND	20180330	3126 MATLOCK DR	677		10/18/2018
PBF	_____	003-ESS ENGINEERING - STORM	20180333	3053 JUSTICE DR	633		10/02/2018
PBF	_____	004-WAT WATER					10/02/2018
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: GR HORTON					10/15/2018
BC	_____	002-FOU FOUNDATION	20180334	3075 JUSTICE DR	634		10/02/2018
BF	_____	003-BKF BACKFILL Comments1: GR UPLAND					10/10/2018
PBF	_____	004-ESS ENGINEERING - STORM Comments1: GR HOLIDAY					10/09/2018
PBF	_____	005-WAT WATER Comments1: GR HOLIDAY					10/09/2018
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: GR HORTON					10/18/2018
PBF	_____	004-ESS ENGINEERING - STORM Comments1: HOLIDAY	20180335	3097 MATLOCK DR	635	10/01/2018	

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PBF	_____	005-WAT WATER Comments1: HOLIDAY					10/01/2018
PBF	_____	006-PLU PLUMBING - UNDERSLAB					10/03/2018
BF	_____	007-BGS BASEMENT GARAGE STOOPS Comments1: GR UPLAND					10/08/2018
BF	_____	002-FOU FOUNDATION Comments1: GR UPLAND	20180337	3021 JUSTICE DR	632		10/15/2018
BF	_____	003-BKF BACKFILL Comments1: GR UPLAND					10/23/2018
PBF	_____	004-WAT WATER Comments1: AND STORM, HOLIDAY, GR					10/24/2018
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: GR HORTON					10/31/2018
PBF	_____	003-ESS ENGINEERING - STORM Comments1: HOLIDAY	20180360	3132 MATLOCK DR	675	10/01/2018	
PBF	_____	004-WAT WATER Comments1: HOLIDAY					10/01/2018
BC	_____	005-BKF BACKFILL					10/02/2018
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: GR HORTON					10/08/2018
BF	_____	007-BGS BASEMENT GARAGE STOOPS Comments1: GR UPLAND					10/11/2018
BF	_____	002-FOU FOUNDATION Comments1: UPLAND	20180361	3133 MATLOCK DR	652		10/01/2018
PBF	_____	003-WAT WATER Comments1: HOLIDAY GR					10/03/2018
PBF	_____	004-ESS ENGINEERING - STORM					10/04/2018
BF	_____	005-BKF BACKFILL Comments1: GR UPLAND					10/05/2018
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: GR HORTON					10/12/2018

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BF		007-BGS BASEMENT GARAGE STOOPS Comments1: GR UPLAND					10/24/2018
BF		001-FTG FOOTING Comments1: GR UPLAND	20180362	3105 MATLOCK DR	636		10/18/2018
BF		002-FOU FOUNDATION Comments1: GR UPLAND					10/29/2018
BF		002-FOU FOUNDATION Comments1: GR UPLAND	20180363	3042 JUSTICE DR	630		10/03/2018
PBF		003-ESS ENGINEERING - STORM Comments1: HOLIDAY GR					10/09/2018
PBF		004-WAT WATER Comments1: HOLIDAY GR					10/09/2018
BF		005-BKF BACKFILL Comments1: GR UPLAND					10/11/2018
PBF		006-PLU PLUMBING - UNDERSLAB Comments1: GR HORTON					10/18/2018
BF		002-FOU FOUNDATION Comments1: GR UPLAND	20180365	3064 JUSTICE DR	629		10/16/2018
BF		003-BKF BACKFILL Comments1: GR UPLAND					10/24/2018
PBF		004-WAT WATER Comments1: AND STORM, HOLIDAY GR					10/24/2018
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: GR HORTON					10/31/2018
PBF		003-ESS ENGINEERING - STORM Comments1: HOLIDAY	20180366	3173 MATLOCK DR	660	10/01/2018	
PBF		004-WAT WATER Comments1: HOLIDAY					10/01/2018
PBF		005-PLU PLUMBING - UNDERSLAB					10/05/2018
BC		006-BKF BACKFILL					10/02/2018
BF		007-BGS BASEMENT GARAGE STOOPS Comments1: GR UPLAND					10/12/2018

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BF	_____	002-FOU FOUNDATION Comments1: GR UPLAND-COMPLETED 10-29-18	20180367	3092 JUSTICE DR	628		10/29/2018
BC	_____	010-STP STOOP	20180386	2505 LYMAN LOOP	78		10/09/2018
BC	_____	012-RFR ROUGH FRAMING					10/31/2018
BC	_____	013-REL ROUGH ELECTRICAL					10/31/2018
BC	_____	014-RMC ROUGH MECHANICAL					10/31/2018
PBF	_____	015-PLR PLUMBING - ROUGH Comments1: GR PULTE					10/31/2018
PBF	_____	013-SUM SUMP Comments1: VERUNA	20180387	2626 BURR ST	13		10/05/2018
BF	_____	014-WKS PUBLIC & SERVICE WALKS Comments1: GR COX - END OF YOUR DAY					10/23/2018
BF	_____	015-FIN FINAL INSPECTION	20180388	2668 MCLELLAN BLVD	54		10/11/2018
PBF	_____	016-PLF PLUMBING - FINAL OSR READ Comments1: GR PULTE					10/11/2018
DVB	_____	017-EFL ENGINEERING - FINAL INSPE					10/11/2018
PBF	_____	018-SUM SUMP Comments1: GR VERUNA EVERYTHING COMPLETELY COVERED					10/19/2018
PBF	_____	019-REI REINSPECTION Comments1: SUMP					10/24/2018
BC	_____	014-FIN FINAL INSPECTION	20180389	2187 BURR CT	6		10/05/2018
PBF	_____	015-PLF PLUMBING - FINAL OSR READ Comments1: GR PULTE					10/05/2018
DVB	_____	016-EFL ENGINEERING - FINAL INSPE				10/08/2018	
PBF	_____	018-SUM SUMP	20180394	532 WINDETT RIDGE RD	171		10/05/2018
BF	_____	019-FIN FINAL INSPECTION Comments1: WIN RICH					10/16/2018
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: WIN RICH					10/16/2018

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DVB	_____	021-EFL ENGINEERING - FINAL INSPE					10/16/2018
BF	_____	003-REL ROUGH ELECTRICAL Comments1: MIKE & DENISES, ADDITION TO PIZZA PLACE, Comments2: NOT READY FOR INSPECTION	20180443	728 E VETERANS PKWY 120			10/12/2018
BC	_____	004-INS INSULATION					10/22/2018
PR	_____	005-REI REINSPECTION Comments1: ROUGH ELEC					10/15/2018
PBF	_____	016-SUM SUMP Comments1: WINDETT VERUNA	20180448	712 KENTSHIRE DR	119		10/23/2018
BF	_____	017-FIN FINAL INSPECTION Comments1: WIN RICH					10/23/2018
PBF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: WIN RICH					10/23/2018
PBF	_____	017-SUM SUMP Comments1: WIN VERUNA	20180449	2432 FITZHUGH TURN	147		10/23/2018
PBF	_____	017-SUM SUMP Comments1: WIN VERUNA	20180450	682 KENTSHIRE DR	121		10/23/2018
BC	_____	017-FIN FINAL INSPECTION	20180458	1638 CORNERSTONE DR	32		10/09/2018
PBF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: BRIARWOOD TIM GREYER					10/09/2018
DVB	_____	019-EFL ENGINEERING - FINAL INSPE					10/09/2018
BF	_____	010-BSM BASEMENT FLOOR Comments1: RSS, TIM GREYER	20180459	481 OMAHA DR	2		10/01/2018
BC	_____	011-GAR GARAGE FLOOR					10/02/2018
BC	_____	012-INS INSULATION					10/04/2018
BF	_____	013-STP STOOP Comments1: HLC RSS					10/12/2018
BF	_____	014-WKS PUBLIC & SERVICE WALKS Comments1: PUBLIC WALK ONLY. SOPRIS CONCRETE.					10/22/2018
BC	_____	009-REI REINSPECTION Comments1: ROUGH FRAMING	20180463	512 E MAIN ST	2		10/24/2018

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BC	_____	010-REL ROUGH ELECTRICAL					10/24/2018
BF	_____	004-RFR ROUGH FRAMING Comments1: BBW MEADOWBROOK	20180466	971 S CARLY CIR	91		10/12/2018
BF	_____	005-REL ROUGH ELECTRICAL Comments1: BBW (BLACKBERRY WOODS) MEADOWBROOK					10/12/2018
BF	_____	006-RMC ROUGH MECHANICAL Comments1: BBW MEADOWBROOK					10/12/2018
PBF	_____	007-PLR PLUMBING - ROUGH Comments1: BBW (BLACBERRY WOODS) MEADOWBROOK					10/12/2018
BF	_____	011-GAR GARAGE FLOOR Comments1: STOOP FRONT, BBW RUANE					10/19/2018
BF	_____	007-RFR ROUGH FRAMING Comments1: MEADOWBROOK	20180467	946 N CARLY CIR	54		10/04/2018
BF	_____	008-REL ROUGH ELECTRICAL					10/04/2018
BF	_____	009-RMC ROUGH MECHANICAL Comments1: MEADOWBROOK, BLACKBERRY WOODS					10/04/2018
PBF	_____	010-PLR PLUMBING - ROUGH Comments1: MEADOWBROOK, BLACKBERRY WOODS					10/04/2018
BF	_____	011-INS INSULATION					10/10/2018
BF	_____	012-GAR GARAGE FLOOR Comments1: STOOP FRONT, RUANE BBW					10/19/2018
BF	_____	003-FIN FINAL INSPECTION	20180472	943 WESTERN LN	92		10/16/2018
PBF	_____	004-PLF PLUMBING - FINAL OSR READ Comments1: BATHROOM REMODEL, JEFF					10/16/2018
BC	_____	002-RFR ROUGH FRAMING	20180479	42 W COUNTRYSIDE PKWY			10/05/2018
BF	_____	003-RFR ROUGH FRAMING Comments1: GRACE COFFEE-FRANK JR					10/30/2018
BF	_____	004-REL ROUGH ELECTRICAL					10/30/2018
BF	_____	005-RMC ROUGH MECHANICAL					10/30/2018
PBF	_____	006-PLR PLUMBING - ROUGH Comments1: GRACE COFFEE-FRANK JR					10/30/2018

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BF	_____	004-FIN FINAL INSPECTION Comments1: YORKVILLE BUSINESS CENTER,	20180496	147 COMMERCIAL DR	19		10/15/2018
BC	_____	003-PPS PRE-POUR, SLAB ON GRADE Comments1: FLOOR	20180497	147 COMMERCIAL DR	19		10/30/2018
PBF	_____	008-PLR PLUMBING - ROUGH	20180508	2636 BURR ST	12		10/02/2018
BF	_____	009-REL ROUGH ELECTRICAL					10/02/2018
BF	_____	010-RFR ROUGH FRAMING					10/02/2018
BF	_____	011-RMC ROUGH MECHANICAL					10/02/2018
BC	_____	012-INS INSULATION					10/04/2018
PBF	_____	013-SUM SUMP Comments1: VERUNA					10/05/2018
BF	_____	014-WKS PUBLIC & SERVICE WALKS Comments1: GR COX - END OF YOUR DAY					10/23/2018
BF	_____	015-FIN FINAL INSPECTION Comments1: CAL RYAN	20180519	3311 LAUREN DR	79		10/03/2018
PBF	_____	016-PLF PLUMBING - FINAL OSR READ Comments1: CAL RYAN					10/03/2018
BF	_____	013-FIN FINAL INSPECTION Comments1: GR RYAN	20180521	4443 E MILLBROOK CIR	225		10/05/2018
PBF	_____	014-PLF PLUMBING - FINAL OSR READ Comments1: GR RYAN					10/05/2018
DVB	_____	015-EFL ENGINEERING - FINAL INSPE Comments1: BBOX NOT KEYABLE					10/05/2018
DVB	_____	016-REI REINSPECTION Comments1: ENGINEERING					10/10/2018
BF	_____	014-FIN FINAL INSPECTION Comments1: GR RYAN	20180538	2839 SILVER SPRINGS CT	250		10/15/2018
PBF	_____	015-PLF PLUMBING - FINAL OSR READ Comments1: GR RYAN					10/15/2018
DVB	_____	018-EFL ENGINEERING - FINAL INSPE Comments1: BBOX NOT KEYABLE					10/17/2018

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DVB	_____	019-REI REINSPECTION					10/19/2018
BC	_____	009-PHD POST HOLE - DECK	20180539	752 KENTSHIRE DR	115		10/01/2018
PBF	_____	010-PLR PLUMBING - ROUGH Comments1: WIN CAL					10/04/2018
BC	_____	011-RFR ROUGH FRAMING Comments1: NUMEROUS ANCHOR BOLTS MISSING IN GAR & B Comments2: SM. SUPPORT BEAM NOT BOLTED TO POST IN B Comments3: SM.BOLTS TOO SHORT FOR THE AMOUNT OF SHI Comments4: MS.					10/04/2018
BC	_____	012-REL ROUGH ELECTRICAL					10/04/2018
BC	_____	013-RMC ROUGH MECHANICAL					10/04/2018
BC	_____	014-REI REINSPECTION Comments1: FRAMING					10/08/2018
BC	_____	015-INS INSULATION					10/08/2018
BF	_____	AM 016-WKS PUBLIC & SERVICE WALKS Comments1: WIN COMEX					10/16/2018
BC	_____	013-INS INSULATION	20180540	758 KENTSHIRE DR	114		10/01/2018
BC	_____	014-PHD POST HOLE - DECK					10/01/2018
BF	_____	AM 016-WKS PUBLIC & SERVICE WALKS Comments1: WIN COMEX					10/16/2018
PBF	_____	017-SUM SUMP Comments1: WR VERUNA					10/23/2018
BC	_____	011-INS INSULATION	20180545	1122 CARLY DR	25		10/03/2018
BF	_____	AM 012-GAR GARAGE FLOOR Comments1: STOOP, PUBLIC WALK, GREG RANDA, BLACKBER Comments2: RY WOODS					10/19/2018
BF	_____	001-FTG FOOTING Comments1: UPLAND	20180546	3166 MATLOCK DR	668		10/01/2018
BF	_____	002-FOU FOUNDATION Comments1: GR UPLAND					10/17/2018
BF	_____	003-BKF BACKFILL Comments1: GR UPLAND					10/24/2018

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PBF	_____	004-WAT WATER Comments1: AND STORM, HOLIDAY, GR					10/24/2018
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: GR HORTON					10/31/2018
BF	_____	001-FTG FOOTING Comments1: GR UPLAND	20180547	3124 MATLOCK DR	678		10/30/2018
BC	_____	002-FOU FOUNDATION	20180548	3128 MATLOCK DR	676		10/02/2018
PBF	_____	003-WAT WATER Comments1: GR HOLIDAY					10/04/2018
PBF	_____	004-ESS ENGINEERING - STORM Comments1: GR HOLIDAY					10/04/2018
BF	_____	005-BKF BACKFILL Comments1: GR UPLAND					10/10/2018
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: GR UPLAND					10/18/2018
BF	_____	015-FIN FINAL INSPECTION Comments1: GR RYAN	20180552	4302 E MILLBROOK CIR	276		10/29/2018
PBF	_____	016-PLF PLUMBING - FINAL OSR READ Comments1: GR RYAN					10/29/2018
EEI	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: PROPERTY CORNERS DRAINAGE					10/29/2018
BC	_____	001-PHF POST HOLE - FENCE	20180555	106 W SOMONAUK ST			10/02/2018
BF	_____	010-RFR ROUGH FRAMING Comments1: BBW DAVE, MCCUE	20180557	1206 CANNONBALL TR	3		10/11/2018
BF	_____	011-REL ROUGH ELECTRICAL					10/11/2018
BF	_____	012-RMC ROUGH MECHANICAL					10/11/2018
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: BBW, MCCUE, PROVIDE PROPER FIXTURE UNIT Comments2: XOUNT ON 2" LINE					10/11/2018
BC	_____	014-INS INSULATION					10/23/2018
BF	_____	015-GAR GARAGE FLOOR Comments1: STOOP & PATIO, NORWOOD BBW					10/24/2018

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BF		016-WKS PUBLIC & SERVICE WALKS Comments1: PATIO, BBW NORWOOD CONCRETE					10/31/2018
BC		002-RFR ROUGH FRAMING	20180587	1027 N CARLY CIR	118		10/16/2018
BC		008-STP STOOP	20180593	2628 MCLELLAN BLVD	58		10/01/2018
BC		009-STP STOOP					10/01/2018
PBF		010-SUM SUMP Comments1: VERUNA					10/05/2018
BF		011-RFR ROUGH FRAMING					10/25/2018
BF		012-REL ROUGH ELECTRICAL					10/25/2018
BF		013-RMC ROUGH MECHANICAL					10/25/2018
PBF		014-PLR PLUMBING - ROUGH Comments1: GR PULTE					10/25/2018
BC		015-INS INSULATION					10/29/2018
BC		011-STP STOOP	20180594	2631 BURR ST	81		10/01/2018
BC		012-STP STOOP					10/01/2018
BC		013-RFR ROUGH FRAMING					10/18/2018
BC		014-REL ROUGH ELECTRICAL					10/18/2018
BC		015-RMC ROUGH MECHANICAL Comments1: INSPECT HVAC DUCT COMPLETION AT FINAL					10/18/2018
PBF		016-PLR PLUMBING - ROUGH Comments1: GR PULTE				10/18/2018	
BC		017-INS INSULATION					10/24/2018
PBF		010-SUM SUMP Comments1: VERUNA	20180595	2622 BURR ST	14		10/05/2018
BF		011-RFR ROUGH FRAMING Comments1: PULTE GR					10/11/2018
BF		012-REL ROUGH ELECTRICAL Comments1: GR PULTE					10/11/2018

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BF	_____	013-RMC ROUGH MECHANICAL Comments1: GR PULTE					10/11/2018
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: GR PULTE					10/11/2018
BF	_____	016-WKS PUBLIC & SERVICE WALKS Comments1: GR COX- END OF DAY					10/23/2018
BC	_____	009-STP STOOP	20180596	2623 MCLELLAN BLVD	43		10/01/2018
BC	_____	010-STP STOOP					10/01/2018
BC	_____	011-PPS PRE-POUR, SLAB ON GRADE Comments1: PATO					10/01/2018
BF	_____	012-RFR ROUGH FRAMING					10/09/2018
BF	_____	013-REL ROUGH ELECTRICAL					10/09/2018
BF	_____	014-RMC ROUGH MECHANICAL					10/09/2018
PBF	_____	015-PLR PLUMBING - ROUGH Comments1: PULTE GR					10/09/2018
BF	_____	016-INS INSULATION					10/11/2018
PBF	_____	017-SUM SUMP Comments1: GR VERUNA					10/24/2018
BC	_____	002-FIN FINAL INSPECTION	20180601	2412 FITZHUGH TURN	145		10/19/2018
BC	_____	010-STP STOOP	20180606	2651 BURR ST	84		10/09/2018
PBF	_____	012-SUM SUMP Comments1: GR VERUNA					10/24/2018
BF	_____	013-FIN FINAL INSPECTION Comments1: GR RYAN	20180615	4364 E MILLBROOK CIR	270		10/19/2018
PBF	_____	014-PLF PLUMBING - FINAL OSR READ Comments1: GR RYAN					10/19/2018
DVB	_____	015-EFL ENGINEERING - FINAL INSPE Comments1: OUTSIDE READER NOT INSTALLED. OSR INSTAL Comments2: LED AFTER 1ST INSPECTION					10/19/2018
BC	_____	012-INS INSULATION	20180616	4352 E MILLBROOK CIR	271		10/02/2018

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BF		013-WKS PUBLIC & SERVICE WALKS Comments1: GR MIDWEST					10/03/2018
PBF		008-PLR PLUMBING - ROUGH Comments1: GR RYAN	20180618	2829 SILVER SPRINGS CT	247		10/08/2018
BF		009-REL ROUGH ELECTRICAL Comments1: GR RYAN					10/08/2018
BF		010-RFR ROUGH FRAMING					10/08/2018
BF		011-RMC ROUGH MECHANICAL					10/08/2018
BF		012-INS INSULATION					10/10/2018
BF		013-WKS PUBLIC & SERVICE WALKS Comments1: GR MIDWEST					10/12/2018
BF		008-STP STOOP Comments1: PIERS, WIN COMEX	20180659	502 WINDETT RIDGE RD	175		10/17/2018
PBF		009-SUM SUMP Comments1: WIN VERUNA					10/23/2018
BC		010-RFR ROUGH FRAMING Comments1: WIN RICH					10/30/2018
BC		011-REL ROUGH ELECTRICAL					10/30/2018
BC		012-RMC ROUGH MECHANICAL					10/30/2018
PBF		013-PLR PLUMBING - ROUGH Comments1: WIN RICH					10/30/2018
BC	15:30	014-INS INSULATION					10/31/2018
PBF		009-SUM SUMP Comments1: WIN VERUNA	20180660	506 WINDETT RIDGE RD	174		10/16/2018
BF		010-STP STOOP Comments1: PIERS, WIN - COMEX					10/17/2018
BC		011-RFR ROUGH FRAMING					10/24/2018
BC		012-REL ROUGH ELECTRICAL					10/24/2018
BC		013-RMC ROUGH MECHANICAL					10/24/2018

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PBF	_____	014-PLR PLUMBING - ROUGH					10/25/2018
BC	_____	015-INS INSULATION					10/29/2018
BF	_____	008-STP STOOP Comments1: DECK PIERS COMEX	20180661	2721 PHELPS CT	267		10/01/2018
BF	_____	009-RFR ROUGH FRAMING Comments1: WIN RICH SECURE ALL ANCHOR BOLTS. NEEDED Comments2: WITH 12" AT ENDS					10/17/2018
BF	_____	010-REL ROUGH ELECTRICAL					10/17/2018
BF	_____	011-RMC ROUGH MECHANICAL Comments1: SEAL ALL SOFFIT/DRAFTSTOP					10/17/2018
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: WIN RICH					10/17/2018
BC	_____	013-INS INSULATION					10/22/2018
PBF	_____	014-SUM SUMP Comments1: WIN VERUNAL					10/23/2018
BF	_____	008-RFR ROUGH FRAMING	20180667	3133 PINWOOD DR	32		10/10/2018
BF	_____	009-REL ROUGH ELECTRICAL					10/10/2018
BF	_____	010-RMC ROUGH MECHANICAL					10/10/2018
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: CAL RYAN					10/10/2018
BF	_____	012-INS INSULATION					10/12/2018
PBF	_____	013-REI REINSPECTION Comments1: ROUGH PLUMBING, CAL RYAN					10/11/2018
BF	_____	014-WKS PUBLIC & SERVICE WALKS Comments1: CAL MIDWEST					10/23/2018
BF	_____	012-WKS PUBLIC & SERVICE WALKS Comments1: MIDWEST	20180668	324 FONTANA DR	55		10/01/2018
EEI	_____	013-EFL ENGINEERING - FINAL INSPE Comments1: BBOX NOT KEYABLE					10/31/2018
BF	_____	012-WKS PUBLIC & SERVICE WALKS Comments1: GR MIDWEST	20180669	2833 SILVER SPRINGS CT	248		10/03/2018

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BF	_____	006-STP STOOP	20180682	1441 WOODSAGE AVE	21		10/12/2018
PBF	_____	007-PLU PLUMBING - UNDERSLAB Comments1: BRIARWOOD-TIM GREYER					10/24/2018
BF	_____	008-BSM BASEMENT FLOOR Comments1: GARAGE, BRIARWOOD RSS					10/25/2018
BF	_____	009-RFR ROUGH FRAMING Comments1: BRIARWOOD TIM GREYER					10/25/2018
BF	_____	010-REL ROUGH ELECTRICAL					10/25/2018
BF	_____	011-RMC ROUGH MECHANICAL					10/25/2018
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: BRIARWOOD - TIM GREYER					10/25/2018
BF	_____	014-INS INSULATION Comments1: BRIARWOOD - TIM GREYER					10/29/2018
BF	_____	001-FTG FOOTING Comments1: MIDWEST GR	20180696	4294 E MILLBROOK CIR	277		10/04/2018
PBF	_____	002-WAT WATER					10/03/2018
BF	_____	003-FOU FOUNDATION Comments1: GR MIDWEST					10/08/2018
BF	_____	004-BKF BACKFILL Comments1: GR MIDWEST					10/11/2018
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: GR RYAN					10/16/2018
BF	_____	006-BGS BASEMENT GARAGE STOOPS Comments1: GR MIDWEST					10/18/2018
BF	_____	007-BSM BASEMENT FLOOR Comments1: WIN COMEX	20180701	742 KENTSHIRE DR	116		10/01/2018
BF	_____	008-GAR GARAGE FLOOR Comments1: WIN COMEX					10/01/2018
BC	_____	009-PHD POST HOLE - DECK					10/17/2018
PBF	_____	010-SUM SUMP Comments1: WIN VERUNA					10/23/2018

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BF	_____	006-BSM BASEMENT FLOOR Comments1: BBW MCCUE	20180704	1211 PATRICK CT	17		10/16/2018
BF	_____	007-REL ROUGH ELECTRICAL					10/22/2018
BF	_____	008-RFR ROUGH FRAMING Comments1: DUCTWORK CANNOT NOTCH MORE THAT 25% OF A Comments2: LOAD BEARING WALL OR 40%OF NON LOAD BEA Comments3: RING. NEEDS METAL TIES NAILED PROPERLY. Comments4: SEE INSPECTION TICKET FOR FOR MORE					10/22/2018
BF	_____	009-RMC ROUGH MECHANICAL Comments1: DUCTWORK INCOMPLETE, PENETRATIONS NOT SE Comments2: ALED. NO PLANS ON SITE					10/22/2018
PBF	_____	010-PLR PLUMBING - ROUGH					10/22/2018
BC	_____	011-INS INSULATION					10/26/2018
BF	_____	001-FTG FOOTING Comments1: BBW COX	20180708	928 PURCELL ST	81		10/25/2018
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: GR RYAN	20180720	2843 KETCHUM CT	219		10/02/2018
BF	_____	006-BGS BASEMENT GARAGE STOOPS Comments1: GR MIDWEST					10/03/2018
BF	_____	007-RFR ROUGH FRAMING Comments1: GR RYAN					10/23/2018
BF	_____	008-REL ROUGH ELECTRICAL					10/23/2018
BF	_____	009-RMC ROUGH MECHANICAL					10/23/2018
PBF	_____	010-PLR PLUMBING - ROUGH Comments1: GR RYAN					10/23/2018
BC	_____	011-INS INSULATION					10/25/2018
BC	_____	012-WKS PUBLIC & SERVICE WALKS Comments1: GR MIDWEST				10/31/2018	
BF	_____	009-RFR ROUGH FRAMING Comments1: MARKER, HEARTLAND MEADOWS	20180724	826 ALEXANDRA LN	33		10/25/2018
BF	_____	010-REL ROUGH ELECTRICAL					10/25/2018

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BF	_____	011-RMC ROUGH MECHANICAL					10/25/2018
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: HEARTLAND MEADOWS, MARKER					10/25/2018
BC	_____	013-INS INSULATION					10/30/2018
BC	_____	014-STP STOOP Comments1: FRONT					10/31/2018
BC	15:00	002-RFR ROUGH FRAMING	20180729	1973 MEADOWLARK LN	121		10/17/2018
BF	_____	001-FTG FOOTING Comments1: CAL MIDWEST	20180736	3333 CALEDONIA DR	19	10/10/2018	
PBF	_____	002-ESW ENGINEERING - SEWER / WAT Comments1: CAL MIDWEST					10/10/2018
BF	_____	003-FOU FOUNDATION Comments1: CAL MIDWEST					10/15/2018
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: CAL RYAN					10/24/2018
BF	_____	005-BKF BACKFILL Comments1: CAL MIDWEST					10/17/2018
PBF	_____	006-SEW SEWER INSPECTION Comments1: HUNG SEWER, WINNINGER					10/23/2018
BF	_____	007-BGS BASEMENT GARAGE STOOPS Comments1: CAL MIDWEST					10/25/2018
BF	_____	008-RFR ROUGH FRAMING	20180737	3195 LONGVIEW DR	47		10/12/2018
BF	_____	009-REL ROUGH ELECTRICAL					10/12/2018
BF	_____	010-RMC ROUGH MECHANICAL					10/12/2018
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: CAL RYAN					10/12/2018
BC	_____	012-INS INSULATION					10/16/2018
BF	_____	013-WKS PUBLIC & SERVICE WALKS Comments1: CAL MIDWEST				10/18/2018	
BF	_____	004-BKF BACKFILL Comments1: MIDWEST	20180738	3101 LAUREN DR	93		10/02/2018

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PBF	_____	005-PLU PLUMBING - UNDERSLAB					10/10/2018
PBF	_____	006-SEW SEWER INSPECTION Comments1: WINNINGER CAL				10/09/2018	
BF	_____	007-BGS BASEMENT GARAGE STOOPS Comments1: CAL MIDWEST					10/11/2018
BF	_____	008-RFR ROUGH FRAMING Comments1: CAL RYAN					10/30/2018
BF	_____	009-REL ROUGH ELECTRICAL					10/30/2018
BF	_____	010-RMC ROUGH MECHANICAL					10/30/2018
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: CAL, RYAN					10/24/2018
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: GR RYAN	20180739	2846 KETCHUM CT	211		10/08/2018
BF	_____	006-BGS BASEMENT GARAGE STOOPS Comments1: MIDWEST GR					10/08/2018
BF	_____	008-REL ROUGH ELECTRICAL Comments1: GR RYAN					10/26/2018
BF	_____	009-RFR ROUGH FRAMING					10/26/2018
BF	_____	010-RMC ROUGH MECHANICAL					10/26/2018
BC	_____	011-INS INSULATION					10/30/2018
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: GR RYAN					10/26/2018
BC	_____	013-PWK PRIVATE WALKS Comments1: GR MIDWEST					10/31/2018
PBF	_____	004-ESW ENGINEERING - SEWER / WAT	20180744	510 WINDETT RIDGE RD	173		10/05/2018
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: WIN RICH LENNAR					10/08/2018
BF	_____	006-BSM BASEMENT FLOOR Comments1: WIN COMEX					10/15/2018
BF	_____	007-GAR GARAGE FLOOR Comments1: WIN COMEX					10/15/2018

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PBF	_____	004-ESW ENGINEERING - SEWER / WAT	20180746	732 KENTSHIRE DR	117		10/05/2018
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: WIN RICH LENNAR					10/08/2018
BF	_____	006-BSM BASEMENT FLOOR Comments1: WIN COMEX					10/15/2018
BF	_____	007-GAR GARAGE FLOOR Comments1: WIN COMEX					10/15/2018
BC	_____	001-TRN TRENCH - (GAS, ELECTRIC,	20180759	1014 JOHN ST	11		10/18/2018
BC	_____	002-PHF POST HOLE - FENCE					10/23/2018
BC	_____	001-RFR ROUGH FRAMING	20180760	404 A JACKSON ST			10/03/2018
BC	_____	002-REL ROUGH ELECTRICAL					10/03/2018
BC	_____	003-FIN FINAL INSPECTION Comments1: RECAULK AROUND ALL WINDOWS. CRACKS & HOL Comments2: ES IN CAULKING DOOR ALSO					10/23/2018
BC	_____	004-REI REINSPECTION Comments1: FINAL FOR CAULKING					10/30/2018
BC	_____	002-FIN FINAL INSPECTION	20180763	1013 JOHN ST B			10/02/2018
BC	_____	002-FIN FINAL INSPECTION	20180764	1013 JOHN ST B			10/02/2018
BF	_____	001-FTG FOOTING Comments1: CAL MIDWEST	20180769	3102 LAUREN DR	107		10/11/2018
PBF	_____	002-ESW ENGINEERING - SEWER / WAT Comments1: CAL WINNINGER					10/08/2018
BF	_____	003-FOU FOUNDATION Comments1: CAL MIDWEST					10/15/2018
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: CAL RYAN					10/24/2018
BF	_____	005-BKF BACKFILL Comments1: CAL MIDWEST					10/17/2018
PBF	_____	006-SEW SEWER INSPECTION Comments1: HUNG SEWER, WINNINGER					10/23/2018

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BF		007-BGS BASEMENT GARAGE STOOPS Comments1: CAL MIDWEST					10/25/2018
BF		001-EPW ENGINEERING- PUBLIC WALK Comments1: NEW LIFE CHURCH, MIKE	20180770	3205 CANNONBALL TR		10/17/2018	
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: GR PULTE	20180771	2688 MCLELLAN BLVD	52		10/04/2018
BF		006-BGS BASEMENT GARAGE STOOPS Comments1: GR COX					10/09/2018
PBF		007-SUM SUMP Comments1: GR VERUNA					10/24/2018
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: GR PULTE	20180772	2602 MCLELLAN BLVD	61		10/04/2018
BF		006-BGS BASEMENT GARAGE STOOPS Comments1: GR COX					10/09/2018
PBF		007-SUM SUMP Comments1: GR VERUNA					10/19/2018
BF		003-BKF BACKFILL Comments1: GR COX	20180774	2639 BURR ST	82		10/01/2018
PBF		004-WAT WATER Comments1: VERUNA					10/02/2018
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: GR PULTE					10/17/2018
BF		006-BGS BASEMENT GARAGE STOOPS Comments1: GR COX					10/23/2018
PBF		007-SUM SUMP Comments1: GR VERUNA					10/24/2018
BF		001-FTG FOOTING Comments1: PW KHOV	20180776	2009 SHETLAND CT	36		10/05/2018
BF		002-FOU FOUNDATION Comments1: PW UPLAND					10/10/2018
BF		003-BKF BACKFILL Comments1: EARLY PLEASE, PRESTWICK UPLAND					10/15/2018

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PBF	_____	004-ESW ENGINEERING - SEWER / WAT Comments1: PRESTWICK,					10/17/2018
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: PRESTWICK,KHOV					10/16/2018
BF	_____	006-BSM BASEMENT FLOOR Comments1: PW UPLAND					10/17/2018
BF	_____	007-GAR GARAGE FLOOR Comments1: PW UPLAND					10/17/2018
PBF	_____	008-SUM SUMP Comments1: PW					10/18/2018
BC	_____	001-PHF POST HOLE - FENCE	20180778	1331 CHESTNUT CIR	20		10/02/2018
BC	_____	002-FIN FINAL INSPECTION					10/24/2018
BF	_____	007-RFR ROUGH FRAMING Comments1: GR RYAN	20180786	2838 KETCHUM DR	213		10/17/2018
BF	_____	008-REL ROUGH ELECTRICAL					10/17/2018
BF	_____	009-RMC ROUGH MECHANICAL					10/17/2018
PBF	_____	010-PLR PLUMBING - ROUGH Comments1: GR RYAN					10/17/2018
BC	_____	011-INS INSULATION					10/19/2018
BF	_____	012-WKS PUBLIC & SERVICE WALKS Comments1: GR MIDWEST					10/31/2018
BF	_____	004-BKF BACKFILL Comments1: MIDWEST	20180787	3148 BOOMBAH BLVD	128		10/02/2018
PBF	_____	005-PLU PLUMBING - UNDERSLAB					10/10/2018
PBF	_____	006-SEW SEWER INSPECTION Comments1: CAL WINNINGER					10/09/2018
BF	_____	007-BGS BASEMENT GARAGE STOOPS Comments1: CAL MIDWEST					10/11/2018
BC	_____	004-FIN FINAL INSPECTION	20180790	1082 GRACE DR	96		10/04/2018
BC	_____	001-FIN FINAL INSPECTION	20180792	69 TRILLIUM CT			10/24/2018

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PBF	_____	007-PLR PLUMBING - ROUGH Comments1: GR RYAN	20180793	2825 SHERIDAN CT	207		10/19/2018
BF	_____	008-RFR ROUGH FRAMING					10/19/2018
BF	_____	009-REL ROUGH ELECTRICAL					10/19/2018
BF	_____	010-RMC ROUGH MECHANICAL					10/19/2018
BC	_____	011-INS INSULATION					10/23/2018
BC	_____	012-PHD POST HOLE - DECK					10/18/2018
BC	_____	013-PWK PRIVATE WALKS Comments1: GR MIDWEST					10/31/2018
BF	_____	PM 003-BKF BACKFILL Comments1: NORWOOD, BLACKBERRY WOODS AFTERNOON PLEA Comments2: SE?	20180794	978 S CARLY CIR	107		10/03/2018
PBF	_____	004-ESW ENGINEERING - SEWER / WAT Comments1: BBW					10/04/2018
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: BBW MCCUE					10/25/2018
BF	_____	006-BSM BASEMENT FLOOR Comments1: NORWOOD BBW					10/25/2018
BC	_____	002-FIN FINAL INSPECTION	20180796	2311 PRAIRIE GRASS LN	298		10/05/2018
BC	_____	002-PHD POST HOLE - DECK	20180802	996 S CARLY CIR	111		10/03/2018
BC	_____	003-RFR ROUGH FRAMING					10/03/2018
BC	_____	001-FIN FINAL INSPECTION	20180809	1941 BANBURY AVE		10/09/2018	
BF	_____	001-FTG FOOTING Comments1: GR MIDWEST	20180816	2849 KETCHUM CT	221		10/24/2018
PBF	_____	002-WAT WATER Comments1: WINNINGER GR					10/25/2018
BF	_____	003-FOU FOUNDATION Comments1: GR MIDWEST					10/26/2018
BC	_____	005-BKF BACKFILL Comments1: GR RYAN					10/31/2018

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PBF		001-ESW ENGINEERING - SEWER / WAT	20180817	3238 BOOMBAH BLVD	138		10/03/2018
		Comments1: WINNINGER CAL					
BF		002-FTG FOOTING					10/03/2018
		Comments1: MIDWEST CAL					
BF		003-FOU FOUNDATION					10/04/2018
		Comments1: MIDWEST CAL					
BF		004-REI REINSPECTION					10/05/2018
		Comments1: FOUNDATION WALL, CAL RYAN					
BF		005-FOU FOUNDATION					10/08/2018
		Comments1: CAL MIDWEST					
BF		006-BKF BACKFILL					10/11/2018
		Comments1: CAL MIDWEST					
PBF		007-SEW SEWER INSPECTION					10/12/2018
		Comments1: CAL WINNINGER					
PBF		008-PLU PLUMBING - UNDERSLAB					10/16/2018
		Comments1: CAL RYAN					
BF		009-BGS BASEMENT GARAGE STOOPS					10/17/2018
		Comments1: CAL MIDWEST					
BC	15:00	001-PHF POST HOLE - FENCE	20180827	2544 MADDEN CT	11		10/29/2018
BC		001-PHF POST HOLE - FENCE	20180830	2652 MCLELLAN BLVD	55		10/23/2018
BC		001-FIN FINAL INSPECTION	20180833	70 TRILLIUM CT			10/23/2018
BC		001-FIN FINAL INSPECTION	20180836	304 E PARK ST	64		10/22/2018
BC		001-PHD POST HOLE - DECK	20180837	2544 MADDEN CT	11		10/25/2018
BC	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20180840	745 ARROWHEAD DR			10/03/2018
BC		002-FIN FINAL INSPECTION					10/09/2018
BC		001-PHF POST HOLE - FENCE	20180841	2412 FITZHUGH TURN	145		10/19/2018
BF	11:30	001-FTG FOOTING	20180842	579 E KENDALL DR			10/24/2018
		Comments1: BANQUET HALL, CONCRETE COMING AT NOON,					
BF	12:30	002-FTG FOOTING					10/25/2018
		Comments1: BANQUET HALL					

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BC	_____	004-FTG FOOTING Comments1: BANQUET HALL ELEVATOR PIT					10/31/2018
BF	_____	001-FTG FOOTING Comments1: CAL MIDWEST	20180850	3352 CALEDONIA DR	145		10/31/2018
PBF	_____	002-ESW ENGINEERING - SEWER / WAT Comments1: CAL WINNINGER					10/31/2018
BF	_____	001-FTG FOOTING Comments1: CAL MIDWEST	20180852	3356 CALEDONIA DR	144		10/31/2018
PBF	_____	002-ESW ENGINEERING - SEWER / WAT Comments1: CAL WINNINGER					10/31/2018
PBF	_____	001-ESW ENGINEERING - SEWER / WAT Comments1: HEARTLAND CIRCLE	20180854	1131 GRACE DR	62		10/09/2018
BF	_____	002-FTG FOOTING Comments1: HEARTLAND CIRCLE, RSS					10/16/2018
BF	_____	003-FOU FOUNDATION Comments1: HEARTLAND CIR, RSS					10/18/2018
BC	_____	001-PHF POST HOLE - FENCE	20180857	1638 CORNERSTONE DR	32		10/25/2018
BC	_____	001-PHF POST HOLE - FENCE	20180858	308 E RIDGE ST			10/15/2018
BC	_____	002-FIN FINAL INSPECTION					10/23/2018
PBF	_____	PM 001-ESW ENGINEERING - SEWER / WAT Comments1: KMP, THIS MUST BE AN AFTERNOON INSPECTIO Comments2: N	20180861	1041 BLACKBERRY SHORE LN	38		10/16/2018
BF	_____	002-FTG FOOTING Comments1: KMP - MCCUE					10/19/2018
BC	_____	003-FOU FOUNDATION					10/26/2018
BC	_____	PM 001-PHF POST HOLE - FENCE	20180862	2053 KINGSMILL CT	154		10/19/2018
BC	_____	001-PHF POST HOLE - FENCE Comments1: INSPECTION CANCELLED, IDEAL TO GO AHEAD Comments2: WITH FENCE, PER PR	20180865	3246 BOOMBAAH BLVD	139	10/12/2018	
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20180868	219 W ELIZABETH ST			10/09/2018
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20180870	2311 HOBBS LN	160		10/11/2018

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BC	_____	002-FIN FINAL INSPECTION					10/18/2018
PBF	_____	001-PLR PLUMBING - ROUGH Comments1: SERGIO , CANCUN CAFE	20180874	1559 SYCAMORE RD			10/23/2018
PBF	_____	002-PLR PLUMBING - ROUGH Comments1: REINSPECTION CANCUN CAFE					10/25/2018
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20180880	1701 COTTONWOOD CT			10/11/2018
BC	11:00	001-PHF POST HOLE - FENCE	20180882	1215 WILLOW WAY	209		10/24/2018
BC	_____	001-PHF POST HOLE - FENCE	20180886	2135 NORTHLAND LN	91		10/23/2018
BC	10:30	001-FIN FINAL INSPECTION Comments1: FURNACE & AC INSTALLATION	20180887	110 E FOX ST			10/25/2018
PBF	_____	001-PLR PLUMBING - ROUGH Comments1: BASEMENT FINISH, CHRIS 630-688-0331	20180889	1435 VIOLET CT	363		10/25/2018
BC	08:00	002-RFR ROUGH FRAMING					10/25/2018
BC	_____	003-REL ROUGH ELECTRICAL					10/25/2018
BC	_____	004-RMC ROUGH MECHANICAL					10/25/2018
BC	_____	005-INS INSULATION					10/25/2018
BC	_____	001-PHF POST HOLE - FENCE	20180890	2285 CRYDER CT	435		10/31/2018
PBF	_____	001-ESW ENGINEERING - SEWER / WAT Comments1: CHILLS TIM GREYER	20180895	1972 MEADOWLARK LN	147	10/23/2018	
BF	_____	002-FTG FOOTING Comments1: CHILLS - RSS					10/26/2018
BF	_____	003-FOU FOUNDATION Comments1: CHILLS - RSS					10/30/2018
BC	_____	001-MIS MISCELLANEOUS Comments1: HOUSE WRAP	20180896	901 B HARVEST TR	24		10/30/2018
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20180900	1212 EVERGREEN LN	152		10/22/2018
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180901	401 HONEYSUCKLE LN	146		10/29/2018
BC	_____	001-PHF POST HOLE - FENCE	20180903	1408 CHESTNUT LN	60		10/29/2018

DATE: 11/01/2018
TIME: 09:58:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 30

INSPECTIONS SCHEDULED FROM 10/01/2018 TO 10/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20180907	1626 CYPRESS LN	20		10/23/2018

INSPECTIONS SCHEDULED FROM 10/01/2018 TO 10/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE

PERMIT TYPE SUMMARY:		ADD ADDITION			4		
		AGP ABOVE-GROUND POOL			3		
		BDO COMMERCIAL BUILD-OUT			1		
		BIP BUILD INCENTIVE PROGRAM SFD			5		
		BSM BASEMENT REMODEL			7		
		COM COMMERCIAL BUILDING			15		
		CRM COMMERCIAL REMODEL			11		
		DCK DECK			6		
		FNC FENCE			17		
		GAR GARAGE			3		
		HVC HVAC UNIT/S			1		
		REM REMODEL			2		
		ROF ROOFING			12		
		SFA SINGLE-FAMILY ATTACHED			21		
		SFD SINGLE-FAMILY DETACHED			424		
		SHD SHED/ACCESSORY BUILDING			1		
		SID SIDING			1		
		WIN WINDOW REPLACEMENT			2		
INSPECTION SUMMARY:		BGS BASEMENT GARAGE STOOPS			18		
		BKF BACKFILL			21		
		BSM BASEMENT FLOOR			8		
		EFL ENGINEERING - FINAL INSPECTION			14		
		ELS ELECTRIC SERVICE			12		
		EPW ENGINEERING- PUBLIC WALK			1		
		ESS ENGINEERING - STORM			10		
		ESW ENGINEERING - SEWER / WATER			12		
		FIN FINAL INSPECTION			34		
		FOU FOUNDATION			20		
		FTG FOOTING			21		
		GAR GARAGE FLOOR			9		
		INS INSULATION			35		
		MIS MISCELLANEOUS			1		
		PHD POST HOLE - DECK			6		
		PHF POST HOLE - FENCE			15		
		PLF PLUMBING - FINAL OSR READY			16		
		PLR PLUMBING - ROUGH			40		
		PLU PLUMBING - UNDERSLAB			30		
		PPF PRE-POUR, COMMERCIAL FLOOR			1		
		PPS PRE-POUR, SLAB ON GRADE			3		
		PWK PRIVATE WALKS			2		
		REI REINSPECTION			13		
		REL ROUGH ELECTRICAL			38		
		RFR ROUGH FRAMING			37		
		RMC ROUGH MECHANICAL			31		
		ROF ROOF UNDERLAYMENT ICE & WATER			6		
		SEW SEWER INSPECTION			5		

DATE: 11/01/2018
TIME: 09:58:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 32

INSPECTIONS SCHEDULED FROM 10/01/2018 TO 10/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		STP STOOP			14		
		SUM SUMP			23		
		TRN TRENCH - (GAS, ELECTRIC, ETC)			1		
		WAT WATER			17		
		WKS PUBLIC & SERVICE WALKS			22		
INSPECTOR SUMMARY:		BC BOB CREADEUR			140		
		BF B&F INSPECTOR CODE SERVICE			221		
		DVB DAVE BEHRENS			13		
		EEI ENGINEERING ENTERPRISES			3		
		PBF BF PLUMBING INSPECTOR			158		
		PR PETER RATOS			1		
STATUS SUMMARY:	A	BC			2		
	C	BC			26		
	C	BF			13		
	C	DVB			13		
	C	PBF			20		
	I	BC			112		
	I	BF			208		
	I	EEI			3		
	I	PBF			138		
	I	PR			1		
REPORT SUMMARY:					536		



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

Agenda Item Number

New Business #3

Tracking Number

EDC 2018-84

Agenda Item Summary Memo

Title: Property Maintenance Report for October 2018

Meeting and Date: Economic Development Committee – December 4, 2018

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Pete Ratos Community Development
Name Department

Agenda Item Notes:

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Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: October 29, 2018
Subject: October Property Maintenance

Property Maintenance Report October 2018

Adjudication:

14 Property Maintenance Cases heard in October

10/1/2018

N 2695	510 W Hydraulic St	Water Service/Multi-Family	Dismissed
N 2696	404 W Washington St	Water Service/Multi-Family	Dismissed
N 2697	305 Walter St	Water Service/Multi-Family	Liable \$500
N 2698	108 Colonial Pkwy	Water Service/Multi-Family	Dismissed
N 2699	206 River St	Water Service/Multi-Family	Liable \$500
N 2700	101 Appletree Ct	Water Service/Multi-Family	Continued
N 3548A	108 Countryside Pkwy	Water Service/Multi-Family	Continued
N 3548A	107 Appletree Ct	Water Service/Multi-Family	Continued

10/8/2018

N 3330	206 Heustis St	Corner Clearance	No Change
N 3332	2923 Grande Tr	Accessory Building	No Change
N 3344	873 N Carly Cir	Non Stormwater Discharge	Dismissed
N 3345	873 N Carly Cir	Work Without Permit	Dismissed
N 3346	102 Worsley St	Weeds	Liable \$280
N 3548A	108 Countryside Pkwy	Water Service/Multi-Family	Liable \$300
N 3548A	107 Appletree Ct	Water Service/Multi-Family	Liable

10/15/2018

N 3337	206 Heustis St	Weeds	Liable \$125
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Case Report

10/01/2018 - 10/31/2018

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	POSTED	PUBLIC WORKS TO MOW
20180390	10/25/2018	102 W. Main St.	Off Street Parking	CLOSED	10/26/2018	COMPLIANT			
20180389	10/22/2018	998 White Plains Ln	Unregistered Vehicle	IN VIOLATION	10/23/2018				
20180388	10/16/2018	801 Prairie Point Dr.	Grass, Weeds, sight obstruction	CLOSED	10/17/2018	COMPLIANT			
20180387	10/16/2018	2539 EMERALD LN	FURNITURE OUT ON THE CURB FOR OVER A WEEK	CLOSED		COMPLIANT			
20180386	10/15/2018	809 MORGAN ST	SUMP PUMP VIOLATION	IN VIOLATION	10/22/2018				
20180385	10/11/2018	112 Colonial Parkway. The	PIG IN APARTMENT	TO BE INSPECTED					
20180384	10/11/2018	1411 CHESTNUT DR	VEHICLES ON LAWN, CAMPER	COMPLIANT					
20180383	10/10/2018	707 S. Bridge St.	Off Street Parking	CLOSED	10/10/2018	COMPLIANT			
20180382	10/10/2018	1091 Auburn Dr.	Grass, Weeds	IN VIOLATION				10/9/2018	
20180381	10/8/2018	2956	WEEDS	CLOSED		COMPLIANT		10/9/2018	
20180380	10/4/2018	906 N. Carly	Grass, Weeds	IN VIOLATION				10/3/2018	
20180379	10/4/2018	1221 Clearwater Dr.	Political signs on parkway	CLOSED		COMPLIANT			
20180378	10/4/2018	1508 N. Bridge	Junk, trash	IN VIOLATION	10/5/2018				
20180377	10/4/2018	1508 N. Bridge	Grass, Weeds	IN VIOLATION					
20180376	10/4/2018	506 W. Fox St.	Garbage	CLOSED	10/5/2018	COMPLIANT			
20180375	10/3/2018	PRAIRIE MEADOWS	WEEDS & WATER ON GRAVEL WALKS	CLOSED					
20180374	10/2/2018	101 Colonial Pkwy	UNLICENSED VEHICLE	IN VIOLATION					

Total Records: 17

11/1/2018



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

Agenda Item Number

New Business #4

Tracking Number

EDC 2018-85

Agenda Item Summary Memo

Title: Economic Development Report for November 2018

Meeting and Date: Economic Development Committee – December 4, 2018

Synopsis: See attached.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:

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651 Prairie Pointe Drive, Suite 102 • Yorkville, Illinois 60560
Phone 630-553-0843 • FAX 630-553-0889

Monthly Report – for December 2018 EDC Meeting of the United City of Yorkville

November 2018 Activity

Downtown Redevelopment:

- Worked with a variety of land and building owners to discuss potential development and redevelopment opportunities.
- Worked with **"Hoof & Horn"** as they prepare to open on Friday, November 30th. This store will feature seasonal décor, handmade jewelry, essential oils and incense.
- Worked with a variety of businesses looking at Yorkville's downtown for their new home.

Development south of Fox River:

- Continue working with **Eleno Silva** on banquet center. Eleno has begun exterior construction in Stagecoach Crossing. He is focusing on opening in spring of 2019.
- Working with **"Yorkville Animal Hospital"** as they prepare for a major expansion of services to the community, which will include a large capital investment. A formal announcement will be made by the end of the year.
- There are big new changes in the plans for **the Fountain Village Shopping Center** at Route 47 & 71. New owners are in place. It is the group that owns and operates **"Roadhouse Country Bar & Grill"**. They will be expanding this business into the former Premier Mortgage space.
- Working with **"Popeyes Louisiana Kitchen"**, who is leasing the former Subway space along with a portion of adjacent vacant space for a new restaurant with a drive-up at Fountain Village.
- **"The Chosin Few"** will occupy space in Fountain Village. This 501C3 will have their offices at Fountain Village, and also use the space to display information, photographs and artifacts from the Korean War.

Development north of the Fox River:

- **Kendall Crossing...**Construction of two new buildings has begun. Continue to meet with other complementary business for the new 7000 square foot building located directly in front of Lighthouse Academy. **Grace** Coffee, Wine Bar and Eatery is on target for opening in January.
- **Kendall Marketplace...**Continue to work with specialist consultants from **"Bespoke"** who have been hired by center owner, Alex Berman, to work through a plan to determine new options and opportunities for the remainder of the project. Also working with perspective inline tenants, and a national restaurant for new construction on an outlot.
- **Yorkville Marketplace..."Planet Fitness"** is coming to Yorkville. Remodeling of the space has begun. The franchisee is planning to open at the beginning of the 2019. They will be setting up an office to sell memberships in the adjoining strip center. Also, working with perspective tenants for both the inline part of the center, and for space in an existing outlot building. The outlot tenant would be a quick casual/fast food type use.
- **"Arby's"** will begin remodel of the former Hardee's location on Route 47 in early 2019. Yonas Hagos continues his plan to purchase this building.
- **"Salerno's Red Hots"** has opened in the small "A" frame building near the northeast corner of Route 34 & 47.

Industrial Development:

- Continue working with small industrial user to locate in Yorkville. This business is nationally known and recognized and will create approximately 30 jobs.

Recreation:

- **Go for it Sports...**continue working with the center. **"Go For It Sports"** will be hosting monthly sports night for ages 5 to 13, and a 3 V 3 Holiday Classic soccer tournament on December 29th. They also continue to work with golf pro Chad Johansen and his Golf Academy. New and exciting things are always happening at **"Go For It Sports"**.

Other Activity:

- Attended annual Eisenberg Foundation Career Day in Chicago. This important ICSC related organization, allows me to interface with integral Chicagoland developers and brokers.
- Attended Yorkville's Industrial Development Focus Group with staff and five important partners in the development process.

Respectfully submitted,

Lynn Dubajic
651 Prairie Pointe Drive, Suite 102
Yorkville, IL 60560
lynn@dlkllc.com
630-209-7151 cell



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

Agenda Item Number

New Business #5

Tracking Number

EDC 2018-86 & PZC 2018-14

Agenda Item Summary Memo

Title: Windett Ridge – 4th PUD Amendment

Meeting and Date: Economic Development Committee - December 4, 2018

Synopsis: Request for Windett Ridge Planned Unit Development (PUD) 4th Amendment

Related to extension of term until December 31, 2023.

Council Action Previously Taken:

Date of Action: 09/12/2017 Action Taken: Approval

Item Number: CC 2017-48

Type of Vote Required: Informational

Council Action Requested: Feedback.

Submitted by: Krysti J. Barksdale-Noble, AICP Community Development
Name Department

Agenda Item Notes:

See attached memo.

Have a question or comment about this agenda item?

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Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: November 7, 2018
Subject: **PZC 2018-14 - Windett Ridge – 4th PUD Agreement Amendment**
Request for Extension of Term until December 2023

Summary

A request for approval of a fourth amendment to the Windett Ridge Subdivision Planned Unit Development (PUD) Agreement extending the term three (3) years until December 31, 2023.

Background

CalAtlantic Homes (formerly Ryland Homes) is the current developer of the Windett Ridge Subdivision and nearing completion of the 261 single-family homes in Unit 1 of the Planned Unit Development (PUD). The original PUD was approved anticipating Unit 2 of the development could be completed with the adjacent multi-family townhome development to the south of Windett Ridge to be known as the Towns at Windett Reserve. However, the sixteen (16) remaining lots in Unit 2 cannot be developed due to the lack of an available gravity sanitary sewer connection and appropriately sized stormwater management basin. Both were planned as part of the Towns at Windett Reserve development which is currently owned by a third-party whom CalAtlantic is currently engaging for potential purchase.

Since the current agreement is set to expire in December 31, 2020, CalAtlantic is requesting an extension of the agreement specifically related to completion of Unit 2 for three (3) years, or until December 31, 2023. This would allow for the potential purchase and development of the adjacent property to the south so that the construction of the regional improvements can happen contemporaneously with the final development of Unit 2.

Prior Amendments

As mentioned, the original Planned Unit Development was approved in June 2000 as the Coach Road Hills subdivision. In 2002, the PUD was first amended via Ord. 2002-50 to rename the development to Windett Ridge subdivision to permit townhomes, single family and a commercial parcel. While building happened under the prior developer, Wiseman Hughes, the economic downturn stalled the progress of new construction around 2008.

In 2013, the unfinished lots were purchased by Ryland Homes and an ordinance amending the PUD agreement for a second time was approved. Ordinance No. 2013-51 set forth development obligations and performance deadlines related to the completion of infrastructure, payment of fees and development build-out. This amendment also provided the benefit of increased signage, building permit and code locks, as well as a hold on punchlist items for two years. Ryland Homes has steadfastly built out Unit 1 of the subdivision in the past 5 years. Finally, a third amendment to the Planned Unit Development in 2017 (Ord. 2017-43) identified CalAtlantic as the successor developer of Windett Ridge subdivision and extended the completion of certain punchlist items until October 31, 2017.

Current Development Status

Currently, the the developer has completed a majority of the obligations listed in the second amended PUD agreement with the exception of the items listed in the attached punchlist letter issued on October 22, 2018 by the city's engineering consultant, although work continues to be done on site. The development

currently has been issued 236 permits in Unit 1 of the subdivision leaving nine (9) lots left to be built. CalAtlantic is now within their one-year warranty period for public improvements.

Proposed Draft Amended PUD Agreement

The draft amended Planned Unit Development (PUD) agreement to the Windett Ridge Subdivision is attached for your review and the primary terms of the agreement are as follows:

1. City allows the building permit fees to remain locked, with the exception of water meter costs, until December 31, 2020, per the 2013 PUD Amended Agreement. However, the developer will have the ability to prepay such permit fees to guarantee the fee schedule beyond the 2020 expiration date.
2. City will grant an extension for completion of the public improvements for Unit 2 until December 31, 2023.
3. CalAtlantic agrees to contribute \$10,000.00 for enhanced improvements to the park in Unit 1 of the Windett Ridge subdivision which will be constructed within one year of the effective date of the proposed fourth amended agreement.

Recommendation

Staff recommends approval of the proposed amended Planned Unit Development Agreement. A public hearing on the proposed amendment is tentatively scheduled for the the December 12, 2018 Planning and Zoning Commission meeting with final consideration at the January 8th City Council meeting.

Attachments

1. EEI punch list dated October 22, 2018
2. Draft Ordinance
3. Draft Fee Sheet
4. Public Hearing Notice



October 22, 2018

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

**Re: Windett Ridge Subdivision – Punch List
United City of Yorkville
Kendall County, Illinois**

Krysti:

Representatives of Engineering Enterprises, Inc. (EEI) performed a punch list inspection for the status of the one-year maintenance period for the above referenced project. As of the end of day on October 19th, the following punch list items remain:

General

1. The south detention basin should be continued to be maintained per the 2017 Report.
2. The limestone path should be maintained until the end of the maintenance period.

Water

3. The b-box at 601 Windett Ridge Road should be raised to grade and the area restored.

Roadway

4. Sections of Fairfax Way and Phelps Court have not been crack sealed.
5. The street light at Caulfield Point Island has minor cracks at the base and should be replaced.
6. The following street lights needs to be backfilled and restored with seed, fertilizer and hydro mulch:
 - a. Lot 261 (2691 Fairfax Way)
 - b. Lot 257 (2655 Fairfax Way)
 - c. Phelps Court Island
 - d. Lot 254 (2633 Fairfax Way)
 - e. Lot 250 (2601 Fairfax Way)
 - f. Fairfax Way Common Area
(Between 2551 and 2475 Fairfax Way)
 - g. Lot 243 (2447 Fairfax Way)
 - h. Lot 240 (2401 Fairfax Way)

7. The following addresses had sidewalk removal and replacement and should to be backfilled along the sidewalk and parkway and restored with seed, fertilizer and hydro mulch:
- | | |
|---------------------------|---------------------------|
| a. 2563 Fairfax Way | g. 632 Windett Ridge Road |
| b. 2551 Fairfax Way | h. 631 Windett Ridge Road |
| c. 2712 Phelps Court | i. 601 Windett Ridge Road |
| d. 2711 Phelps Court | j. 591 Windett Ridge Road |
| e. 642 Kentshire Drive | |
| f. 681 Windett Ridge Road | |

Landscape / Shared Use Paths

8. The following lots have trees that have been removed, dying or diseased and should be replaced per the landscape plan:
- | | |
|-------------------------------|--------------------------------|
| a. Lot 125 (2472 Fairfax Way) | b. Lot 132 (2456 Wilton Court) |
|-------------------------------|--------------------------------|
9. Trees located in the common area/storm basin between lots 247 and 248 along Fairfax Way (adjacent from the park) should be planted per the landscape plan.
10. Trees and shrubs should be planted at the main entrance monument at Fairfax Way per the landscape plan.
11. Common area located between Lots 250 and 249 has not been properly maintained. The entire lot should be graded and seeded.
12. Lot S, just south of the Fairfax Way entrance, has not been properly maintained. All vegetation that is not per plan should be removed and the grading of the lot be confirmed.
13. There are several trees near the north ponds that have died or have been removed and should be planted/replaced per the landscape plan.
14. There are several sections of the asphalt path that are damaged and need to be patched.
15. All unnecessary construction debris needs to be removed.

Lot H - Park

16. The grassed area that was disturbed during the storm sewer construction should be restored to their original shape and condition.
17. The grassed area along the southern portion of the park should be seeded, including finish grade preparation of seedbed, fertilizer and straw blanketed.
18. The entire site should be fertilized and have broadleaf control performed.
19. All bare spots should be overseeded.

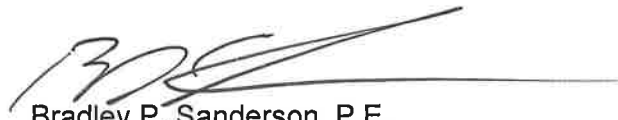
Ms. Krysti Barksdale-Noble
October 22, 2018
Page 3

The one-year maintenance period was set to expire on October 24th of this year. The work as noted above is not complete. The developer should provide us with a schedule to complete the remaining work.

If you have any questions or if you require additional information, please call.

Very truly yours,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.
Vice President

BPS/nls

pc: Mr. Bart Olson, City Administrator (via e-mail)
Ms. Erin Willrett, Assistant City Administrator (via e-mail)
Mr. Eric Dhuse, Director of Public Works (via e-mail)
Mr. Tim Evans, Director Parks & Recreation (via e-mail)
Ms. Lisa Pickering, Deputy Clerk (via e-mail)
Ms. Kathleen Field Orr, City Attorney (via e-mail)
Mr. Gregory Neumann, Lennar (via e-mail)
Mr. Al Eriksson, Lennar (via e-mail)
Ms. Kelly Gardner, Lexon Insurance Company
JAM, NLS EEI (via e-mail)

SUBDIVISION MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That CalAtlantic Homes
as **Principal**, hereinafter called Contractor

and Lexon Insurance Company
as **Surety**, hereinafter called Surety,
are held and firmly bound unto the United City of Yorkville, an Illinois municipal corporation,
800 Game Farm Road, Yorkville, Illinois, 60560, as **Obligee**, hereinafter called City, in the penal
sum of Sixty Six Thousand Four Hundred * (\$ 66,478.00), for payment whereof
Contractor and Surety bind themselves, and their respective heirs, executors, administrators,
successors and assigns, jointly and severally, by this obligation.

WHEREAS, the Contractor has constructed certain public improvements for lots within a
subdivision commonly known as Windett Ridge
and as more particularly described and designated on the plat of said property, said plat being
incorporated herein and made a part hereof by reference thereto; and,

WHEREAS, the aforementioned public improvements were made pursuant to certain plans and
specifications on file with the City and the City's Subdivision Control Ordinance, both made a
part hereof by reference thereto; and,

WHEREAS, the Contractor has requested the City accept the public improvements pursuant to
Section 11-5-2 of the City's Subdivision Control Ordinance that requires in Section 11-5-3 the
Contractor to post with the City this bond in the amount of ten percent of the improvements to
guarantee the maintenance and performance of the improvements to properly function as
designed and to remain free of defects in material, workmanship and installation for a period of
one year from the date of approval by the City accepting the improvements.

NOW, THEREFORE, the condition of this obligation is such that, if the Principal shall perform
the obligations in accordance with the ordinances, standards and requirements of the City and
shall fully indemnify and save harmless the City from all cost and damage which the City may
suffer by reason of failure on the Principal's part, not to exceed the penal sum of this bond, then
this obligation shall be void, otherwise to remain in full force and effect.

PROVIDED the City shall notify the Principal in writing of any defect for which the Principal is
responsible and shall specify in said notice a period of time in which Principal shall have to
correct said defect.

The Surety unconditionally covenants and agrees that if the Principal fails to correct said defects,
within the time specified, the Surety, upon 30 days certified mail notice to the address above

from the City of the defect will correct such defect or defects and pay all City expenditures and obligations thereof, including, but not limited to construction costs and consultant fees.

Should the Surety fail or refuse to correct the defects, the City in consideration of the public health, welfare and safety and in approving and accepting said improvements shall have the right to resort to any and all legal remedies against the Principal and Surety, both at law and in equity, including specifically repair or replacement of said improvements to which the Principal and surety unconditionally agree.

The City, at its option, shall have the right to correct said defects resulting from faulty materials or workmanship, or, pursuant to bidding cause to be corrected any said defects in case the Principal shall fail or refuse to do so, and in the event the City should exercise and give effect to such right, the Principal and Surety shall be jointly and severally bound hereunder to reimburse the City the total cost thereof, including, but not limited to, engineering, legal and contingent cost, together with any damages which may be sustained on account of the failure of the Principal to correct said defects.

The City shall have no obligation to actually incur any cost or correct any deficient performance of the Principal in order to be entitled to receive the proceeds of this bond for any defect.

IN WITNESS WHEREOF, the Principal and Surety have executed this bond this 15th day of December 2017.

Principal
CalAtlantic Homes

By:



DATE 11/1

Surety:

Lexon Insurance Company

By:



Kelly A. Gardner,

Attorney-in-fact

Attach standard form showing Attorney-in-fact authorization

POWER OF ATTORNEY

LX- 309165

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **LEXON INSURANCE COMPANY**, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint James I Moore, Bonnie Kruse, Stephen T. Kazmer, Dawn L. Morgan, Kelly A. Gardner, Elaine Marcus, Jennifer J. McComb, Melissa Schmidt, Tariesse M. Pisciotto, Diane Rubright, Tiffany Cuniff its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **LEXON INSURANCE COMPANY** on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$8,000,000 Eight Million dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **LEXON INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 5th day of August, 2015.

**LEXON INSURANCE COMPANY**

BY

David E. Campbell
David E. Campbell
President

ACKNOWLEDGEMENT

On this 5th day of August, 2015, before me, personally came David E. Campbell to me known, who be duly sworn, did depose and say that he is the President of **LEXON INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



AMY TAYLOR
Notary Public- State of Tennessee
Davidson County
My Commission Expires 07-08-19

BY

Amy Taylor
Amy Taylor
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of **LEXON INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the forgoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Seal at Mount Juliet, Tennessee this 15th Day of December, 2017.



BY

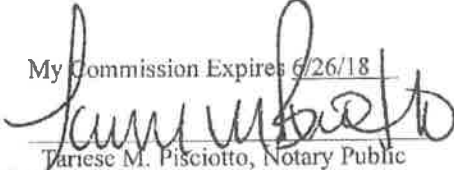
Andrew Smith
Andrew Smith
Assistant Secretary

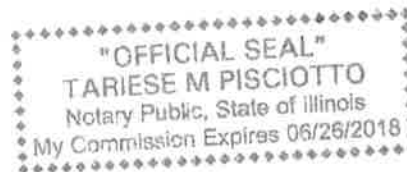
"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

State of Illinois }
 } ss.
County of DuPage }

On December 15, 2017, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Kelly A. Gardner known to me to be Attorney-in-Fact of Lexon Insurance Company the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires 6/26/18

Tariese M. Pisciotto, Notary Public



**FOURTH AMENDMENT TO THE PLANNED UNIT DEVELOPMENT AGREEMENT BETWEEN
THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
AND CALATLANTIC GROUP, INC., A DELAWARE CORPORATION**

(Windett Ridge Subdivision)

This Fourth Amendment (the “*Fourth Amendment*”) to that certain Planned Unit Development Agreement (“*Planned Unit Development Agreement*”) by and among the United City of Yorkville, Kendall County, Illinois (the “*City*”) and Michael Wheeler, Robert E. Davidson, Jr., and George Engel (the “*Owners*”), dated June 8, 2000, as amended November 26, 2002 (the “*First Amendment*”), as amended August 27, 2013 (the “*Second Amendment*”), and as further amended October 10, 2017 (the “*Third Amendment*”), by and between the City and CalAtlantic Group, Inc., a Delaware corporation, successor by merger to The Ryland Group, Inc. (“*CalAtlantic*”) and successor-in-interest to the Owners, is entered into this ____ day of _____, 2018 (“*Effective Date*”). The City and CalAtlantic are hereinafter sometimes individually referred to as a “*Party*” and collectively as the “*Parties*”.

WITNESSETH:

WHEREAS, the Owners entered into the Planned Unit Development Agreement in 2000 with the City whereby the Owners agreed to develop real property consisting of approximately 163.522 acres, primarily for residential use with a portion designated for commercial use all as consistent with the City Zoning Ordinance (formerly known as the Coach Road Hills Subdivision and now known as the “*Windett Ridge Subdivision*”); and,

WHEREAS, in 2002, the Planned Unit Development Agreement was amended to change the approved zoning for townhomes to zoning for single-family residences, to amend the area designated for commercial use and such other matters deemed necessary to proceed with the development of the Windett Ridge Subdivision; and,

WHEREAS, a portion of the approximately 163.522 acres was developed and 106 single

family residences were constructed, however, development was discontinued and ownership of the undeveloped portion of the Windett Ridge Subdivision was foreclosed upon by the financing entity and thereafter made available for purchase; and,

WHEREAS, Ryland Homes purchased that portion of the Windett Ridge Subdivision, which is zoned for residential purposes, (approximately 130 acres) legally described on *Exhibit A*, attached hereto and made a part hereof, now owned by CalAtlantic (the “*Subject Property*”) and proceeded with the development of the Subject Property in accordance with the approved zoning and all commitments undertaken by the Owners pursuant to the Planned Unit Development Agreement as amended in 2002 and certain other terms and conditions as set forth in the Second Amendment; and,

WHEREAS, as provided in the Second Amendment, CalAtlantic was granted certain limitations on certain fees as hereinafter itemized to be paid to the City in connection with the development of the Windett Ridge Subdivision until December 31, 2020; and,

WHEREAS, CalAtlantic has advised the City that, because the sanitary sewer lift station referred to in the Second Amendment (“*Lift Station*”), has yet to be constructed, additional time is required to complete the Windett Ridge Subdivision and therefore requests an extension of time for an additional three (3) years on the time for completion of the Lift Station and the public improvements CalAtlantic is to construct in Unit 2 of the Windett Ridge Subdivision; and,

WHEREAS, the City is prepared to grant the extensions of time CalAtlantic has requested, but only pursuant to the terms and conditions as set forth in this Fourth Amendment.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Parties agree as follows:

Section 1. Incorporation of Recitals. The foregoing recitals are hereby incorporated into this Fourth Amendment as if fully restated in this Section 1.

Section 2. Fees Payable.

(a) As set forth in the Second Amendment and on *Exhibit B* attached hereto and made a part hereof, CalAtlantic shall pay the following fees for each dwelling unit it seeks to construct within the Windett Ridge Subdivision, provided it submits an application for building permit to the City for such dwelling unit on or before December 31, 2020:

1. \$1,400.00 per house for the Yorkville Bristol Sanitary District fee, and due upon issuance of a building permit for such house;
2. \$650.00 plus \$0.20 per square foot for the Building Permit Fee, due upon issuance of a building permit for such house;
3. \$800.00 per house for the water connection fee due upon issuance of a building permit for such house;
4. \$25.00 per house for a water and sewer inspection fee, due upon issuance of a building permit for such house;
5. \$35.00 per house for public walks/driveway inspection fee, due upon issuance of a building permit for such house;
6. \$1,050.00 for the City's Development Fees, due upon issuance of a building permit for such house; and
7. \$3,000.00 per house for the School Transition Fee, due upon issuance of a building permit for such house, as the total number of dwelling units constructed to date in the Windett Ridge Subdivision exceeds the 140 number specified in the Second Amendment).

CalAtlantic shall have the right to prepay the above fees at the rates and in the amounts specified above for dwelling units it intends to construct at the Windett Ridge Subdivision, even if CalAtlantic does not then intend to submit an application for building permit to the City for any one or more of such dwelling units, provided CalAtlantic submits such prepayment to the City on or prior to December 31, 2020.

(b) The City acknowledges that, prior to the Effective Date of this Fourth

Amendment: (i) a previously required Weather Warning Siren fee in the amount of \$12,264.15 was paid to the City; and (ii) City Sanitary Sewer Improvement Fees in the amount of \$1,800.00 per unit have been paid to the City for all dwelling units to be constructed in the Windett Ridge Subdivision and, therefore, no additional City Sanitary Sewer Improvement Fees shall be due the City as CalAtlantic proceeds to complete the construction of dwelling units in the Windett Ridge Subdivision.

(c) Commencing January 1, 2021, CalAtlantic shall pay to the City all fees then in effect upon application of a building permit to construct a dwelling unit within the Windett Ridge Subdivision.

Section 3. Extensions of Time.

(a) CalAtlantic has requested, and the City hereby grants to CalAtlantic, an extension of time until December 31, 2023, to complete the construction of the public improvements that are to be constructed in Unit 2 of the Windett Ridge Subdivision.

(b) CalAtlantic has requested, and the City hereby grants to CalAtlantic, an extension of time until December 31, 2023, of the timeframe set forth in Section 4(B)(2) of the Second Amendment concerning applicable City zoning and building codes.

Section 4. Water Meter Cost. CalAtlantic hereby acknowledges that the Water Meter Cost may be increased by the City on a generally applicable basis at any time prior to December 31, 2023, if the cost to the City for water meters and installation increases.

Section 5. Payment of Park Contribution. CalAtlantic agrees, not later than ten (10) days after the execution of this Fourth Amendment by the City, to pay to the City ten thousand dollars (\$10,000.00) for the improvement of a park in Unit 1 of the Windett Ridge Subdivision, which improvement the City agrees to undertake within one year of the Effective Date of this Fourth Amendment.

Section 6. Procedure for Declaring Defaults/No Outstanding Defaults.

(a) In the event CalAtlantic defaults in its performance of its obligations set forth in this Fourth Amendment or any prior agreements pertaining to the Windett Ridge Subdivision, the City shall give written notice to CalAtlantic of such items in default and, unless evidence is given to the City that the default will be cured in a timely manner, all benefits and agreements to prohibit the increased in the fees as listed in Sections 2 and 3 shall be immediately canceled.

(b) The City hereby confirms that, subject to the provisions of this Fourth Amendment, all Developer obligations under the Planned Unit Development Agreement, as amended by the First Amendment, the Second Amendment and the Third Amendment, which were required to have been satisfied prior to the Effective Date of this Fourth Amendment have been satisfied in full and that there are no outstanding defaults under the Planned Unit Development, as amended by the First Amendment, the Second Amendment and the Third Amendment, as of the Effective Date of this Fourth Amendment.

Section 7. No Recapture Obligations/Construction of Lift Station. The City confirms that there are no outstanding utility or roadway recapture obligations that CalAtlantic will be required to satisfy in connection with its completion of the Windett Ridge Subdivision. CalAtlantic acknowledges, however, that if CalAtlantic elects not to construct the Lift Station because other parties proceed to construct a lift station on property to the south of the Windett Ridge Subdivision (the “*Other Lift Station*”), which Other Lift Station makes it possible to provide sanitary sewer service to Unit 2 in the Windett Ridge Subdivision, CalAtlantic could be obligated to pay its *pro rata* share of the costs of constructing said Other Lift Station if and when it connects the sanitary sewer mains it constructs in Unit 2 to said Other Lift Station. CalAtlantic shall give notice to the City by December 31, 2023, as to whether it intends to construct the Lift Station in the Windett Ridge Subdivision or wait until the Other Lift Station is constructed by

other parties.

Section 8. Earthwork Improvements. CalAtlantic shall have the right to complete soil stockpile removals and subsequent grading and stabilization practices within Unit 2 of the Windett Ridge Subdivision provided CalAtlantic establishes appropriate soil erosion and sedimentation control measures. CalAtlantic shall be required to post the improvement security with the City in connection with the performance of such work.

Section 9. No Further Obligations Relating to Donations or the Construction of Off-Site Utility or Roadway Improvements. The City confirms that, subject to and except as provided in this Fourth Amendment, all obligations to donate lands or pay fees in lieu of the donation of lands relating to the Windett Ridge Subdivision have been satisfied in full. The City further confirms that all obligations to construct or pay for the construction of off-site utility and roadway improvements under the Planned Unit Development Agreement have been satisfied and that CalAtlantic shall not be required to construct or pay for, directly or indirectly, any other off-site improvements in connection with or as a result of its completion of the Windett Ridge Subdivision.

Section 10. Miscellaneous.

A. If any section, subsection, term or provision of this Fourth Amendment or the application thereof to either Party or any circumstance shall, to any extent, be held invalid or unenforceable, the remainder of said section, subsection, term or provision and the application of the same to the Parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

B. All notices, demands, requests, consents, approvals or other instruments required or permitted by the Planned Unit Development Agreement, as amended by the First Amendment, the Second Amendment, the Third Amendment and this Fourth Amendment, shall

be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

<i>To the CalAtlantic:</i>	÷	CalAtlantic Group, Inc. 1141 East Main Street, Suite 108 East Dundee, Illinois 60118 Attn: Christopher Gillen, Vice President
<i>With a copy to:</i>	÷	Meltzer Purtil & Stelle LLC 1515 East Woodfield Road, Suite 250 Schaumburg, Illinois 60173 Attn: Harold W. Francke and Ellen Joyce
<i>To the City</i>	:	United City of Yorkville 800 Game Farm Road Yorkville, Illinois 60560
<i>With a copy to</i>	:	Kathleen Field Orr, City Attorney Kathleen Field Orr & Associates 53 West Jackson Blvd., Suite 964 Chicago, Illinois 60604

C. This Fourth Amendment shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

D. This Fourth Amendment may not be assigned by CalAtlantic without the prior written consent of the City.

E. Time is of the essence of this Fourth Amendment and all documents, agreements and covenants contained herein shall be performed in a timely manner by the Parties.

F. This Fourth Amendment may be signed in counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument.

G. Any conflicts between the provisions of the Planned Unit Development, the First Amendment, the Second Amendment, or the Third Amendment, on the one hand, and the provisions of this Fourth Amendment, on the other hand, shall be resolved in favor of the latter.

Subject to the foregoing, the provisions of the Planned Unit Development, as amended by the First Amendment, the Second Amendment and the Third Amendment, remain in full force and effect and be applicable to to the extent any provision is not in conflict with this fourth amendment.

IN WITNESS WHEREOF, the Parties have caused this Fourth Amendment to be executed by their duly authorized officers as of the date set forth below their respective signatures, to be effective as of the Effective Date.

United City of Yorkville, an Illinois
Municipal Corporation

By: _____
Mayor

Date: _____

Attest:

City Clerk

State of Illinois)
)
County of Kendall)

The foregoing instrument was acknowledged before me by _____, Mayor, and _____, City Clerk, of the United City of Yorkville, an Illinois municipal corporation, this _____ day of _____, 201_.

Notary Public

CalAtlantic Group, Inc., a Delaware corporation
successor by merger to the Ryland Group, Inc.

By: _____
Christopher Gillen, a Vice President

Date: _____

State of Illinois)
)
County of _____)

The foregoing instrument was acknowledged before me by Christopher Gillen, a Vice President of CalAtlantic Group, Inc., a Delaware corporation, successor by merger to the Ryland Group, Inc., this _____ day of _____, 201_.

Notary Public

EXHIBIT A – LEGAL DESCRIPTION

EXHIBIT A: LEGAL DESCRIPTION

PARCEL 2:

THAT PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 9; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$, 569.20 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47; THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 1062.70 FEET TO THE SOUTHERNMOST CORNER OF A TRACT DESCRIBED IN WARRANTY DEED FROM EDNA HALBESMA TO HANNAH GEIGER RECORDED IN BOOK 115 AT PAGE 241 ON DECEMBER 27, 1957; THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 323.02 FEET; THENCE CONTINUING SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 484.85 FEET TO ITS INTERSECTION WITH THE CENTER LINE OF LEGION ROAD; THENCE CONTINUING SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE AND SAID CENTER LINE EXTENDED, 1925.22 FEET; THENCE SOUTH 16 DEGREES 45 MINUTES 00 SECONDS EAST, 126.93 FEET TO THE LINE OF A FENCE EXTENDED FROM THE EAST; THENCE NORTH 88 DEGREES 15 MINUTES 14 SECONDS EAST ALONG SAID FENCE LINE AND ITS EXTENSION, 2723.16 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 32 MINUTES 33 SECONDS WEST, A DISTANCE OF 219.34 FEET; THENCE NORTH 31 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 125.77 FEET; THENCE NORTH 53 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 157.59 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 438.00 FEET AND A CHORD BEARING OF NORTH 37 DEGREES 33 MINUTES 32 SECONDS EAST, AND ARC DISTANCE OF 7.40 FEET; THENCE NORTH 37 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 232.50 FEET; THENCE SOUTH 52 DEGREES 55 MINUTES 31 SECONDS EAST, A DISTANCE OF 25.99 FEET; THENCE NORTH 37 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 145.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE, AS OCCUPIED, OF THE OAK HILL FARM AS SHOWN IN A PLAT RECORDED IN PLAT BOOK 5 ON PAGE 16 (NOW 'SLOT 303'); THENCE SOUTH 52 DEGREES 55 MINUTES 30 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, AS OCCUPIED, OF THE OAK HILL FARM, 421.96 FEET TO A LIMESTONE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID OAK HILL FARM BEING ALSO ON THE EAST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 02 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE, 445.77 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 9 WHICH IS 1533.84 FEET, AS MEASURED ALONG SAID EAST LINE NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHEAST $\frac{1}{4}$; THENCE SOUTH 88 DEGREES 15 MINUTES 14 SECONDS WEST, A DISTANCE OF 392.05 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

WINDETT RIDGE

11/20/2018

UNITS 1 & 2

FEE PER UNIT

FEE LOCK EXPIRATION DECEMBER 31, 2020 (ORD. 2013-51)

A paid receipt from the School District Office, 602-A Center Parkway
Yorkville, must be presented to the City prior to issuance of permit

Permits 1-140 (1st 140 permits) are to be \$1,500	(see note "a" below)	
Permits 141-280 (2nd 140 permits) are to be \$3,000		\$3,000
Separate Yorkville-Bristol Sanitary District fee - made payable to Y.B.S.D.		\$1,400

United City of Yorkville Fees

1. Building Permit		
Cost \$650 plus \$0.20 per square foot	\$650 + \$0.20(SF)	
2. Water Connection Fees		\$800
3. Water Meter Cost		\$550
4. City Sewer Connection Fees		\$0
5. Water and Sewer Inspection Fee		\$25
6. Public Walks/Driveway Inspection Fee		\$35
7. Development Fees		
Public Works	\$450	
Police	\$150	
Library	\$150	
Bristol-Kendall Fire	<u>\$300</u>	
Development Fees Total	\$1,050	\$1,050
8. Land-Cash Fees	<u>Attached Units</u>	
Park	\$0	
School (see note "b" below)	<u>\$2,689.02</u>	
Land-Cash Fees Total	<u>\$2,689.02</u>	\$2,689.02

Notes

- \$1,500 for permits #1-34 issued after 8/27/13 has been satisfied.
- Land-Cash has been satisfied per 'Townes at Windett Reserve Agreement'

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING & ZONING COMMISSION
PZC 2018-14

NOTICE IS HEREWITH GIVEN THAT Al Eriksson, on behalf of CalAtlantic Group, Inc., petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a fourth (4th) amendment to the Windett Ridge Planned Unit Development Agreement to allow for the extension of an additional three (3) years to complete the construction of a lift station and public improvements in Unit 2 of the Windett Ridge subdivision until December 31, 2023. The real property is generally located south of IL Route 71 and immediately east of IL Route 47 in Yorkville, Illinois.

The legal description is as follows:

THAT PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 9; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$, 569.20 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47; THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 1062.70 FEET TO THE SOUTHERNMOST CORNER OF A TRACT DESCRIBED IN WARRANTY DEED FROM EDNA HALBESMA TO HANNAH GEIGER RECORDED IN BOOK 115 AT PAGE 241 ON DECEMBER 27, 1957; THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 323.02 FEET; THENCE CONTINUING SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 484.85 FEET TO ITS INTERSECTION WITH THE CENTER LINE OF LEGION ROAD; THENCE CONTINUING SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE AND SAID CENTER LINE EXTENDED, 1925.22 FEET; THENCE SOUTH 16 DEGREES 45 MINUTES 00 SECONDS EAST, 126.93 FEET TO THE LINE OF A FENCE EXTENDED FROM THE EAST; THENCE NORTH 88 DEGREES 15 MINUTES 14 SECONDS EAST ALONG SAID FENCE LINE AND ITS EXTENSION, 2723.16 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 32 MINUTES 33 SECONDS WEST, A DISTANCE OF 219.34 FEET; THENCE NORTH 31 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 125.77 FEET; THENCE NORTH 53 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 157.59 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 438.00 FEET AND A CHORD BEARING OF NORTH 37 DEGREES 33 MINUTES 32 SECONDS EAST, AND ARC DISTANCE OF 7.40 FEET; THENCENORTH 37 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 232.50 FEET; THENCE SOUTH 52 DEGREES 55 MINUTES 31 SECONDS EAST, A DISTANCE OF 25.99 FEET; THENCE NORTH 37 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 145.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE, AS OCCUPIED, OF THE OAK HILL

FARM AS SHOWN IN A PLAT RECORDED IN PLAT BOOK 5 ON PAGE 16 (NOW 'SLOT 303'); THENCE SOUTH 52 DEGREES 55 MINUTES 30 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, AS OCCUPIED, OF THE OAK HILL FARM, 421.96 FEET TO A LIMESTONE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID OAK HILL FARM BEING ALSO ON THE EAST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 02 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE, 445.77 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 9 WHICH IS 1533.84 FEET, AS MEASURED ALONG SAID EAST LINE NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHEAST $\frac{1}{4}$; THENCE SOUTH 88 DEGREES 15 MINUTES 14 SECONDS WEST, A DISTANCE OF 392.05 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing on said application on Wednesday, December 12, 2018 at 7 p.m. at the United City of Yorkville, City Council Chambers, located at 800 Game Farm Road, Yorkville, Illinois 60560.

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

Application and information materials regarding this notice are available for public review and any questions or written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 800 Game Farm Road, Yorkville, Illinois. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

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

BETH WARREN
City Clerk

BY: Lisa Pickering
Deputy Clerk



May 11, 2018

Ms. Krysti Barksdale-Noble, AICP
Community Development Director
United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

**Re: Request for Development Agreement Amendment
and Final Plat Application Withdrawal
Windett Ridge Residential Subdivision Unit 2
United City of Yorkville, Kendall County, IL**

Dear Ms. Barksdale-Noble,

On behalf of CalAtlantic Homes, I am writing to formally request the withdrawal of our April 12, 2018 application for Plat of Subdivision approval for Unit 2 of the Windett Ridge subdivision. Based on our conversations and recent correspondence, dated May 2, 2018 as provided by the City Engineer, we understand that the City and our client realize that the remaining sixteen lots within Unit Two cannot be thoughtfully completed as originally intended. This cannot be completed due to the lack of an available gravity sanitary sewer connection and appropriate stormwater management that had been originally planned on the property to the south. This property is currently owned by a third-party.

With this application withdrawal, we are also formally requesting an amendment be made to the existing Ordinance No. 2013-51, an *Ordinance Approving the Second Amendment to the Planned Unit Development Agreement (Windett Ridge Subdivision)*, passed on the 27th day of August, 2013.

This Agreement had been originally approved anticipating the Unit Two development could be completed with the adjacent development to the south. We understand the current Agreement has a term to expire in 2020 and we are requesting this term to be extended three years to 2023 to allow the potential for the adjacent development to begin and regional improvements be completed to coincide with the final development of Unit Two.

Please review and consider this request and let us know the next steps within the process that we must take to execute an amendment to the existing agreement. Thank you for your assistance, and should you have any questions or need additional information, please do not hesitate to contact me at 847.696.1400 or at amartini@mackieconsult.com.

Very truly yours,
MACKIE CONSULTANTS, LLC

Anthony Martini, PE, CFM, CPESC
Senior Project Manager

cc: Mr. Eric Dhuse, City of Yorkville
Mr. Jason Engberg, City of Yorkville
Mr. Brad Sanderson, PE, Engineering Enterprises, Inc.
Mr. Rich Olson, Gary R. Weber and Associates
Mr. Scott Guerard, CalAtlantic Homes
Mr. Bill Robinson, CalAtlantic Homes
Mr. Alan Eriksson, CalAtlantic Homes
Mr. Greg Neumann, CalAtlantic Homes
Mr. Ryan Martin, Mackie Consultants LLC

N:\2308D\Correspondence\180511.Ltr to Yorkville.Request for Amendment.docx



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

APPLICATION FOR AGREEMENT AMENDMENT

INTENT AND PURPOSE:

Annexation Agreements specify the desired zoning and other requested approvals (i.e., bulk regulations, variances, building codes, development impacts and contributions, etc.) that will affect the property and successor owners. Planned Unit Development (PUD) Agreements are unique and a complex form of zoning which differs from the conventional approval process allowing for flexibility in the design and land use of larger scale developments. Such approvals require agreements that are contractual in nature, therefore an amendment must be sought when a change, minor or substantial, in the original terms of the annexation or Planned Unit Development (PUD) Agreement occurs.

This packet explains the process to successfully submit and complete an Application to Amend an Annexation or Planned Unit Development Agreement. It includes a detailed description of the process and the actual application itself. Please type the required information in the application on your computer. The application will need to be printed and signed by the petitioner. The only item that needs to be submitted to the City from this packet is the application. The rest of the packet is to help guide you through the process unto completion.

For a complete explanation of what is legally required throughout the Amendment process, please refer to "Title 10, Chapter 4, Section 10 Amendments" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE:



STAGE 1: APPLICATION SUBMITTAL

The following must be submitted to the Community Development Department:

- One (1) original signed application with legal description.
- Three (3) 11" x 17" copies each of the exhibits, proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee.
- One (1) CD or portable USB drive containing one (1) electronic copy (pdf) of each of the following: signed application (complete with exhibits), proposed drawings, location map, and site plan. A Microsoft Word document with the legal description is also required.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. These materials must be submitted a minimum of forty five (45) days prior to the targeted Planning & Zoning Commission meeting. An incomplete submittal could delay the scheduling of the project.

Petitioner will be responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the city to cover these fees. The Petitioner Deposit Account/Acknowledgement of Financial Responsibility form is attached to this document and must be submitted with the application.



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APPLICATION FOR AGREEMENT AMENDMENT

STAGE 2: PLAN COUNCIL REVIEW

Petitioner may present the proposed amended plan to the Plan Council. The Plan Council meets on the 2nd and 4th Thursday of the month. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. Upon recommendation by the Plan Council, petitioner will move forward to the Planning & Zoning Commission hearing.

STAGE 3: ECONOMIC DEVELOPMENT COMMITTEE

Petitioner must present the proposed amendment agreement and/or plan to the Economic Development Committee. Economic Development Committee meets at 7:00 p.m. on the 1st Tuesday of each month in the Yorkville City Hall Conference Room. This session is to discuss and consider recommendations prior to full City Council considerations and provide informal feedback. The Economic Development Committee will submit its recommendation to City Council.

STAGE 4: PLANNING & ZONING COMMISSION PUBLIC HEARING (PUD ONLY)

Petitioner will attend a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission meets on the 2nd Wednesday of the Month at 7:00pm. Notice will be placed in the Kendall County Record by the United City of Yorkville. The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. Twenty four (24) hours prior to the public hearing, a certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document and must be submitted prior to the scheduled Plan Commission meeting.

STAGE 5: CITY COUNCIL PUBLIC HEARING

Petitioner will attend the City Council meeting where the recommendation of the proposed amendment will be considered. The City Council meets on the 2nd and 4th Tuesdays of the month at 7:00pm. City Council will make the final approval of the amendment.

DORMANT APPLICATIONS

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

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

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

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



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APPLICATION FOR AGREEMENT AMENDMENT

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input checked="" type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$ 500.00
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ <div style="display: flex; justify-content: space-between; width: 100%;"> # of Acres Acres over 5 Amount for Extra Acres Total Amount </div>			
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$
<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>			
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$200 = \$ \underline{\hspace{2cm}}$ <div style="display: flex; justify-content: space-between; width: 100%;"> # of Acres Acres over 5 Amount for Extra Acres Total Amount </div>			
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ <div style="display: flex; justify-content: space-between; width: 100%;"> # of Acres Acres over 5 Amount for Extra Acres Total Amount </div>			
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$1,000.00 \$2,500.00 \$5,000.00 \$10,000.00 \$20,000.00	Total: \$
OUTSIDE CONSULTANTS DEPOSIT <i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres			Total: \$
TOTAL AMOUNT DUE:			500.00



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APPLICATION FOR AGREEMENT AMENDMENT

DATE: May 15, 2018	PZC NUMBER:	DEVELOPMENT NAME: Windett Ridge - Unit Two
PETITIONER INFORMATION		
NAME: Mr. Al Eriksson		COMPANY: CalAtlantic Homes
MAILING ADDRESS: 1141 East Main Street		
CITY, STATE, ZIP: East Dundee, Illinois 60018		TELEPHONE: 847-812-1884
EMAIL: alan.eriksson@calatlantic.com		FAX:
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: CalAtlantic Group Inc.		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS: 1141 East Main Street, East Dundee, Illinois 60018		
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Windett Ridge Road and Bridge Street		
CURRENT ZONING CLASSIFICATION: R2 Single Family Residential Planned Unit Development		
LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW: United City of Yorkville		
ZONING AND LAND USE OF SURROUNDING PROPERTIES		
NORTH: R2 Single Family Residential (Raintree Subdivision)		
EAST: Unincorporated Kendall County - Agricultural Use (Petty Trust No 1989)		
SOUTH: Planned Unit Development - Currently Agricultural Use (Konicek Property)		
WEST: O - Office District (Next Generation Development LLC)		
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)		
05-09-400-008		



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APPLICATION FOR AGREEMENT AMENDMENT

PROPERTY INFORMATION

NAME OF AGREEMENT: Ordinance 2013-51 - Second Amendment to the Annexation Agreement for Windett Ridge

DATE OF RECORDING: August 29, 2013

SUMMARIZE THE ITEMS TO BE AMENDED FROM THE EXISTING AGREEMENT:

On behalf of CalAtlantic Homes, I am writing to formally request the withdrawal of our April 12, 2018 application for Plat of Subdivision approval for Unit 2 of the Windett Ridge subdivision. Based on our conversations and recent correspondence, dated May 2, 2018 as provided by the City Engineer, we understand that the City and our client realize that the remaining sixteen lots within Unit Two cannot be thoughtfully completed as originally intended. This cannot be completed due to the lack of an available gravity sanitary sewer connection and appropriate stormwater management that had been originally planned on the property to the south. This property to the south is currently owned by a third-party.

With this application withdrawal, we are also formally requesting an amendment be made to the existing Ordinance No. 2013-51, an Ordinance Approving the Second Amendment to the Planned Unit Development Agreement (Windett Ridge Subdivision), passed on the 27th day of August, 2013 and recorded on August 29, 2013.

This Agreement had been originally approved anticipating the Unit Two development could be completed with the adjacent development to the south. We understand the current Agreement has a term to expire in 2020 and we are requesting this term to be extended three years to 2023 to allow the potential for the adjacent development to begin and regional improvements be completed to coincide with the final development of Unit Two.

ATTACHMENTS

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

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

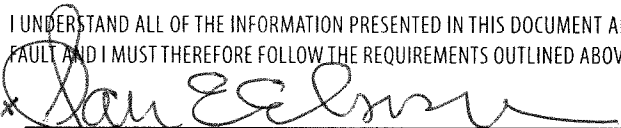

Petitioner must attach a true and correct copy of the existing agreement and title it as "Exhibit C".

Petitioner must attach amendments from the existing agreement and title it as "Exhibit D".



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APPLICATION FOR AGREEMENT AMENDMENT

ATTORNEY INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ENGINEER INFORMATION	
NAME: Anthony Martini	COMPANY: Mackie Consultants
MAILING ADDRESS: 9575 West Higgins Road, Suite 500	
CITY, STATE, ZIP: Rosemont, Illinois 60018	TELEPHONE: 847-696-1400
EMAIL: amartini@mackieconsult.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Anthony Martini	COMPANY: Mackie Consultants
MAILING ADDRESS: 9575 West Higgins Road, Suite 500	
CITY, STATE, ZIP: Rosemont, Illinois 60018	TELEPHONE: 847-696-1400
EMAIL: amartini@mackieconsult.com	FAX:
AGREEMENT	
<p>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.</p> <p>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.</p> <p>*  _____ May 16, 2018 PETITIONER SIGNATURE DATE</p> <p>OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.</p> <p> _____ May 16, 2018 OWNER SIGNATURE DATE</p>	



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PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY


PROJECT NUMBER: Al Eriksson	FUND ACCOUNT NUMBER: CalAtlantic Homes	PROPERTY ADDRESS: 1141 East Main Street
APPLICATION/APPROVAL TYPE (check appropriate box(es) of approval requested):		
<input type="checkbox"/> CONCEPT PLAN REVIEW	<input checked="" type="checkbox"/> AMENDMENT (TEXT)	<input type="checkbox"/> ANNEXATION
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MILE AND 1/2 REVIEW	<input type="checkbox"/> ZONING VARIANCE
<input type="checkbox"/> FINAL PLANS	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT	<input type="checkbox"/> FINAL PLAT
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: Al Eriksson		COMPANY: CalAtlantic Homes
MAILING ADDRESS: 1141 East Main Street		
CITY, STATE, ZIP: East Dundee, Illinois 60118		TELEPHONE: 847-812-1884
EMAIL: alan.eriksson@calatlantic.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.		
Alan Eriksson PRINT NAME		VP of Land Development TITLE
 SIGNATURE		May 16, 2018 DATE
ACCOUNT CLOSURE AUTHORIZATION		
DATE REQUESTED: _____	<input type="checkbox"/> COMPLETED	<input type="checkbox"/> INACTIVE
PRINT NAME: _____	<input type="checkbox"/> WITHDRAWN	<input type="checkbox"/> COLLECTIONS
SIGNATURE: _____	<input type="checkbox"/> OTHER	
DEPARTMENT ROUTING FOR AUTHORIZATION:	<input type="checkbox"/> COM. DEV.	<input type="checkbox"/> BUILDING
	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> FINANCE
	<input type="checkbox"/> ADMIN.	

EXHIBIT A – LEGAL DESCRIPTION

EXHIBIT A: LEGAL DESCRIPTION

PARCEL 2:

THAT PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 9; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$, 569.20 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47; THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 1062.70 FEET TO THE SOUTHERNMOST CORNER OF A TRACT DESCRIBED IN WARRANTY DEED FROM EDNA HALBESMA TO HANNAH GEIGER RECORDED IN BOOK 115 AT PAGE 241 ON DECEMBER 27, 1957; THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 323.02 FEET; THENCE CONTINUING SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 484.85 FEET TO ITS INTERSECTION WITH THE CENTER LINE OF LEGION ROAD; THENCE CONTINUING SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE AND SAID CENTER LINE EXTENDED, 1925.22 FEET; THENCE SOUTH 16 DEGREES 45 MINUTES 00 SECONDS EAST, 126.93 FEET TO THE LINE OF A FENCE EXTENDED FROM THE EAST; THENCE NORTH 88 DEGREES 15 MINUTES 14 SECONDS EAST ALONG SAID FENCE LINE AND ITS EXTENSION, 2723.16 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 32 MINUTES 33 SECONDS WEST, A DISTANCE OF 219.34 FEET; THENCE NORTH 31 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 125.77 FEET; THENCE NORTH 53 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 157.59 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 438.00 FEET AND A CHORD BEARING OF NORTH 37 DEGREES 33 MINUTES 32 SECONDS EAST, AND ARC DISTANCE OF 7.40 FEET; THENCE NORTH 37 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 232.50 FEET; THENCE SOUTH 52 DEGREES 55 MINUTES 31 SECONDS EAST, A DISTANCE OF 25.99 FEET; THENCE NORTH 37 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 145.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE, AS OCCUPIED, OF THE OAK HILL FARM AS SHOWN IN A PLAT RECORDED IN PLAT BOOK 5 ON PAGE 16 (NOW 'SLOT 303'); THENCE SOUTH 52 DEGREES 55 MINUTES 30 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, AS OCCUPIED, OF THE OAK HILL FARM, 421.96 FEET TO A LIMESTONE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID OAK HILL FARM BEING ALSO ON THE EAST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 02 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE, 445.77 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 9 WHICH IS 1533.84 FEET, AS MEASURED ALONG SAID EAST LINE NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHEAST $\frac{1}{4}$; THENCE SOUTH 88 DEGREES 15 MINUTES 14 SECONDS WEST, A DISTANCE OF 392.05 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

ADDRESS	UNIT	COMMUNITY1	STATE	ZIP_CODE
7250 A ROUTE 47	A	YORKVILLE	IL	60560
7250 B ROUTE 47	B	YORKVILLE	IL	60560
7344 ROUTE 47		YORKVILLE	IL	60560
7311 S BRIDGE ST		YORKVILLE	IL	60560
7665 S BRIDGE ST		YORKVILLE	IL	60560
2207 KINGSMILL ST		YORKVILLE	IL	60560
284 BALTRUSOL CT		YORKVILLE	IL	60560
276 BALTRUSOL CT		YORKVILLE	IL	60560
268 BALTRUSOL CT		YORKVILLE	IL	60560
483 PARKSIDE LN		YORKVILLE	IL	60560
2229 KINGSMILL ST		YORKVILLE	IL	60560
2221 KINGSMILL ST		YORKVILLE	IL	60560
285 BALTRUSOL CT		YORKVILLE	IL	60560
2173 KINGSMILL ST		YORKVILLE	IL	60560
2184 KINGSMILL ST		YORKVILLE	IL	60560
500 PARKSIDE LN		YORKVILLE	IL	60560
1984 BANBURY AVE		YORKVILLE	IL	60560
1999 WESTON AVE		YORKVILLE	IL	60560
2241 KINGSMILL ST		YORKVILLE	IL	60560
2237 KINGSMILL ST		YORKVILLE	IL	60560
2233 KINGSMILL ST		YORKVILLE	IL	60560
2196 KINGSMILL ST		YORKVILLE	IL	60560
2204 KINGSMILL ST		YORKVILLE	IL	60560
7511 S BRIDGE ST		YORKVILLE	IL	60560
471 PARKSIDE LN		YORKVILLE	IL	60560
495 PARKSIDE LN		YORKVILLE	IL	60560
2225 KINGSMILL ST		YORKVILLE	IL	60560
2211 KINGSMILL ST		YORKVILLE	IL	60560
271 BALTRUSOL CT		YORKVILLE	IL	60560
293 BALTRUSOL CT		YORKVILLE	IL	60560
2178 KINGSMILL ST		YORKVILLE	IL	60560
1971 BANBURY AVE		YORKVILLE	IL	60560
1994 BANBURY AVE		YORKVILLE	IL	60560
7789 ROUTE 47		YORKVILLE	IL	60560
7775 A ROUTE 47	A	YORKVILLE	IL	60560
7775 B ROUTE 47	B	YORKVILLE	IL	60560
1981 BANBURY AVE		YORKVILLE	IL	60560
1991 BANBURY AVE		YORKVILLE	IL	60560
2212 KINGSMILL ST		YORKVILLE	IL	60560
9850 LEGION RD		YORKVILLE	IL	60560
4 BONNIE LN		YORKVILLE	IL	60560
3 BONNIE LN		YORKVILLE	IL	60560
12 BONNIE LN		YORKVILLE	IL	60560
16 BONNIE LN		YORKVILLE	IL	60560
13 BONNIE LN		YORKVILLE	IL	60560
24 BONNIE LN		YORKVILLE	IL	60560

23 BONNIE LN

YORKVILLE

IL

60560

EXHIBIT C – ORIGINAL PLANNED UNIT DEVELOPMENT
AGREEMENT (2000)

Revised April 24, 2000

STATE OF ILLINOIS)
)
COUNTY OF KENDALL)

MICHAEL WHEELER, ROBERT E. DAVIDSON, JR., AND GEORGE ENGEL
(COACH ROAD HILLS)
UNITED CITY OF YORKVILLE
PLANNED UNIT DEVELOPMENT AGREEMENT

NOW COMES "OWNERS", MICHAEL WHEELER, ROBERT E. DAVIDSON, JR., and GEORGE ENGEL, OWNERS of certain real property described in the attached Exhibit "A" and the United City of Yorkville, an Illinois Municipality who do hereby enter into this Planned Unit Development Agreement to supplement and in addition to the Petition for zoning, Zoning Ordinance, Subdivision Control Ordinance and drawings submitted therewith to be approved by the City Council of the United City of Yorkville upon the following terms and conditions and in consideration of the various agreements made between the parties agree as follows:

1. WHEREAS, each party agrees that it is in the best interest of the OWNERS and the City to develop the subject real property described in the attached Exhibit "A" as a Planned Unit development establishing an unique open space character with green areas and recreation improvements in conjunction with the United City of Yorkville City Council to provide for the orderly flow of traffic throughout the development; and
2. WHEREAS, each party agrees that it is in the best interest of the local governmental bodies affected and OWNERS to provide for specific performance standards in the development of

the subject property; and

3. WHEREAS, each party agrees that a substantial impact will be had on the services of the United City of Yorkville and the Yorkville School District by developing said real property; and

4. WHEREAS, the original Developer had agreed to perform certain conditions substantially above those requirements made by the United City of Yorkville; such as increased landscape setbacks along State Route 47, the payment of additional Sanitary Sewer Recapture fees over and above what traditionally is charged by the City, Parkland Donations of land and equipment in excess of ordinance formulas, and other miscellaneous advances; which are binding under the terms of this Agreement to be performed as to the subject real property; and in consideration thereof:

NOW THEREFORE, the parties agree as follows:

A. The subject property shall be re-zoned under the Zoning Ordinance of the United City of Yorkville as a R-2 Single-Family Planned Unit Development parcel with each block of zoning set out in the attached Preliminary Plat as Exhibit "B" and zoning legal description as Exhibit "C", incorporated herein by reference showing the precise area to be zoned R-2 Single-Family District for Single-Family use; B-2 General Business District; and R-3 Townhouse zoning for the area being permitted for Townhouse only type zoning, and shall be developed in general conformance with this P.U.D., applicable City Ordinances as time to time amended in a non-discriminatory fashion as to all developments within the City of Yorkville to the extent any modification or creation of a new City Ordinance would cause an inability

to comply with any provision of the Agreement, the controlling document shall be this Agreement over any revision to the city Ordinances; and the approved Final Plat. The density, minimum lot size, setback lines and all other performance standards set out in the City Zoning Ordinance and City Subdivision Control Ordinance, and all other applicable City Ordinances shall be complied with by the Developer of the subject real property in the development of the subject parcel of real property, except when varied by this Agreement and as specifically set out in Exhibits "B" and "C" to this Agreement which have been incorporated herein by reference.

For purposes of developing said subdivision, Petitioners hereby request authority to build six different model unit groupings during the duration of the project. Model Homes shall be constructed in a defined area as approved by the City Economic Development Committee upon application and approval of Preliminary Plat and Final Engineering. Said units shall be located only in areas designated by the Petitioners with respect to model units. Signage, and exterior lighting for the model homes shall be permitted adjacent to the model unit areas for purposes of displaying product for sale. Directional signs and promotional signs shall be allowed only on private property of the interior of Coach Road Hills Subdivision. Petitioners shall be permitted to have temporary office trailers for sales purposes, at any model grouping upon execution of the Final Plat of Subdivision for Coach Road Hills by the City Council, for the unit of the subdivision in which the model unit is located and recording thereof with the Kendall County Recorder of Deeds for purposes of conducting sales on the site. OWNERS/DEVELOPER shall be entitled to erect two

temporary entrance sales signs not exceeding 16' by 20' of sign face, the total height of the sign not to exceed twenty feet, which shall be permitted until completion of the Subdivision on private property. Said office trailers shall be removed within sixty (60) days of the completion of the final construction of the model home group at each grouping. DEVELOPER shall further be allowed to have storage trailers on Phases of the Subdivision under construction. Said storage trailers shall be removed upon completion of home construction in each respective unit of the subdivision. In no event shall storage trailers be parked on right-of-ways; and shall be located at least 150' from any occupied building.

B. SPECIAL PLATTING CONDITIONS AND PARK DEVELOPMENT

SCHEDULING: The Park District Board and Petitioners have concluded an agreement satisfactory to that Board for the installation of certain park improvements. Those park improvements shall be completed as per the sketch design agreed to by the Yorkville Park Board, the Planned Unit Development Concept Sketch, the Preliminary Plat, and in conformance with the park standards approved by the Yorkville Park Board and attached hereto and incorporated herein as Exhibit "E".

The Petitioners shall complete all park improvements in each phase of the Subdivision as shown on said drawings with the completion subject to a letter of credit based upon the engineer estimates for the work to be performed. The Letter of Credit requirement for Parks in each Phase of said development shall be satisfied by tender of completed Park improvements and land dedicated by

OWNERS/DEVELOPER on each Phase of the Development as completed by OWNERS/DEVELOPER. All park exhibits are attached hereto and incorporated herein as part of this agreement and the obligation of OWNERS/DEVELOPER under no circumstances shall OWNERS/DEVELOPER be obligated to exceed the sum of \$595,768.00 as and for its contribution for parks improvements.

- 1). Donation of land, improvements, and park equipment to the Yorkville Park Board and City of Yorkville shall be as per the list of contributions agreed and as set out in Exhibit "E" dated April 17, 1996 and containing the identification of Design Network Inc. at the top of said document and construction to be equal to or in excess of the values stated therein. Exhibit "E" shall be proposed and incorporated herein by reference as to Park Land, to be donated to the City Park Improvements to be constructed by Developer; in the appropriate completed phases.
- 2) That the Owners and Developers shall dedicate to the United City of Yorkville for park purposes parcels as designated on the attached drawing (Exhibit "F") consisting of 7.43 acres and in conformance with the United City of Yorkville Land/Cash Ordinance. All areas dedicated for parks for which credit is being given towards land-cash contributions shall be final graded and seeded; and shall contain at least 100% of useable land exclusive of detention areas beyond the 100 year flood plain. Said real property shall be dedicated by Deed to the United City of Yorkville at the time that any developer seeks approval of a Final Plat of Subdivision for the First

Phase/Unit within the entire real property being developed. Acceptance of seeded areas shall be contingent upon three separate mowings showing all seeded areas to be filled in, prior to the Park Board accepting maintenance responsibility of said seeded areas. Any Developer constructing a detention facility shall be responsible for its maintenance to the City until acceptance by the City. Acceptance or rejection shall occur by the City within 30 days of submission of a Letter by Developer or his Agent requesting approval.

The detention areas designated on the Preliminary Plats as ____ and ____ Acres shall be maintained by Owners and Developer, and ownership remain with them. The Petitioners reserve the right to seek dedication of said areas to the City after completion.

- 3) The Petitioners, and their successors, heirs, and assigns shall have the right to have home offices, exterior swimming pools, satellite dishes, greenhouses, screened-in porches and gazebos pursuant to our City of Yorkville Zoning Ordinances and accessory uses permitted within residential zoning districts in conformance with all set-back requirements and usage requirements as contained in the Zoning Ordinance currently in existence as of the date of approval of this Planned Unit Development Agreement.
- 4) a) The Commercial area shall have an emergency access easement platted into the Townhome loop established on the Final Plat of Subdivision in the Phase of the Subdivision for which the Townhome Final Plat is recorded.

OWNERS/DEVELOPER shall further be entitled to a variance in the height restrictions required for commercial buildings, to allow a building housing a maximum height as determined by the Bristol-Kendall Fire Protection District or 42' at the midpoint of the roof, whichever is less, for purposes of having a two-story banquet facility.

- b) Developers shall be granted zoning allowing for the application for a liquor license for a restaurant/banquet facility; and be allowed to apply for an arcade/game room machine license so long as it is in conformance with the applicable City Ordinance and State Licenses and Regulations, exclusive of distance requirements and not present within areas serving alcohol.
- 5) The Townhouse portion of the development shall have the following performance standards:
- Suburban Roll Curb
 - 25' Building Front yard Setbacks.
 - Cul-de-sac center islands shall be permitted on Townhouse Streets to be maintained by the Developer or his Homeowners Association for the Townhouse Association into perpetuity
 - Maximum cul-de-sac length of 900'
 - 2 Car Garages shall be required on all Townhouse units.
 - Front Facade, first floor shall consist of brick or stone veneer.
 - Entrance gate features to be maintained by the Townhome Homeowners Association
- 6) A 10' wide Regional Trail shall be installed adjacent and parallel with the Commonwealth Edison property running generally north to south through the subject COACH ROAD HILLS PUD. The United City of Yorkville shall

cooperate in obtaining from Commonwealth Edison an easement for said bike trail. OWNERS/DEVELOPERS shall reimburse the City for the cost of any easement acquisition. In the event Commonwealth Edison will permit the location of said trail on their subject real property pursuant to an earlier Easement Agreement with the United City of Yorkville, said trail may be installed pursuant to that easement. In the event it is not permitted on the Commonwealth Edison property, Developer shall provide the dedication of said easement on its property parallel to the Commonwealth Edison property. The material surface of said pathway shall be constructed and consist of a 10' wide asphalt trail, and a typical cross-section shall be submitted with final engineering by Developer to the City, showing 3" asphalt on 8" of aggregate under the asphalt.

- 7) Developer agrees to install a 10 foot wide asphalt trail (with 3" asphalt on 8" aggregate) around the central wetland area in conformance with its Parkland dedication.
- 8) Street and parkway trees shall be of a 2½ inch minimum caliper and shall be installed within six months of the installation of driveways for each residence or the common drive for any Townhouse portion of the development, as per approved landscape plan for each phase of the subdivision. Petitioners may increase the amount of landscaping in any respective unit of said subdivision in excess of those requirements of the City of Yorkville Ordinance and may add additional plantings, but not less plantings, than those required under the

Planned Unit Development Concept Plan, a copy of which is attached hereto and incorporated herein as Exhibit "D".

- 9) Installation of City water main, streets and all other public improvements shall be in conformance with City Ordinances, unless specifically varied by approval of the City Council or varied by the terms of this Agreement. The City may require oversizing of water, sanitary sewer, or storm sewer mains provided a written agreement is approved by the City fixing a method of recapture for OWNERS/DEVELOPER or contribution by the City..
- 10) For purposes of installing and servicing the subject property with a Sanitary Sewer System, Developer shall be permitted to hookup Units of said Subdivision not exceeding a combination 177 single-family and/or townhouse units to the southwest interceptor of the City of Yorkville located within the existing right-of-way of State Route 47 and immediately west thereof. Recapture is due for said Sanitary Sewer System on the basis of \$2,350.00 per acre for any commercial development that hooks on to said system, and at the rate of \$235.00 per p.e. for each residential unit hooked onto said system, plus 6% interest per annum, as per City of Yorkville Resolution 95-12. Payment for said recapture is due at the time of application for building permit for any respective structure to be served by the southwest interceptor. Developer of COACH ROAD HILLS, agrees to provide a lift station and piping at its sole expense in order to connect to that southwest interceptor for the first unit of said to be Subdivision as approved

in the Final Engineering Plans submitted by Developer prior to approval of the Final Plat of the first unit or phase of said subdivision.

Developer acknowledges and agrees that connection to the gravity Interceptor running to the treatment plant, parallel with the abandoned railroad line, shall be made no later than completion of the 177th building permit in said Subdivision or in the next unit or phase platted after the availability of the new gravity sanitary sewer interceptor to the sewage treatment plant, whichever is first to occur. No additional building permits will be issued until said gravity interceptor to the treatment plant is operational. It is anticipated by the City and Developer that all future Sanitary Sewer services shall be provided by a Sanitary Sewer Interceptor to be constructed east of Route 47, to the treatment plant, as defined by the City for purposes of providing a new Sanitary Sewer Interceptor for the service area in which the subject real property of COACH ROAD HILLS is located.

Developer acknowledges and voluntarily agrees with the City that a Recapture Agreement will be required from all Developers east of Route 47 who will use the new interceptor to be constructed for Sanitary Sewer purposes. Said recapture shall be charged on a non-discriminatory basis to OWNERS/DEVELOPER of COACH ROAD HILLS, as well as any other Developer or Owner who seeks Sanitary Sewer Service within the service area to be served by the new interceptor for Sanitary Sewer Services east of Route 47. Recapture shall be calculated on a per p.e. basis for the new line

and shall be charged by agreement with Developer and the City for all Units in the first Phase of COACH ROAD HILLS and all subsequent phases for the new interceptor line, even though Developer is on a temporary basis hooking-on to the existing Southwest interceptor for the first phase of said development. Said recapture for the south sanitary sewer interceptor and River Crossing Ordinance Fee shall be paid for all platted lots within a Phase or Unit of Coach Road Hills, upon issuance of each individual dwelling unit permit of each respective Phase or Unit of Coach Road Hills Subdivision. In consideration of Developer paying for recapture on each sanitary sewer line, the City of Yorkville sanitary sewer hook-up fees as to COACH ROAD HILLS DEVELOPMENT shall be in conformance with current city ordinance in existence at the date of approval of this agreement by the Yorkville City Council, for each residential dwelling unit throughout the life of the development of the subject property.

- C. That the Developer shall contribute to the Yorkville School District cash contributions in lieu of land contributions in conformance with the City of Yorkville Land/Cash Ordinance as in existence at the date of approval of this Agreement, the Developer shall provide written verification from the School District concerning all cash donations. Park portion of OWNERS/DEVELOPER'S contributions will be satisfied by Park Dedication and Park improvements.
- D. That the development of the property shall be subject to Preliminary Plat approved May 23, 1996, Engineering approval by City Staff, or outside Review Engineering

as elected by the City, and Final Plat approval by the City Council in conformance with the City of Yorkville Zoning Ordinance #73-56A, as amended, Subdivision Ordinance #94-34, the Standard Specifications for Improvements as amended, City Reimbursement Of Review Ordinance #96-31, City Land-Cash Ordinance #96-3, City Transition Fee Ordinance #93-24, and Development Fee Ordinance #90-24. The exact schedule for each of the above referenced Ordinances attached hereto and incorporated herein as Exhibit "F". All fees, but school Land-Cash and building permit are being set for the duration of this Agreement as of the date of final vote for approval by the City Council. In the event this Agreement conflicts with an Ordinance, the Agreement and Plats of said subdivision shall control.

Developer, except to the extent varied by this Agreement, shall comply with all setback requirements, minimum lot sizes and in conformance to those requirements set out in the United City of Yorkville's Zoning Ordinance at the time of passage of Preliminary Plat of the subdivision on May 23, 1996. Any change in City of Yorkville Zoning Ordinance, Subdivision Control Ordinance, City reimbursement of Review Ordinance, City Land-Cash Ordinance, City storm Water Control Ordinance, and City Transition Fee enacted subsequent to the execution of this Agreement which shall alter minimum lot sizes, setbacks, performance standards on this development, shall not affect or apply to this Agreement and development. However the developer shall comply with all fee requirements or other Ordinance changes at the time of Final Platting of any phase. Developers will be bound by any subsequent changes in BOCA building codes, BOCA building material changes and

the like that may be enacted by the City, so long as the same are applied in a non-discriminatory manner throughout the City.

Petitioners shall be permitted, at their expense, to install for landscape and aesthetic purposes a white vinyl simulated board fence, not to exceed 42" in height parallel with the east right-of-way of Illinois State Route 47, so long as the same is constructed on either common ownership property of the Homeowners Association for said subdivision, or in the alternative, on private property with an easement granted to the Homeowners Association for maintenance thereof.

- F. 1) That the development plan shall contain green area/berming along Route 47 and bordering the subject parcel, in a landscape area for which Developer shall submit a drawing to be approved by the City Council containing a landscape setback area of at least 30 feet as a rear-yard setback area in areas of the subject property zoned R-3, along State Route 47 pursuant to the approved Preliminary Plan of subdivision, which shall be constructed by OWNERS/DEVELOPER in each Phase of the subdivision in which it is located.
- 2) Individual Homeowners may be allowed to construct swimming pools, greenhouses, satellite dishes, screened-in porches or gazebos in their backyards subject to accessory building limitations and set-back provisions as set out in the City of Yorkville Zoning Ordinances as in effect at the time of execution of this Agreement.

- G. That no fencing, house structure, or accessory buildings shall be permitted on any landscape setback area in said Subdivision by Developer or any owner except as set out in the Preliminary Plan approved by the City. Homeowners may plant shrubbery, flowers or trees in bermed areas.
- H. That no homeowner, or their agent, or employee shall alter in any fashion, any berming, landscape setback area, drainage or detention area within any easement area of said Subdivision. Developer shall submit a mass-grading plan to the City Engineer for the entire Subdivision, as well as Final Engineering for the entire subdivision prior to the time approval is sought for the first Phase of the Subdivision.
- I. It is anticipated that all detention facilities will be installed on Homeowner Association maintained property, or on land dedicated to the Park District. In the event any inlet or other drainage facility is located on private property, each individual lot owner shall be responsible to maintain all berming, set-back area, or detention area located within the property boundaries of any individual lot within said Development, and that homeowners shall not, fill in, build on, or alter in any way the detention facilities.
- J. That a Homeowners Association shall be created and a Homeowners Declaration recorded prior to the passage of each affected Final Plat of subdivision by the City Council of the United City of Yorkville providing for the ownership and maintenance of all internal trails/sidewalk, green areas not dedicated to the City for park purposes, signage and common areas. It being the intent of the City and OWNERS/DEVELOPER that Park District will accept dedication of trails and

certain open-space acres upon completion. In the event said Association fails to maintain said areas, the Owners and Developers hereby grant their consent to the United City of Yorkville to immediately create a Special Services Tax Area under or applicable Illinois Statutory procedure, a Special Tax District or Special Services area for the purpose of upkeep, maintenance and/or renovation of these common areas above set-forth at the time the first Final Plat of Subdivision is sought to be approved.

- K. That Developer shall pay to the United City of Yorkville, a development fee equal to the amount required by Ordinance at the time of building permit issuance, for each Residential Dwelling Unit built in said subdivision to the United City of Yorkville, and for each residential Dwelling Unit to the Yorkville Community School District 115 in conformance with then in force City Ordinances. The time of payment of said development and transition fees shall be made at the time of issuance for each respective building permit. Said fees are being paid voluntarily and with the consent of Owners and Developers as a matter negotiated between the parties and on a matter of a contract voluntarily entered into between the parties in the form of this Agreement. For purposes of the Multi-family units specified within this Agreement, each individual townhouse, condominium, or other designated unit shall be treated as a dwelling unit as is required to be offered for sale as individual units upon the initial sale from the developer/builder to encourage individual owner-occupation of said units.

- L. State Route 47 access for said subdivision and improvements shall be constructed at expense of developer. Location of the entrance shall be in conformance with the Preliminary Plat approved by the City, and completed pursuant to engineering drawings submitted by Developer which shall be approved by Illinois Department of Transportation. Location of the entrance may be moved if directed by the Illinois Department of Transportation. If such a modification is needed or required, Developer shall be granted a variance to comply with Exhibit "D". Engineering requirements by the United City of Yorkville shall in accordance with reasonable standards and practices.
- M. 1) Petitioners and City agree that in order to secure the development of the subject property, easements may be necessary to be acquired by Developers off-site of the subject property for dedication to the United City of Yorkville. The City makes no representation or warranty to the Petitioner as to the acquisition of said easements although the City shall co-operate and use its best efforts with the Developer to acquire the same.
- 2) Easement acquisition shall be at the sole cost and expense of Developer. It shall submit plats of dedication for utility easements in the format and over locations accessible for reasonable extension of utilities to be approved by the City Engineer.
- 3) Installation of all on-site utility improvements, and extension of off-site utilities shall be at the sole expense of the Developer.

- 4) The City agrees to negotiate with Developer the passage of a Recapture or Over-Sizing Ordinance for any off-site improvements, or on-site improvements benefitting future developers contiguous or within a reasonable service area of the subject parcel. Any Recapture shall be done by Ordinance after the City has reviewed Engineers drawings submitted by Developer, and approved by a majority vote of the City Council.
- N. If signalization is required by the Illinois Department of Transportation at any highway cut onto Route 47, Developer shall be required to pay 100% of any non-IDOT share of the cost of any such signalization.
- O. The Planned United Development being approved as part of this Agreement shall be constructed in substantial conformance with this P.U.D., City Ordinance and the approved Final Plats, and Final approved Engineering for said Subdivision. Deviations from that Agreement shall be allowed only if approved by majority vote of the City Council.
- It is acknowledged by each party that Exhibit "D" is a concept sketch, and that upon Final Plat and Engineering Review modifications in sizes and the like may have to be made in order to comply with the performance standards of the text of the Agreement or in compliance with the above referenced City Ordinances.
- P. Now OWNERS/DEVELOPER shall be permitted to modify the frontage requirement of lots in the second or third phase of the development so as to provide a 66' right-of-way, dedicated to City of Yorkville, to the adjoining real property to the real property described in the attached Exhibit "G" in the vicinity of Lot 73, as shown on the

Preliminary Plan. The stub street to the east shall not be required to be built by OWNERS/DEVELOPER, and shall be the exclusive financial responsibility of the owner of the adjoining real property to the east at the time that property is developed.

- Q. 1) The Exhibits attached to this Agreement are incorporated herein by reference and are made a part of this Agreement.
- 2) Ordinances annexing the subject property and approving the zoning classification and legal description of each Block corresponding to a zoning class as set out as Exhibit "B" shall be approved and executed by the City when the precise metes and bounds legal descriptions are tendered to the City.
- R. This agreement shall be binding upon the successors, heirs, and assigns of each party hereto.
- S. If any portion of this agreement were determined to be invalid the remaining portions thereof shall be in full force and effect between Developer/owner(s) and the City.
- T. This agreement shall be binding upon each party hereto in terms of performance for a period of fifteen years. In the event construction is commenced within said fifteen year period all of the terms of this Agreement shall remain enforceable despite said time limitation, unless modified by written agreement of the City and Developer-Owners.
- U. Passage of this Agreement does not waive the right of Petitioner to seek modification of this Agreement pursuant to the United City of Yorkville Zoning Ordinance.

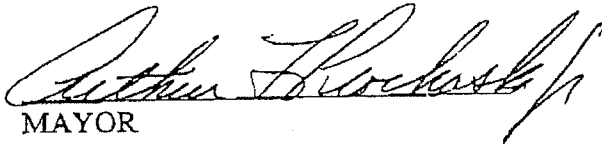
V. The parties to this Agreement acknowledge that the current OWNERS of the subject parcel of real property, MICHAEL WHEELER, ROBERT E. DAVIDSON, JR., and GEORGE ENGEL, in all likelihood will not be the actual developers of the real property. The parties further acknowledge that the specific terms of the P.U.D. Agreement were negotiated with the consent of the OWNERS to be binding as to the development of the subject real property, but the terms placed no affirmative duty on the part of the current OWNERS to develop or improve the same.

The parties acknowledge and agree that the subject real property shall be developed in conformance with this Agreement; and that throughout this Agreement, when the terms "Developer", "Petitioner", or "Owners" are used to require the performance of an act or obligation, it shall refer to the Owner or Developer then seeking approval of Final Engineering, Final Plats of Subdivision or any other act required hereunder; and not the original OWNERS of said real property, MICHAEL WHEELER, ROBERT E. DAVIDSON, JR., and GEORGE ENGEL.

IN WITNESS WHEREOF the undersigned parties have executed this agreement this 8th

day of June, 2000.

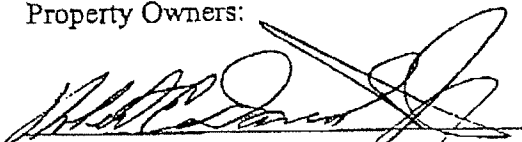
UNITED CITY OF YORKVILLE


MAYOR

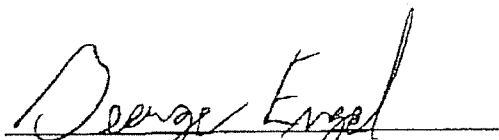
ATTEST:


CITY CLERK

Property Owners:


ROBERT E. DAVIDSON, JR.


MICHAEL WHEELER


GEORGE ENGEL

Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, Illinois 60560
630.553.9500

EXHIBIT LIST

- A. Legal Description
- B. Preliminary Plat
- C. Zoning Legal Description
- D. Planned Unit Development Concept Plan
- E. Park Improvements Sketch
- F. City of Yorkville Ordinances
 - Zoning Ordinance #73.56A
 - Subdivision Ordinance #94.34
 - Standard Specifications for Improvements
 - City Reimbursement of Review Ordinance #96.31
 - City Land-Cash Ordinance #96.3
 - City Transition Ordinance #93.24
 - Development Fee Ordinance #90.24
- G. Legal Description of Adjoining Real Property

STATE OF ILLINOIS)
) ss
COUNTY OF KENDALL)

200300002279
Filed for Record in
KENDALL COUNTY, ILLINOIS
PAUL ANDERSON
01-23-2003 At 02:37 pm.
ORDINANCE 44.00

ORDINANCE NO. 2002 - 50

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A
FIRST AMENDMENT TO
PLANNED UNIT DEVELOPMENT AGREEMENT OF
MICHAEL WHEELER, ROBERT E. DAVIDSON, JR.,
AND GEORGE ENGEL, OWNERS,
WISEMAN-HUGHES ENTERPRISES, INC.,
AN ILLINOIS CORPORATION, DEVELOPER
(COACH ROAD HILLS SUBDIVISION
N/K/A WINDETT RIDGE SUBDIVISION)**

WHEREAS, it is in the best interest of the UNITED CITY OF YORKVILLE, Kendall County, Illinois, that a certain First Amendment to Planned Unit Development Agreement pertaining to the annexation and development of the real estate described on Exhibit "A" attached hereto and made a part hereof entered into by the UNITED CITY OF YORKVILLE; and

WHEREAS, said First Amendment to Planned Unit Development Agreement has been drafted and has been considered by the City Council; and

WHEREAS, the legal owners of record of the territory which is the subject of said Agreement are ready, willing and able to enter into said Agreement and to perform the obligations as required hereunder; and

WHEREAS, the statutory procedures provided in 65 ILCS 5/11-15.1-1, as amended, for the

execution of said First Amendment to Planned Unit Development Agreement has been fully complied with; and

WHEREAS, the property is contiguous to the City.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AS FOLLOWS:

Section 1: That the Mayor and City Clerk are herewith authorized and directed to execute, on behalf of the City, a First Amendment to Planned Unit Development Agreement concerning the annexation and development of the real estate described therein, a copy of which First Amendment to Planned Unit Development Agreement is attached hereto and made a part hereof.

Section 2: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

MIKE ANDERSON

VALERIE BURD

LARRY KOT

ROSE SPEARS

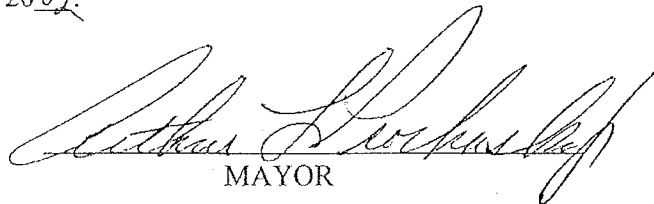
JOSEPH BESCO

PAUL JAMES

MARTY MUNNS

RICHARD STICKA

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this
20th day of April, A.D. 2002.


MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois this

2th day of March, A.D. 2007.

Attest: 
CITY CLERK

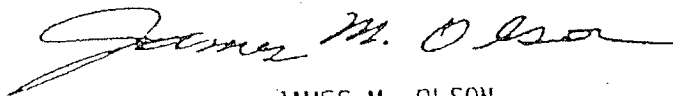
Prepared by and return to:
Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, Illinois 60560
630.553.9500

EXHIBIT "A"

State of Illinois:
:SS
County of Kendall:

This is to certify that we, James M. Olson Associates, Ltd., Illinois Registered Land Surveyors, have surveyed that part of Section 9, Township 36 North Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of the Northwest Quarter of said Section 9; thence southerly along the West Line of said Northwest Quarter, 569.20 feet to the center line of Illinois State Route No. 47; thence South 35°00'00" East, along said center line, 1062.70 feet to the southernmost corner of a tract described in a Warranty Deed from Edna Halbesma to Hannah Geiger recorded in Book 115 at Page 241 on December 27, 1957; thence South 35°00'00" East, along said center line, 323.02 feet; thence North 56°20'00" East, 755.43 feet; thence North 49°38'57" East, 525.07 feet to the southwesterly line, as occupied, of the Oak Hill Farm as shown in a plat recorded in Plat Book 5 on Page 16 (now "Slot 303") for the point of beginning; thence South 49°38'57" West, 525.07; thence South 56°20'00" West, 755.43 feet to said center line; thence South 35°00'00" East, along said center line, 484.85 feet to its intersection with the center line of Legion Road; thence South 35°00'00" East, along said Illinois State Route No. 47 center line and said center line extended, 1925.22 feet; thence South 16°45'00" East, 126.93 feet to the line of a fence extended from the east; thence North 88°15'14" East along said fence line and its extension, 3115.46 feet to a point on the East Line of the Southeast Quarter of said Section 9, which is 1533.84 feet measured along said East Line) northerly of the Southeast Corner of said Southeast Quarter; thence North 00°02'46" West, along said East Line, 445.77 feet to a limestone monument at the southeasterly corner of said Oak Hill Farm; thence North 52°55'31" West, along the southwesterly line, as occupied, of said Oak Hill Farm, 3591.35 feet; thence North 16°53'04" West, along said southwesterly line, as occupied, 655.46 feet to the point of beginning (excepting therefrom the 50 foot wide right-of way conveyed to the Fox and Illinois Union Railway Company recorded in Deed Record 66 at Page 287) all in Kendall Township, Kendall County, Illinois and containing 163.522 acres as shown by the plat hereon drawn which is a correct representation of said survey.

Dated at Yorkville, Illinois January 17, 1990



JAMES M. OLSON
Illinois Registered Land Surveyor No. 2253
JAMES M. OLSON ASSOCIATES, LTD.
107 West Madison Street
Yorkville, Illinois 60560
(708)553-0050

STATE OF ILLINOIS)
)ss.
COUNTY OF KENDALL)

November 26, 2002

**FIRST AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT
BETWEEN THE UNITED CITY OF YORKVILLE,
A MUNICIPAL CORPORATION, AND
MICHAEL WHEELER, ROBERT E. DAVIDSON, JR.,
AND GEORGE ENGEL, OWNERS,
WISEMAN-HUGHES ENTERPRISES, INC.,
AN ILLINOIS CORPORATION, DEVELOPER
(COACH ROAD HILLS SUBDIVISION, N/K/A WINDETT RIDGE SUBDIVISION)**

NOW COMES the UNITED CITY OF YORKVILLE, a Municipal Corporation, located in the County of Kendall, State of Illinois, hereinafter referred to as "CITY ", MICHAEL WHEELER, ROBERT E. DAVIDSON, JR., AND GEORGE ENGEL, hereinafter referred to as "OWNERS", and WISEMAN-HUGHES ENTERPRISES, INC., an Illinois Corporation, hereinafter referred to as "DEVELOPER".

W I T N E S S E T H

WHEREAS, a Planned Unit Development Agreement was entered into by and between OWNERS and the CITY on June 8, 2000 providing for the zoning and general plan of development for certain real property which at that time was located within the boundaries of the CITY; and

WHEREAS, DEVELOPER has entered into a written agreement to purchase the real property which is the subject matter of said Agreement comprising approximately 163.522 acres, more or less; and

WHEREAS, OWNERS are in agreement with DEVELOPER to enter into an Amendment to said Planned Unit Development Agreement that shall become effective in the event DEVELOPER, WISEMAN-HUGHES ENTERPRISES, INC., completes its obligation to purchase the above designated Parcels from OWNERS; and

WHEREAS, the CITY through its City Council, and Staff review of the proposed First Amendment to the Planned Unit Development Agreement presented by DEVELOPER wishes to enter into this First Amendment to the Planned Unit Development Agreement; and

WHEREAS, in mutual consideration of DEVELOPER purchasing the subject real property from OWNERS, and the CITY agreeing to certain Planned Unit Development Agreement amendments with DEVELOPER which inure exclusively to the mutual benefit of each party hereto, the parties do agree to enter into the following First Amendment to Planned Unit Development Agreement:

NOW THEREFORE, in consideration of the mutual covenants and promises herein contained the parties agree as follows:

- 1) INCORPORATION OF RECITALS: All parties hereto agree that the above contained recitals are an integral part of this Agreement and hereby adopt those recitals as part of this Agreement.
- 2) REAL PROPERTY AFFECTED: This First Amendment shall affect only the terms, conditions, and general development plan as set out in the original Planned Unit Development Agreement of June 8, 2000 which are specifically referenced herein. This First Amendment to Planned Unit Development Agreement shall only become effective in the event DEVELOPER, WISEMAN-HUGHES ENTERPRISES, INC., completes its obligation to purchase the above designated Parcels from OWNERS.

- 3) AMENDMENTS: The below designated paragraphs of the original Planned Unit Development Agreement of June 8, 2000 are hereby modified as follows:

A. Existing Zoning

R-3 Townhouse Zoning: R-3 Townhouse zoning is hereby revoked and amended in existing Exhibit "C" and is to be rezoned by City Ordinance approving this Agreement to R-2 Single Family District.

B-2 General Business District for 3.93 acre: Paragraph A and zoning Exhibit "C" of the original Planned Unit Development Agreement are modified to provide 5 acres of B-2 zoned area. Developer shall provide a front yard setback of thirty feet (30'). Access to the commercial site will be from Route 47 and/or the southern entrance road. The City agrees to support Developer's application to IDOT for the aforementioned access points.

B-5 Townhouse Standards: Paragraph 5B of the original Planned Unit Development Agreement is hereby revoked.

Regional Trail: The public bike path constructed on the parcel adjacent to the Com Ed right-of-way shall be dedicated to the City of Yorkville. The Developer agrees to contribute fifty percent (50%) of the cost of constructing said bike path. In addition, the Developer agrees to construct a ten foot (10') wide limestone screenings private path around the detention area, as shown in the Final Plan.

B. Open Space:

- (i) Total value of land and improvements to be reduced from \$595,000.00 to \$562,000.00, based on the Developer's reduction in density for the project.

- (ii) The land/cash contribution, which will include 7.4 acres of park along the southern property boundary and 3.4 acres of bike path for a total of 10.8 acres of land, satisfying the land-cash ordinance.
- (iii) Developer agrees to contribute the sum of \$50,000.00 for the construction of a "tot lot" on the southern park site, to be constructed by the City within one year of payment of said \$50,000.00. Said payment to be made prior to the time of recording of the final plat for Unit 2.
- (iv) City agrees to accept ownership and maintain the bike path and the southern park site.
- (v) The aforementioned land donation and the contribution for the construction of the bike path, limestone screenings path, and the tot lot shall fully satisfy Developer's park obligations.

C. Performance Standards for R-2 One Family Residence District

Model Home Groups: Paragraph A is hereby modified to permit DEVELOPER to have one (1) model group not exceeding eight (8) homes. Construction may commence upon final City Council vote approving this Agreement when aggregate stone surface is in place, upon submission of hold harmless letter to CITY and the Kendall-Bristol Fire Protection District. Prior to issuance of occupancy permits for the model homes, water shall be made available within 300' of said homes. The exact location of the model group shall be as designated on the Planned Unit Development Preliminary Plan incorporated herein as Exhibit "A".

Temporary Sales/Office: A temporary Sales/Office structure shall be permitted, to be removed by DEVELOPER when 95% of the occupancy permits are issued by the CITY. Prior to construction or installation of the sales/office trailer, Developer shall submit a Landscape Plan for the temporary office. Furthermore, the parking lot must have a hard surface before occupancy is permitted. Also permitted are two (2) signs, 120 sq. ft. each, to advertise the project with locations to be approved by the City Zoning Officer. One sign shall be removed upon completion of the entry monument and subdivision sign.

Developer shall be permitted cul-de-sacs up to 900 feet in length as shown on the Preliminary plan (Exhibit "A").

On lots that are 80 feet in width, the side yard setback shall be nine (9) feet when the lot is improved with a three-stall garage. Said side yard setback shall apply to a maximum of 197 lots.

Performance Standards for B-2 General Business District

As to the area zoned B-2 General Business District, the Developer shall include architectural standards with masonry, cut block, split face block, glass, or EIFS for the exterior of the buildings constructed in said area. The B-2 General Business District shall further be bound by the terms of City Ordinance #2000-48 in providing buffering between the residential and non-residential units.

- D. Landscape Buffer: The Landscape buffer parallel with Illinois State Route 47 to be increased to fifty feet (50') in width where adjacent to residential areas. The commercial property shall be landscaped in accordance with Ordinance 2000-48.

Developer shall submit together with its Preliminary Landscape Plan, a site plan showing location, profile, and building type of its entryway site plan and monuments.

Preliminary Landscape: A new Landscape Plan, to be approved by the City Council upon recommendation by the City Planner, shall contain agreed upon buffering between open space areas and the adjacent farm land usages.

- E. All commercial height restrictions shall be as permitted by the City Zoning Ordinance.
- F. Contributions, Payments and Fees: DEVELOPER shall submit a traffic study for approval by the City Engineer. The DEVELOPER reserves the right to obtain a Recapture Agreement and Recapture Ordinance for fifty percent (50%) of the associated expenditures to the extent other properties benefit from any said traffic improvements on Route 47, and excluding any proportionate benefit to DEVELOPER's real property

Developer agrees to prepay the City's water connection fee of \$800.00 per house for the first 100 homes at the time of recording of the first final plat for any portion of the Subject Property. Such payment shall be used towards the construction of a water tower and booster station to serve the Subject Property within three (3) years of payment. The City shall use its best efforts to acquire the funds to construct the water tower proposed on the south side of the Fox River serving the zone in which the Subject Property is located. In the event a water tower is not constructed within the time frame set out, the funds contributed by Developer shall be held in an encumbered account for this express purpose of water tower construction, and the

City will provide as warranted in its earlier Annexation Agreement covering the Subject Property water service to the Subject Property.

Developer shall be entitled to receive 200 water taps prior to the completion of the water tower and booster station. If additional funding is not available to the City, the Developer shall, at the request of the City, prepay an additional 100 water taps at the recording of the final plat for Unit 2.

Developer agrees to voluntarily pay \$1,500.00 per home for a School Transition Fee for the first 140 homes and \$3,000.00 per home for the remaining 140 homes. Such payment shall be at the time of building permit issuance.

The Developer agrees to prepay to the City the development fee for the municipal building fund of \$150.00 per house for one-half of the homes in the subdivision at the time of recording of the first final plat of subdivision, and the remaining one-half to be paid at the time of the recording of the second final plat.

- G. Sanitary Sewer Recapture: The Developer agrees to pay the City's Sanitary Sewer Improvement Fee of \$1,800.00 per house and the River Crossing fee of \$122.50 per house at the time the first final plat is recorded for any portion of the Subject Property. The City agrees to use its best efforts to provide sanitary sewer capacity for the entire development within three (3) years of receipt of said payment. In the event the City is unable to provide an acceptable method of financing the balance of the sanitary sewer expansion cost for over-sizing the sanitary sewer mains necessary to provide sanitary sewer service to the area south of the Fox River, the City shall be relieved of its obligation to warrant sanitary sewer service for the entire subdivision under the terms of this agreement.

Further, if the City requests an additional sum of up to \$170,000 for the sanitary sewer system from the Developer, the City agrees to repay any such additional advancement within ten (10) years of receipt. All fees shall be used to provide off-site improvements to serve the Subject Property with sanitary sewer.

All other fees set out in the existing Agreement, paragraph 4B(10), shall remain in full force and effect.

The City agrees to allow up to 44 homes, located between Route 47 and the Commonwealth Edison power line parcel, to connect by gravity service to the existing Route 47 Sanitary Sewer Interceptor on a permanent basis, subject to engineering approval.

Up to 177 homes may be served on a temporary basis by a pump station and force main to the Route 47 Sanitary Sewer Interceptor until the Commonwealth Edison Interceptor is available to serve that portion of the Subject Property.

H) The Planned Unit Development Preliminary Plan of the development attached hereto and incorporated herein as Exhibit "A" is hereby approved by the CITY subject to engineering review.

I) PHASING OF FUTURE FINAL PLATS: DEVELOPER shall be permitted to phase future Final Plat approval for the real property subject to this Agreement.

(i) GENERAL DEVELOPMENT STANDARDS: DEVELOPER hereby agrees to include Kendall County "Right to Farm Easement" language attached hereto and incorporated herein as Exhibit "B" on each Final Plat of Subdivision, and as part of the conveyance language on each Deed for lots abutting County agricultural zoning.

- (ii) Developer shall be permitted to have detention for common areas within the portion of the site zoned for residential purposes. Developer shall create a separate Homeowners and Business Owners Association for maintenance of said detention areas and shall allocate said costs to the Association.
- (iii) In order to provide for the maintenance of open space, Developer agrees to execute a consent to the creation of a Special Tax Service Area and have approved Ordinance encumbering all property of said subdivision in the event the homeowners and/or business owner's association for Coach Road Hills Subdivision fails to carry out its (their) maintenance responsibilities.
- (iv) Upon City approval of this Agreement, the Developer may request and the City shall issue a Mass Grading Permit to allow the Developer to immediately proceed with the mass grading work in Unit 1 of the subdivision so long as the Developer follows the NPDES permit requirements.

It is understood by Developer that there may be changes from the preliminary to final engineering which could affect the mass grading. Any costs associated with such changes shall be borne by the Developer with no recourse to the City. It is wholly incumbent on the Developer to assess the potential risk of such changes and mitigate any additional costs.

- J) AUTHORIZATION OF AMENDMENT: OWNERS and DEVELOPER warrant that the parties hereto have full and express authority to enter into an Amendment of the original Planned Unit Development Agreement dated June 8, 2000 to which this Amendment is appended pursuant to that Agreement.

K) RATIFICATION: All parties hereto agree that except to the extent performance standards or other terms of the original Planned Unit Development Agreement have been amended herein, all other terms of the original Planned Unit Development Agreement dated June 8, 2000 are hereby ratified, re-published, and reconfirmed between the parties hereto and remain the agreement of the parties. Both OWNERS and DEVELOPER warrant that DEVELOPER shall stand in the position of a successor and assignee of OWNERS as to all rights accruing under the original Planned Unit Development Agreement.

L) All parties agree that a new Planned Unit Development Preliminary Plan incorporated herein as Exhibit "A" is hereby adopted as part of this Amendment.

M) SEVERABILITY: Should any provision of this Annexation Amendment be found to be unenforceable by a Court of competent jurisdiction, the remaining terms and conditions of this First Amendment to Planned Unit Development Agreement as well as the original Planned Unit Development Agreement dated June 8, 2000 shall remain in full force and effect.

N) Notice until further notice shall be provided at the following addresses:

CITY: City Clerk
United City of Yorkville
800 Game Farm Rd.
Yorkville, IL 60560

Copy to: Attorney Daniel J. Kramer
1107A S. Bridge St.
Yorkville, IL 60560

OWNERS: Michael Wheeler
96 Timberlake Tr.
Oswego, IL 60543

Robert E. Davidson, Jr.
244 Jeter Rd.
Plano, IL 60545

George Engel
P.O. Box 3636
Oak Brook, IL 60522-3636

DEVELOPER:

Wiseman-Hughes Enterprises, Inc.
975 E. 22nd St.
Wheaton, IL 60187

Copy to: Attorney John Philipchuck
Dommermuth, Brestal, Cobine & West, Ltd.
111 W. Downer Pl., Ste. 300
Aurora, IL 60506

- O) TIME IS OF THE ESSENCE: Time is of the essence of this Agreement and all documents, agreements, and contracts pursuant hereto as well as all covenants contained in this Amendment shall be performed in a timely manner by all parties hereto.

IN WITNESS WHEREOF, the undersigned parties have executed this Amendment to Planned Unit Development Agreement this 25th day of November, 2002.

CITY:
UNITED CITY OF YORKVILLE

DEVELOPER:
WISEMAN-HUGHES ENTERPRISES, INC.

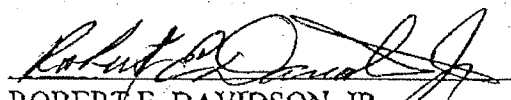
By: [Signature] By: [Signature]

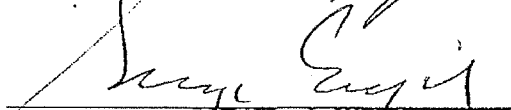
Attest: [Signature] Attest: [Signature]

Dated: November 26, 2002 Dated: November 26, 2002

OWNERS:


MICHAEL WHEELER


ROBERT E. DAVIDSON, JR.


GEORGE ENGEL

Dated: November 27, 2002

Prepared by:
Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, Illinois 60560
630.553.9500

KENDALL COUNTY RIGHT-TO-FARM STATEMENT

NOTICE:

Kendall County has a long, rich tradition in agriculture and respects the role that farming continues to play in shaping the economic viability of the county. Property that supports this industry is indicated by a zoning indicator - A-1 or Ag Special Use. Anyone constructing a residence or facility near this zoning should be aware that normal agricultural practices may result in occasional smells, dust, sights, noise, and unique hours of operations that are not typical in other zoning areas.



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RECORDED: 8/29/2013 10:37 AM
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**UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS**

ORDINANCE NO. 2013-51

AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE
PLANNED UNIT DEVELOPMENT AGREEMENT
(Windett Ridge Subdivision)

Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 27th day of August, 2013

Prepared by and Return to:
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

Published in pamphlet form by the
authority of the Mayor and City Council
of the United City of Yorkville, Kendall
County, Illinois on August 28, 2013.

Ordinance No. 2013- 51

**AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE
PLANNED UNIT DEVELOPMENT AGREEMENT**
(Windett Ridge Subdivision)

WHEREAS, Michael Wheeler, Robert E. Davidson, Jr. and George Engel (the “*Original Owners*”) entered into a Planned Unit Development agreement with the United City of Yorkville, Kendall County, Illinois (the “*City*”), dated June 8, 2000, which contemplated the development of approximately 163.522 acres for both residential and commercial uses (the “*Subdivision*”), which Planned Unit Development Agreement was amended November 26, 2002 (the “*First Amendment*”) whereby Wiseman-Hughes Enterprises, Inc., was acknowledged as the purchaser and developer of the Subdivision and rezoned portions of the Subdivision from townhomes to single-family residents; and,

WHEREAS, a portion of the approximately 163.522 acres was developed and 106 single-family residences were constructed, however, development was discontinued and ownership of the undeveloped portion of the Subdivision was foreclosed upon by the financing entity and has since been available for purchase; and,

WHEREAS, Ryland Homes has entered into a contract to purchase that portion of the Subdivision which is zoned for residential purposes (the “*Subject Property*”) and desires to proceed with the development of the Subject Property in accordance with the approved zoning and all commitments undertaken by the Original Owners pursuant to the Planned Unit Development Agreement as amended in 2002 and certain other terms and conditions as set forth in the Second Amendment to the Planned Unit Development Agreement by and between the City and Ryland Homes in the form attached hereto and made a part hereof.

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 *SECOND AMENDMENT TO THE PLANNED UNIT DEVELOPMENT AGREEMENT* by and between the City and Ryland Homes, attached hereto, is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute said Agreement on behalf of the United City of Yorkville.

Section 2. The City Administrator is hereby authorized to undertake any and all action as deemed necessary to implement the terms of said Agreement.

Section 3. This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 27 day of August, 2013.

Beth Warner
CITY CLERK

ROSE ANN SPEARS

—

DIANE TEELING

Y

KEN KOCH

Y

JACKIE MILSCHEWSKI

Y

CARLO COLOSIMO

Y

JOEL FRIEDERS

Y

CHRIS FUNKHOUSER

Y

LARRY KOT

Y

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this 27 day of AUGUST 2013.

Harry J. Holm
MAYOR

**SECOND AMENDMENT TO THE
PLANNED UNIT DEVELOPMENT AGREEMENT BETWEEN THE
UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
AND THE RYLAND GROUP, INC., A MARYLAND CORPORATION
d/b/a RYLAND HOMES
(Windett Ridge Subdivision)**

This Second Amendment (the "*Second Amendment*") to that certain Planned Unit Development Agreement by and among the United City of Yorkville, Kendall County, Illinois and Michael Wheeler, Robert E. Davidson, Jr., and George Engel (the "*Owners*"), dated June 8, 2000, as amended November 26, 2002, is entered into this 27 day of August 2013, by and between the United City of Yorkville, Kendall County, Illinois and The Ryland Group, Inc., a Maryland corporation d/b/a Ryland Homes, ("*Ryland Homes*"), successor in interest to the Owners.

WITNESSETH:

WHEREAS, the Owners entered into a Planned Unit Development Agreement in 2000 with the United City of Yorkville, Kendall County, Illinois (the "*City*") whereby the Owners agreed to develop real property consisting of approximately 163.522 acres, legally described on *Exhibit A* attached hereto and made a part hereof, primarily for residential use with a portion designated for commercial use all as consistent with the City Zoning Ordinance (the "*Windett Ridge Subdivision*"); and,

WHEREAS, in 2002, the Planned Unit Development Agreement was amended to change the approved zoning for townhomes to the zoning for single-family residences, to amend the area designated for commercial use and such other matters deemed necessary to proceed with the development of the Windett Ridge Subdivision; and,

WHEREAS, a portion of the approximately 163.522 acres was developed and 106 single family residences were constructed, however, development was discontinued and ownership of the undeveloped portion of the Windett Ridge Subdivision was foreclosed upon by the financing entity and has since been available for purchase; and,

WHEREAS, Ryland Homes has entered into a contract to purchase that portion of the Windett Ridge Subdivision, which is zoned for residential purposes, (approximately 130 acres) legally described on *Exhibit B*, attached hereto and made a part hereof (the “*Subject Property*”) and desires to proceed with the development of the Subject Property in accordance with the approved zoning and all commitments undertaken by the Owners pursuant to the Planned Unit Development Agreement as amended in 2002 and certain other terms and conditions as hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein set forth, the parties agree as follows:

Section 1. Incorporation of Recitals. The foregoing recitals are hereby incorporated into this Agreement as if fully restated.

Section 2. Subject Property Affected.

This Second Amendment addresses the Subject Property and restates the outstanding commitments and obligations of each of the parties in connection with the development of the Windett Ridge Subdivision.

Section 3. Obligations of Ryland Homes for the Planned Unit Development.

The Subject Property is zoned as R-2 Single-Family Planned Unit Development, with acreage designated for open space as depicted on the Final Plan of Subdivision prepared by Siebert Engineers, Inc., last revised October 1, 2003, recorded February 13, 2004, as Document

No. 20040003630, a copy of which is attached hereto as Exhibit C and made a part hereof (the "*Plat of Subdivision*"). Ryland Homes hereby affirms that the development of the Subject Property shall be in complete accordance with the Plat of Subdivision and all prior approvals of the City and any governmental unit having jurisdiction over the Subject Property and shall not be requested nor be required to obtain any additional approvals of the City other than permits to be issued by the City Building Department and all other governmental units having jurisdiction over the construction of the Windett Ridge Subdivision. Ryland further covenants and agrees:

✓ A. On or before October 31, 2017, to convey to the City by recordable warranty deed, the title to Outlot H, as depicted on the Plat of Subdivisions, free and clear of all liens and encumbrances after Ryland Homes has removed the entire top soil stockpile located thereon and regrade Outlot H for future development as a park (the "*Tot Lot*").

✓ B. Ryland Homes agrees to pay the City Fifty Thousand Dollars (\$50,000.00) for the construction of improvements to said Outlot H on or before October 31, 2017.

✓ C. To provide the City with performance bonds or letters of credit in an amount, when added to the balance of the Special Service Area Project Fund for the Windett Ridge Subdivision shall equal the amount required to complete all public improvements plus a twenty percent (20%) contingency as mandated by City Ordinance all as itemized on the Engineer's Opinion of Probable Construction Costs (the "*EOPCC*") attached hereto as *Exhibit D*, and made a part hereof. Said security to be provided to the City on or before the City releases any security in the form of performance bonds currently held by it for the benefit of the Windett Ridge Subdivision.

✓ D. To install a temporary sales office with landscaping as approved by the City and with a hard surface parking lot for visitors, if Ryland Homes determines there is a need for such sales office.

✓ E. To maintain at all times all of the Subject Property by removing debris, and mowing all vegetation and making the necessary improvements to the detention basins until acceptance by the City or acceptance by the Homeowners' Association of Windett Ridge Subdivision.

✓ F. To pay to the Homeowners Association of Windett Ridge Subdivision a one-time reimbursement of \$2,431 for muskrat trapping, \$257 for repair of sinkholes in the gravel walking path and \$5,011 for repair to the entrance monument irrigation system for a total of not more than \$7,699.00.

✓ G. To waive any and all claims against the City for reimbursement for any prepayments, deposits or security held by the City in connection with the Windett Ridge Subdivision.

H. To pay to the following fees:

1. \$650.00 plus \$0.20 per square foot for the Building Permit Fee, due upon issuance of a building permit for such house.
2. \$800.00 per house for the water connection fee due upon the issuance of a building permit for such house;
3. \$25 per house for a water and sewer inspection fee, due upon issuance of a building permit for such house;
4. \$35 per house for a public walks/driveway inspection fee, due upon issuance of a building permit for such house;
5. The Water Meter Cost fee, at the amount in effect at time of issuance of building permit, which is currently between \$430.00 and \$460.00 per home, due upon issuance of a building permit for such house. This fee shall not be subject to a fee lock and may be

increased at anytime during the term of this agreement in the event the cost to the City for water meters and installation increases.

6. \$1,050 for the City's Development Fees, due upon the issuance of a building permit for such house.
7. \$1,500.00 per house for the School Transition Fee for the next 34-houses to be built in the Windett Ridge Subdivision, payable upon issuance of a building permit for such house;
8. \$3,000.00 per house for the School Transition Fee for any house built after a total of 140 houses have been built in the Windett Ridge Subdivision, payable upon issuance of a building permit for such house; and,
9. \$12,264.15 due and payable upon execution of this Agreement for Weather Warning Sire Fee. \$11,617.50 due and payable upon recordation of the Final Plat for Unit 2 of the Windett Ridge Subdivision for Weather Warning Siren fee.

I. To design and construct a lift station sufficient to accommodate the completion of the development of the Windett Ridge Subdivision (16 lots in Unit 2), it being understood that Ryland shall not be required to design and construct such lift station to benefit any other development or subdivision other than the Windett Ridge Subdivision. It is agreed that the enclosure of the lift station shall be sized to accommodate the generator and controls only and shall have vinyl siding or such other siding as approved by the City having a color to blend in with surrounding homes.

J. To construct single-family residences which shall conform to the Covenants, Conditions and Restrictions recorded against the Subject Property as of the date hereof and be compatible in appearance with the single-family homes already built in the Windett Ridge Subdivision.

K. To complete all items on the EOPCC pertaining to Unit 1 of the Windett Ridge Subdivision in accordance with the applicable City Codes within four (4) years of the date hereof.

Section 4. Obligations of the City for the Planned Unit Development. The City hereby covenants and agrees to work with Ryland Homes and further agrees as follows:

A. Permit Ryland Homes to install a temporary sales office at the Subject Property should Ryland determine it is in their best interest to have a temporary sales office and the following additional signage:

1. Burma Shave Informational Signs ... 10 per entrance
2. Directional real estate signs ... 2 per street
3. Community Informational Sign (*as needed*)
4. Parking Lot Signs ... (*as needed*)
5. Promotional Banners ... (*as needed*)
6. Upon approval by the City of variances to permit the following additional signs:
 - Entrance sign exceeding 100 square feet;
 - Offsite signs exceeding 100 square feet, maximum;
 - Offsite signs exceeding the maximum height of twelve (12) feet;
 - Signs within the minimum distance of ¼ mile as required by Code; and,
 - Market signs in excess of the maximum of four (4) per Code.

B. Pursuant to Section 8-1-2.5 of the Illinois Municipal Code (65 ILCS 8-1-2.5) which authorizes a municipality to appropriate and expend funds for economic development purposes, the City hereby makes the following grants to Ryland Homes in order to induce the completion of the public infrastructure and the residential and business zones of the Windett Ridge Subdivision:

1. No fees as currently assessed against the Subject Property shall be increased on or before December 31, 2020, and no additional fees not in effect as of the date hereof shall be applicable to the Subject Property;
2. All applicable City zoning and building codes currently in full force and effect; specifically, Ordinances 2011-32 and 2011-33 shall apply to the Subject Property and no amendment to said City building or zoning Codes shall apply to the Subject Property through December 31, 2020 unless such City building or zoning codes are less restrictive than those currently in full force and effect; and,
3. Notwithstanding the ordinances of the City contrary hereto, the City agrees that security deposits for all improvements or infrastructure shall be reduced upon completion and acceptance of each category of improvement or infrastructure to 100% of the cost of the completed improvements, leaving the original 20% excess of the amount of those improvements as the warranty for a one year period which shall be released after one year following acceptance so long as no repairs or replacement are needed (the "*Warranty Period*"). The Owners covenant and agree to remain responsible for maintenance and replacement, if necessary, of any surface structure constructed within the Windett Ridge Subdivision until the expiration of the Warranty Period for the last category of public improvement or infrastructure accepted by the City, excluding park improvements as required under Section 3A of this agreement. For purposes of this Second Amendment "surface structure" shall mean any part of any public infrastructure that exists above or extends to the ground surface, thereby making it vulnerable to damage from subsequent structure or maintenance activities. For purposes of this Second Amendment, the following shall each constitute a category of improvement or infrastructure: earthwork, erosion control, water main, sanitary sewer, storm sewer, paving, lighting, common area landscaping and common area sidewalks.

C. All security required pursuant to the City Code for parkway improvements may be deposited on a lot by lot basis at the time of application for a building permit and be accepted by the City upon issuance of a certificate of occupancy for such house on the condition security of twenty percent (20%) be retained by the City to guaranty construction for a period of one (1) year from the date of issuance of a certificate of occupancy.

D. The City hereby covenants and agrees that no additions to the EOPCC attached hereto as *Exhibit D* shall be made for a period of twenty-four (24) months from the date hereof.

E. The City hereby acknowledges that Ryland Homes hereby anticipates that it shall not be able to meet the requirements of Section 11-5-5(F) of the City's Subdivision Control Ordinances [Title II, Chapter 1, Section 11-5-5(F) of the Yorkville Code of Ordinances'] for Unit 2 which requires completion of all public improvements in a subdivision within four (4) years of initial construction. Ryland believes that completion of all public improvements for Unit 2 shall occur within seven (7) years of initial construction and the City Administrator may permit an extension and to exceed seven (7) years from the initial construction upon written request of Ryland.

F. The City agrees to act in good faith to determine the amount of the commitment of the City to the prior owner/developer of the Windett Ridge Subdivision pursuant to the First Amendment to the Planned Unit Development Agreement dated November 26, 2002, to recapture the costs of the sewer project benefitting adjacent properties and thereafter enter into a recapture agreement with the Ryland Homes to satisfy such commitment.

Section 5. Procedure for Declaring Defaults.

In the event any party defaults in its performance of its obligations set forth in this Agreement, then the non-defaulting parties shall, upon notice to the defaulting party, allow the defaulting party thirty (30) days to cure the default or provide evidence that such default will be cured in a timely manner if it cannot be cured during said period. Notwithstanding the above, in the event of an emergency life, health or safety situation, the City shall have the right, but not the obligation, to enter onto the Subject Property and cure the default without giving Ryland prior notice or an opportunity to cure.

Section 6. Remedies for Defaults or Failure of Conditions.

Upon a breach of this Agreement, any of the parties, in any court of competent jurisdiction, by an action or proceeding in law or equity, may pursue any and all remedies available at law and in equity, including, but not limited to a writ of mandamus, declaratory judgment or the specific performance of the covenants and agreements herein contained, any monetary damages and any and all other remedies provided by law or equity.

Section 7. Ryland Homes hereby affirms its agreement to pay all delinquent real estate taxes and special service area taxes assessed against the Subject Property as a result of the establishment of the Windett Ridge 2003-101 SSA. Upon payment and distribution of said special service area taxes to the City, the following deposits shall be made by the City's Finance Director:

- (a) first to the SSA 2003-101 Reserve Fund in an amount necessary to fund any deficiency;
- (b) second to the SSA 2003-101 Bond Fund in an amount necessary to fund any deficiency;
- (c) third to a special escrow established by the City in an amount sufficient to pay each property owner in the Windett Ridge Subdivision who paid the SSA 2003-101 special service area for levy year 2012 payable in 2013 the sum of \$215.11;
- (d) the balance, if any, to the SSA 2003-101 Project Fund for completion of public improvements per the EOPCC

Section 8. Miscellaneous. The parties hereto mutually agree to the following:

A. The following payments have been made in full to the City and no further payments are due from Ryland Homes in connection with the construction of single-family residences:

- 1. \$150.00 municipal building development fee per house;

2. \$1,800.00 Sanitary Sewer Improvement Fee; and,
3. \$122.50 per house River Crossing Fee.

B. If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Development Agreement or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

C. All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the Ryland Homes : Ryland Homes
1141 East Main Street, Suite 108
East Dundee, Illinois 60118
Attn: John Carroll

With a copy to : Charles L. Byrum
Meltzer Purtell & Steele
300 South Wacker Drive
Suite 3500
Chicago, Illinois 60606

To the City : United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

With a copy to : Kathleen Field Orr, City Attorney

Kathleen Field Orr & Associates
53 West Jackson Blvd.
Suite 964
Chicago, Illinois 60604

C. This Development Agreement shall be binding upon and inure to the benefit of the parties to this Development Agreement and their respective successors and assigns.

D. This Development Agreement may not be assigned by the Developer without the prior written consent of the City.

E. Time is of the Essence of this Agreement and all documents, agreements and covenants contained herein shall be performed in a timely manner by the parties hereto.

F. This Agreement may be signed in counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Redevelopment Agreement 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

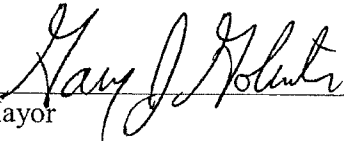
Ryland Homes

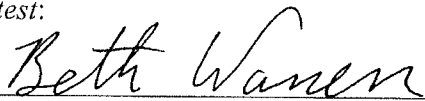
By: _____
President, Chicago Division

Attest: _____
Assistant V.P.

IN WITNESS WHEREOF, the parties hereto have caused this Redevelopment Agreement 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

Ryland Homes

By: _____
President

Attest:

Secretary

EXHIBIT "A"

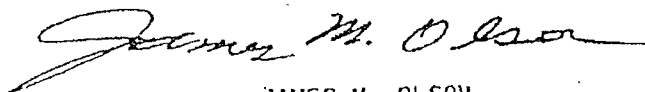
State of Illinois:

:SS

County of Kendall:

This is to certify that we, James M. Olson Associates, Ltd., Illinois Registered Land Surveyors, have surveyed that part of Section 9, Township 36 North Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of the Northwest Quarter of said Section 9; thence southerly along the West Line of said Northwest Quarter, 569.20 feet to the center line of Illinois State Route No. 47; thence South 35°00'00" East, along said center line, 1062.70 feet to the southernmost corner of a tract described in a Warranty Deed from Edna Halbesma to Hannah Geiger recorded in Book 115 at Page 241 on December 27, 1957; thence South 35°00'00" East, along said center line, 323.02 feet; thence North 56°20'00" East, 755.43 feet; thence North 49°38'57" East, 525.07 feet to the southwesterly line, as occupied, of the Oak Hill Farm as shown in a plat recorded in Plat Book 5 on Page 16 (now "Slot 303") for the point of beginning; thence South 49°38'57" West, 525.07; thence South 56°20'00" West, 755.43 feet to said center line; thence South 35°00'00" East, along said center line, 484.85 feet to its intersection with the center line of Legion Road; thence South 35°00'00" East, along said Illinois State Route No. 47 center line and said center line extended, 1925.22 feet; thence South 16°45'00" East, 126.93 feet to the line of a fence extended from the east; thence North 88°15'14" East along said fence line and its extension, 3115.46 feet to a point on the East Line of the Southeast Quarter of said Section 9, which is 1533.84 feet measured along said East Line) northerly of the Southeast Corner of said Southeast Quarter; thence North 00°02'46" West, along said East Line, 445.77 feet to a limestone monument at the southeasterly corner of said Oak Hill Farm; thence North 52°55'31" West, along the southwesterly line, as occupied, of said Oak Hill Farm, 3591.35 feet; thence North 16°53'04" West, along said southwesterly line, as occupied, 655.46 feet to the point of beginning (excepting therefrom the 50 foot wide right-of way conveyed to the Fox and Illinois Union Railway Company recorded in Deed Record 66 at Page 287) all in Kendall Township, Kendall County, Illinois and containing 163.522 acres as shown by the plat hereon drawn which is a correct representation of said survey.

Dated at Yorkville, Illinois January 17, 1990



JAMES M. OLSON

Illinois Registered Land Surveyor No. 2253

JAMES M. OLSON ASSOCIATES, LTD.

107 West Madison Street

Yorkville, Illinois 60560

(708)553-0050

Exhibit B

Legal Description

PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 17, 18, 43, 66, 67, 68, 69, 73, 75, 76, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 127, 128, 129, 130, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 158, 159, 161, 163, 167, 168, 169, 170, 171, 172, 173, 174, 175, 177, 180, 181, 186, 189, 190, 193, 194, 195, 196, 198, 205, 206, 207, 208, 209, 210, 211, 212, 214, 215, 223, 229, 231, 233, 237, 241, 242, 243, 244, 245, 246, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, AND 277 IN WINDETT RIDGE SUBDIVISION UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 2004 AS DOCUMENT 200400003630, AND CERTIFICATE OF CORRECTION RECORDED MARCH 12, 2004 AS DOCUMENT 200400005966, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 9; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$, 569.20 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47; THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 1062.70 FEET TO THE SOUTHERNMOST CORNER OF A TRACT DESCRIBED IN WARRANTY DEED FROM EDNA HALBESMA TO HANNAH GEIGER RECORDED IN BOOK 115 AT PAGE 241 ON DECEMBER 27, 1957; THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 323.02 FEET; THENCE CONTINUING SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 484.85 FEET TO ITS INTERSECTION WITH THE CENTER LINE OF LEGION ROAD; THENCE CONTINUING SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE AND SAID CENTER LINE EXTENDED, 1925.22 FEET; THENCE SOUTH 16 DEGREES 45 MINUTES 00 SECONDS EAST, 126.93 FEET TO THE LINE OF A FENCE EXTENDED FROM THE EAST; THENCE NORTH 88 DEGREES 15 MINUTES 14 SECONDS EAST ALONG SAID FENCE LINE AND ITS EXTENSION, 2723.16 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 32 MINUTES 33 SECONDS WEST, A DISTANCE OF 219.34 FEET; THENCE NORTH 31 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 125.77 FEET; THENCE NORTH 53 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 157.59 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 438.00 FEET AND A CHORD BEARING OF NORTH 37 DEGREES 33 MINUTES 32 SECONDS EAST, AND ARC DISTANCE OF 7.40 FEET; THENCE NORTH 37 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 232.50 FEET; THENCE SOUTH 52 DEGREES 55 MINUTES 31 SECONDS EAST, A DISTANCE OF 25.99 FEET; THENCE NORTH 37 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 145.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE, AS OCCUPIED, OF THE OAK HILL FARM AS SHOWN IN A PLAT RECORDED IN PLAT BOOK 5 ON PAGE 16 (NOW 'SLOT 303'); THENCE SOUTH 52 DEGREES 55 MINUTES 30 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, AS OCCUPIED, OF THE OAK HILL FARM, 421.96 FEET TO A LIMESTONE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID OAK HILL FARM BEING ALSO ON THE EAST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 02 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE, 445.77 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 9 WHICH IS 1533.84 FEET, AS MEASURED ALONG SAID EAST LINE NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHEAST $\frac{1}{4}$; THENCE SOUTH 88 DEGREES 15 MINUTES 14 SECONDS WEST, A DISTANCE OF 392.05 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

Exhibit C

STATE OF ILLINOIS)
) ss
COUNTY OF KENDALL)

RESOLUTION NO. ~~2003-37~~ 2003-37

**RESOLUTION APPROVING FINAL PLAT FOR UNIT 1
OF WINDETT RIDGE SUBDIVISION**

WHEREAS, the City Council of the United City of Yorkville has considered a Petition to approve the Final Plat of Unit 1 of Windett Ridge Subdivision; and

WHEREAS, City Council of the United City of Yorkville has received a positive recommendation from the Plan Commission of the United City of Yorkville recommending approval of said Final Plat of Subdivision for Unit 1 of Windett Ridge Subdivision; and

WHEREAS, a Public Hearing was held before the Plan Commission of the United City of Yorkville for the purposes of approving the Final Plat of Subdivision for Unit 1 of Windett Ridge Subdivision; and

WHEREAS, upon do consideration by the Plan Commission of the United City of Yorkville and the City Council of the United City of Yorkville the Final Plat of Subdivision for Unit 1 of Windett Ridge Subdivision is substantially similar to the Preliminary Plat of Subdivision approved by the Plan Commission of the United City of Yorkville and the City Council of the United City of Yorkville; and

WHEREAS, upon do consideration by the Plan Commission of the United City of Yorkville and the City Council of the United City of Yorkville, approval of the Final Plat of Subdivision is deemed to be in the best interest of the orderly development of the project, and not harmful to public welfare, surrounding property values, nor injurious to residence of the City:

NOW THEREFORE, upon Motion duly made, seconded and approved by a majority of those members of the City Council voting the following action is taken by the City Council:

1. The Final Plat of Unit 1 of Windett Ridge Subdivision is approved.

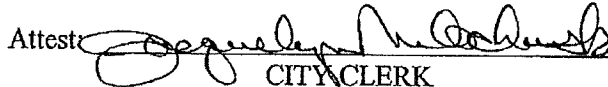
PASSED and approved this 9th day of September, 2003.

WANDA OHARE	<u>Y</u>	JOSEPH BESCO	<u>Y</u>
VALERIE BURD	<u>Y</u>	PAUL JAMES	<u>Y</u>
LARRY KOT	<u>Y</u>	MARTY MUNNS	<u>Y</u>
ROSE SPEARS	<u>Y</u>	RICHARD STICKA	<u>Y</u>

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois,
this 9th day of September, A.D. 2003.


MAYOR

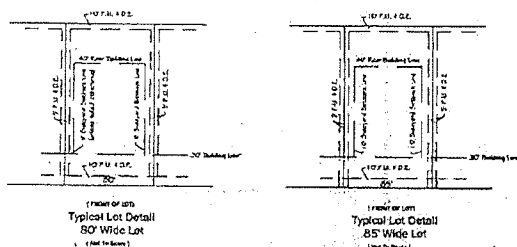
PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois
this 9th day of September, A.D. 2003.

Attest: 
CITY CLERK

Prepared by:
Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, Illinois 60560
630.553.9500

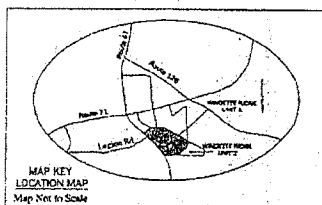
BEING A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE
THIRD PRINCIPAL MERIDIAN IN KENDALL COUNTY, ILLINOIS.

WINDHOLM COUNTY HAS A LONG TRADITION IN AGRICULTURE AND RESPECTS THAT ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR (A-1) OR AN AGRICULTURAL USE. ANYONE CONSTRUCTING A RESIDENCE ON FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY INCLUDE AN OCCASIONAL SMOKE, DUST, NOISE, VIBRATION AND UNUSUAL HOURS OF OPERATIONS THAT ARE NOT TYPICAL IN AN URBAN ZONING AREA.



Legend

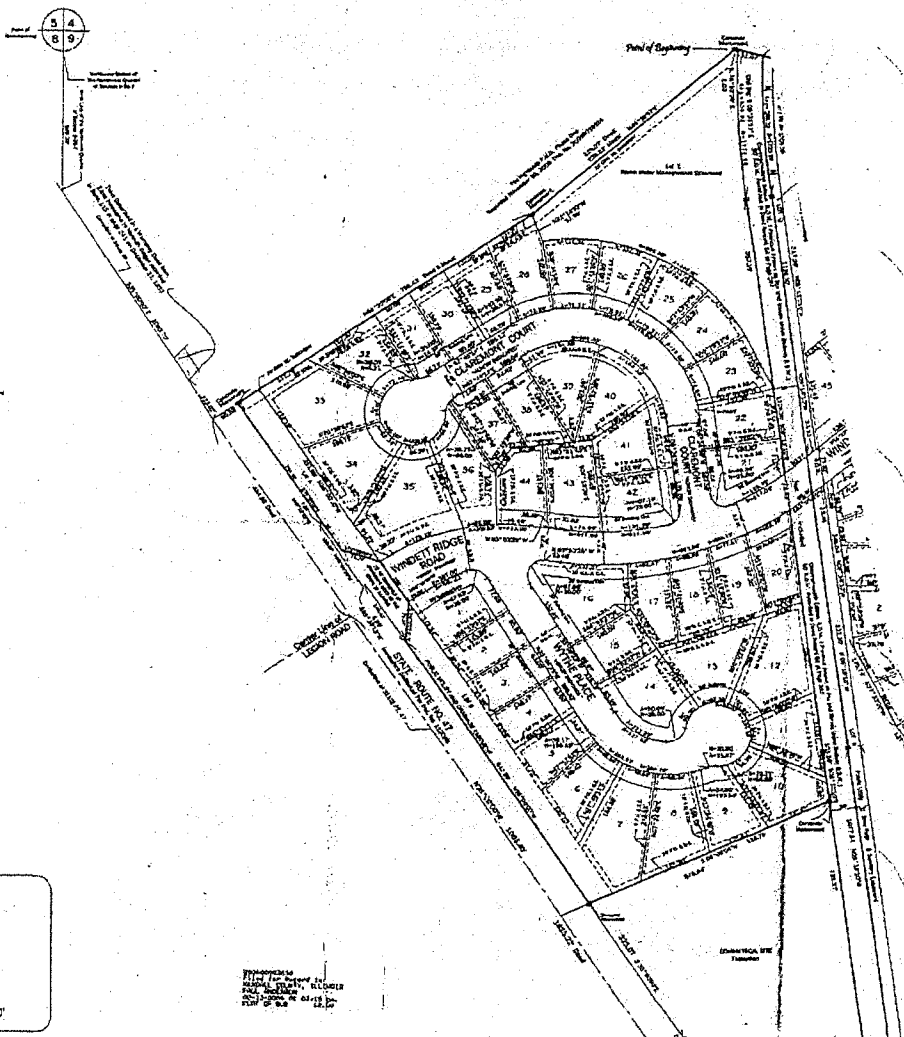
- [illegible]



CAO File	0123456789
Plant Date	12-3-45
Drawn by	SW/04
Designed by	SW
Checked	TEH
Approved	TEH
Change	1004


No.	Revision/Issue	Date
A	Issued For Review	03-04-03
B	Revised Per Planning Council Review	05-30-03
C	Revised Per Portville Review	07-01-03
D	Revised Unit 1 & 2	07-21-03
E	Revised Per Township Review	08-21-02
F	Revised Per Portville Review	10-01-02

1°-100°



**SIEBERT
ENGINEERS, INC.**

287 COMMUNIST Party, Inc.,
LAWYERS, 2100 14th St.,
New York 1, N.Y. 10019
Tel. (212) 266-1000
ALICE ROSENBERG, 1000 14th St.,
New York 1, N.Y. 10019



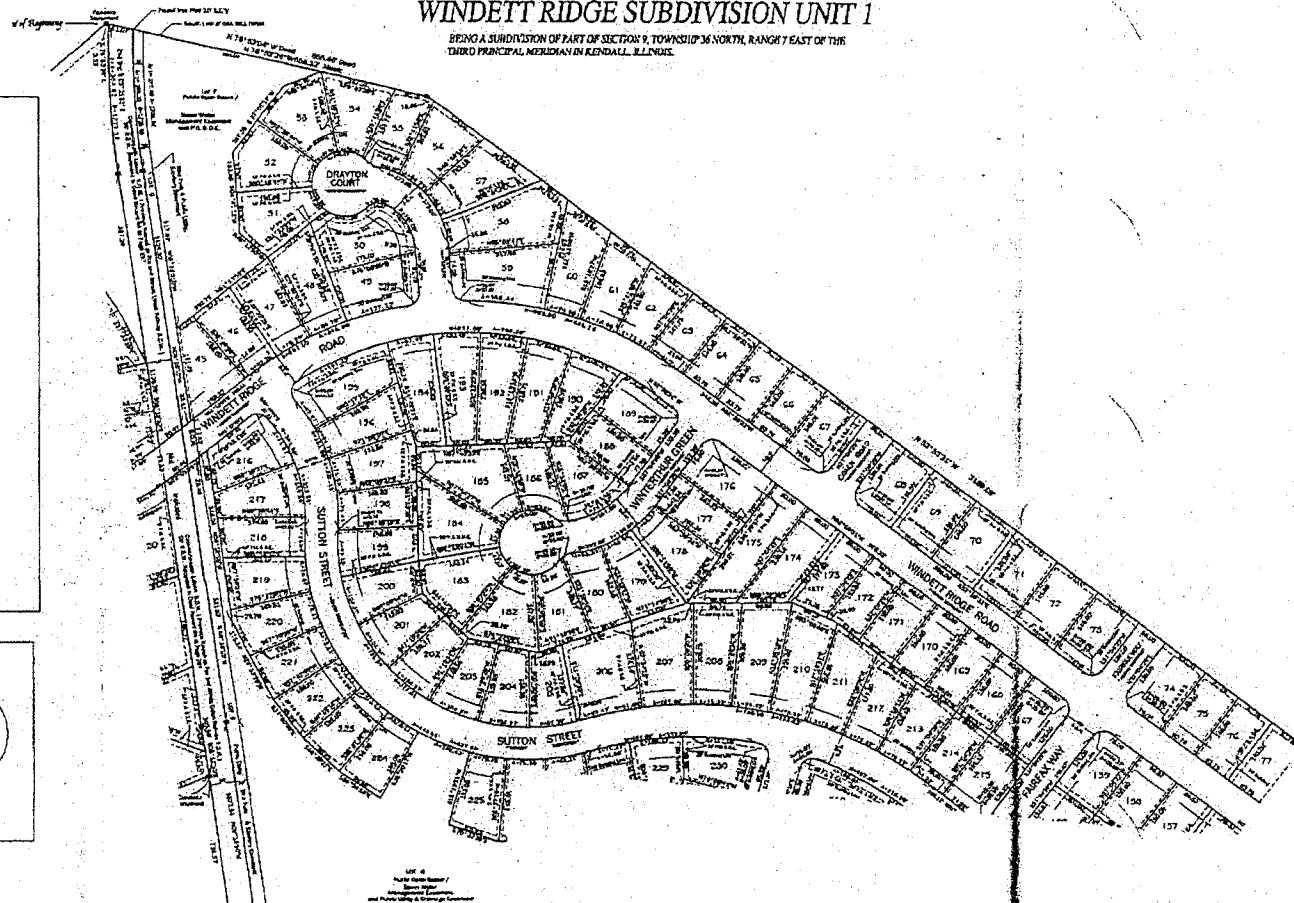
COMMUNIST PARTY, INC.
NEW YORK, N.Y. 10019

WISEMAN - HUGHES

975 East 12th Street
 Phoenix, Arizona 85017
 WENDETT RIDGE SUBDIVISION
 UNIT 1

Page: 100	Page: 1
Date: 12-4-2001	Page: 1 of 4

BEING A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE
THIRD PRINCIPAL MERIDIAN IN KENDALL, ILLINOIS.

[illegible]

1-100

No.	Revision/Issue	Date
A	Issued for Review	02-04-03
B	Revised Per Planning Council Review	05-05-03
C	Revised Per Planning Council Review	07-01-03
D	Revised City I.S.D.	07-23-03
E	Revised Per City Review	08-23-03
F	Revised Per City Review	10-05-03

30 Parking Lot (Urban Difference as noted)

Factor (Early) (Unusually Low) (F.M. 6 P.E.)

100% of the State Wind Commission and F.M. 6 P.E., Urban Difference Standard

for the Project

R. 100% Urban Difference

100% Urban Difference

MOVES:

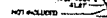
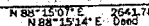
1. From Point To The East (Over 20% Comparison of Landmark Activities)
2. From 200m (100) are not included in the Unit.
3. From 1, 2, and 3 (The 100m Urban Difference Standard) (The 100m Urban Difference Standard)
4. From 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802,

WISEMAN - HUGHES
928 East 27th Street
Winder, Wn 52583

WINDETT RIDGE SUBDIVISION
UNIT 1

Parcel	110	Owner	F
Acres	12.4 - 2002	Page	2 of 4
Area	1" = 100'		

BEING A SOUTHWEST CORNER OF PART OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KENTALL COUNTY, DAKOTA



$1^{\circ} = 90'$

Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group and the experimental group. The control group received a standard diet, while the experimental group received a diet supplemented with 10% of the total energy from fat. The subjects were divided into two groups: the control group and the experimental group. The control group received a standard diet, while the experimental group received a diet supplemented with 10% of the total energy from fat. The subjects were divided into two groups: the control group and the experimental group. The control group received a standard diet, while the experimental group received a diet supplemented with 10% of the total energy from fat.

2

1. How many in the Sun (you 80% composition of composition of atmosphere)
2. How many in the Sun (you 80% composition of composition of atmosphere)
3. How many in the Sun (you 80% composition of composition of atmosphere)
4. How many in the Sun (you 80% composition of composition of atmosphere)
5. How many in the Sun (you 80% composition of composition of atmosphere)
6. How many in the Sun (you 80% composition of composition of atmosphere)

$1^\circ = 360^\circ$

13-8-3007	F
1" = 1/2"	3 of 4



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

Agenda Item Number

New Business #6

Tracking Number

EDC 2018-87 & PZC 2018-20

Agenda Item Summary Memo

Title: Grande Reserve – Annexation Agreement Amendment (Neighborhood 1)

Meeting and Date: Economic Development Committee - December 4, 2018

Synopsis: Request for Grande Reserve Annexation Agreement Amendment to increase the number of 3-bedroom homes allowed in Neighborhood 1 (Units 23, 26 and 27).

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: Feedback.

Submitted by: Krysti J. Barksdale-Noble, AICP Community Development
Name Department

Agenda Item Notes:

See attached memo.



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, EEI
Date: November 13, 2018
Subject: **Grande Reserve – Proposed Annexation Agreement Amendment**
Increase in number of 3-bedroom homes within Neighborhood 1

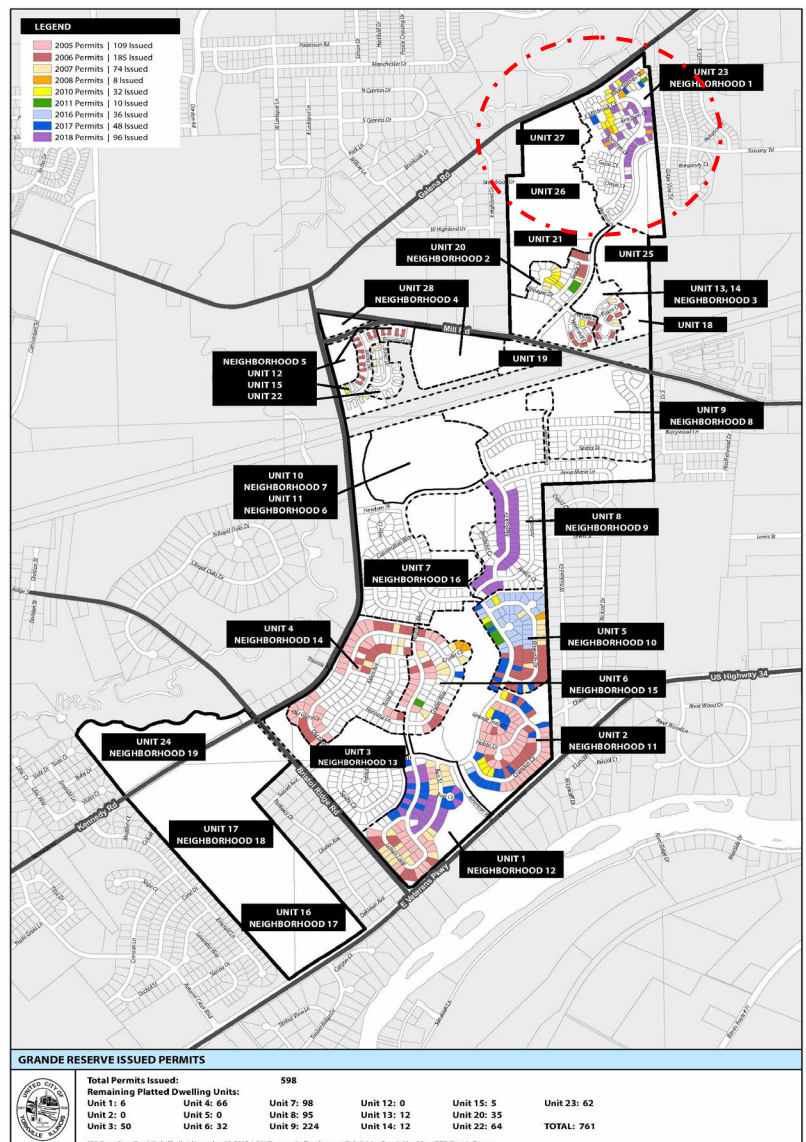
Request:

An application has been filed with the City of Yorkville by NVR, Inc. d/b/a Ryan Homes, the contract purchaser of lots within the Grande Reserve subdivision, seeking to amend the existing annexation agreement which currently limits the number of three-bedroom homes within Neighborhood 1, also known as The Colonies. The proposed amendment would revise Exhibit E-2 of the annexation agreement that states “no greater than 50% of the units shall be allowed to have three bedrooms or more [and] [t]he remainder shall be 2 bedrooms or less.” NVR, Inc. requests the provision be removed in its entirety so that they may continue to build out the remaining 227 lots within Neighborhood 1 unrestricted with regards to number of bedrooms.

Background:

In July 2003, the City approved an annexation and planned unit development agreement with MPI-2 Yorkville to develop the Grande Reserve subdivision consisting of approximately 1,100 acres and roughly 2,600 dwelling units. While new home construction in the subdivision boomed between the years of 2005-2007, development significantly slowed down in 2008 at the beginning of the economic recession and eventually coming to a complete stall in 2011 when the original developers turned ownership of the remaining unbuilt units over to Bank of America upon foreclosure. In 2012, Avanti Properties Group, the successor developer of Grande Reserve, purchased the unbuilt unit of the development and ultimately sold off lots to local and national builders to restart the subdivision. Construction resumed in 2016, as illustrated in the map to the right.

NVR, Inc. (d/b/a Ryan Homes) is one of several builders currently constructing homes in the Grande Reserve subdivision. NVR is building within Neighborhood 1, located in the far northeastern quadrant of the development, which consists of Units 23, 26 and 27, known as the Colonies, a single-family detached villa style product intended as an age-targeted area of the Grande Reserve subdivision.



In April 2003, during the public hearing for the proposed annexation and planned unit development agreement for the Grande Reserve project, the original developer stated that as a result of the comments received by the City's then Plan Commission members, four (4) planning criteria for this area of the development was agreed upon to ensure the units target the "empty-nester" buyer: (1) all master bedrooms would have to be on the first floor; (2) only 20% of the units can be two-story homes; (3) no more than 50% of the homes are allowed to have three or more bedrooms, and (4) the minimum monthly HOA dues would be \$150.00. Attached are excerpts from the public hearing transcript during that meeting which deals with these lots. All the stated above criteria was memorialized in the approved Grande Reserve Annexation and Planned Unit Development Agreement approved as Ord. 2003-44.

The petitioner is seeking to eliminate criterion #3, found in Exhibit E-2 of the annexation agreement (see attached). NVR has found that approximately 59% of its buyers are aged 55+ and additional 28% are between the ages of 40-54. Most of the buyers, especially empty-nesters, are requesting the additional bedroom space for such uses as extra storage, dual owner bedrooms and home office areas. The petitioner has also stated that since the market has trended towards the three-bedroom homes, it is unlikely they will continue to buy lots from the developer and build in this neighborhood of Grande Reserve if the proposed annexation amendment is not approved.

Current Development Status of Neighborhood 1 (Units 23, 26 and 27):

As mentioned previously, Neighborhood 1 consists of three (3) development units, Units 23, 26 and 27. The total planned lots within all units in Neighborhood 1 are 290, as listed below:

UNIT	APPROVED LOTS	PERMITS ISSUED
Unit 23	118	63
Unit 26	91	0
Unit 27	81	0
TOTAL	290	63

Only Unit 23 is platted for development, the remaining units will require final plat approval by the City Council prior to construction. Based upon the current annexation agreement requirements, no more than a total of 145 lots can be constructed with homes having three (3) or more bedrooms. The following table details the current bedroom and story count of permits issued in Unit 23:

Lot	str. #	street	PIN				Ryan Homes or Pasquinelli	Bedrooms	Stories
199	2826	Sheridan Court	02	11	228	038	Ryan Homes	3	
200	2824	Sheridan Court	02	11	228	037	Pasquinelli	4	
201	2820	Sheridan Court	02	11	228	036	Ryan Homes	3	
203	2806	Sheridan Court	02	11	228	079	Ryan Homes	3	
204	2807	Sheridan Court	02	11	228	080	Pasquinelli	3	
205	2811	Sheridan Court	02	11	228	081	Pasquinelli	2	
206	2821	Sheridan Court	02	11	228	031	Ryan Homes	3	
207	2825	Sheridan Court	02	11	228	030	Ryan Homes	3	
211	2846	Ketchum Court	02	11	228	025	Ryan Homes	3	
213	2838	Ketchum Court	02	11	228	023	Ryan Homes	3	
219	2843	Ketchum Court	02	11	228	017	Ryan Homes	3	
221	2849	Ketchum Court	02	11	228	015	Ryan Homes	3	
222	4429	E. Millbrook Circle	02	11	228	014	Ryan Homes	3	

224	4439	E. Millbrook Circle	02	11	228	012	Pasquinelli	2	
225	4443	E. Millbrook Circle	02	11	228	011	Ryan Homes	2	
226	4449	E. Millbrook Circle	02	11	228	010	Ryan Homes	3	
227	4455	E. Millbrook Circle	02	11	228	009	Pasquinelli	3	2
228	4461	E. Millbrook Circle	02	11	228	008	Pasquinelli	3	
229	4467	E. Millbrook Circle	02	11	228	085	Pasquinelli	3	
230	4471	E. Millbrook Circle	02	11	228	084	Pasquinelli	3	
231	4475	E. Millbrook Circle	02	11	228	083	Pasquinelli	2	
233	4481	E. Millbrook Circle	02	11	228	003	Ryan Homes	3	
234	4485	E. Millbrook Circle	02	11	228	002	Ryan Homes	3	
240	4464	E. Millbrook Circle	02	11	227	007	Pasquinelli	3	
241	2801	Silver Springs Court	02	11	227	008	Pasquinelli	2	
242	2805	Silver Springs Court	02	11	227	032	Pasquinelli	2	
243	2809	Silver Springs Court	02	11	227	033	Pasquinelli	3	
244	2811	Silver Springs Court	02	11	227	011	Ryan Homes	3	
245	2821	Silver Springs Court	02	11	227	012	Ryan Homes	3	
246	2825	Silver Springs Court	02	11	227	013	Pasquinelli	3	
247	2829	Silver Springs Court	02	11	227	014	Ryan Homes	3	
248	2833	Silver Springs Court	02	11	227	015	Ryan Homes	3	
249	2835	Silver Springs Court	02	11	227	016	Ryan Homes	3	
250	2839	Silver Springs Court	02	11	227	017	Ryan Homes	3	
252	2845	Silver Springs Court	02	11	227	035	Pasquinelli	3	2
253	2844	Silver Springs Court	02	11	227	036	Pasquinelli	3	
254	2842	Silver Springs Court	02	11	227	037	Pasquinelli	3	
255	2838	Silver Springs Court	02	11	227	022	Ryan Homes	2	
258	2828	Silver Springs Court	02	11	227	025	Pasquinelli	2	
259	2824	Silver Springs Court	02	11	227	026	Ryan Homes	3	
260	2820	Silver Springs Court	02	11	227	027	Pasquinelli	2	
261	4428	E. Millbrook Circle	02	12	110	001	Ryan Homes	3	
262	4424	E. Millbrook Circle	02	12	110	002	Ryan Homes	3	
263	4420	E. Millbrook Circle	02	12	110	003	Ryan Homes	3	
264	4412	E. Millbrook Circle	02	12	110	004	Ryan Homes	3	
265	4408	E. Millbrook Circle	02	12	110	005	Ryan Homes	3	
266	4404	E. Millbrook Circle	02	12	110	006	Ryan Homes	3	
267	4392	E. Millbrook Circle	02	12	110	007	Pasquinelli	3	
268	4388	E. Millbrook Circle	02	12	110	011	Ryan Homes	2	
270	4364	E. Millbrook Circle	02	11	229	001	Ryan Homes	3	
271	4352	E. Millbrook Circle	02	11	229	002	Ryan Homes	3	
272	4348	E. Millbrook Circle	02	11	229	003	Ryan Homes	3	
273	4336	E. Millbrook Circle	02	11	229	004	Ryan Homes	3	
274	4324	E. Millbrook Circle	02	11	229	005	Ryan Homes	2	
275	4312	E. Millbrook Circle	02	11	229	006	Ryan Homes	3	
276	4302	E. Millbrook Circle	02	11	229	007	Ryan Homes	3	
277	4294	E. Millbrook Circle	02	11	229	008	Ryan Homes	3	
279	4282	E. Millbrook Circle	02	11	229	010	Ryan Homes	3	

280	4274	E. Millbrook Circle	02	11	229	011	Ryan Homes	3
283	4254	E. Millbrook Circle	02	11	229	014	Ryan Homes	3
285	4242	E. Millbrook Circle	02	11	229	016	Ryan Homes	3
286	4234	E. Millbrook Circle	02	11	229	017	Ryan Homes	3
287	4228	E. Millbrook Circle	02	11	229	022	Ryan Homes	3

Total Sold Homes 63

Builder	2BR	3BR	4BR	Total
Pasquinelli	6	13	1	20
Ryan Homes	4	39		43
Total	10	52	1	63
	16%	84%		
Total 2-Story Homes		2		

The Petitioner's proposed elimination of the maximum cap of three (3) bedrooms at 50% of all approved units would allow all of the remaining 227 lots to be built with three (3) or more bedrooms, potentially leaving the dwelling unit ratio at 4% for two (2) or less bedrooms and 96% for three (3) or more bedrooms.

Potential Yorkville School District #115/City Parks Impact:

The city has requested the petitioner reach out directly to the Yorkville School District #115 Administrative office to determine the current student population generated by the already constructed homes, as well as gauge the district's support of the proposed annexation agreement amendment. According to the Yorkville School District administration department, there have been a total of three (3) students generated from the houses constructed in the Colonies. This equates to about 5% of the total homes built contributing to the school population. The school district plans to discuss the proposed request at an upcoming board meeting tentatively scheduled for sometime in December. Staff intends to have the school board's action and/or feedback as part of the packet materials for a public hearing, should the committee decide to advance the petitioner's application.

Additionally, with the potential for the increase in student population in this area of the Grande Reserve development, a correlation can be made regarding the impact of the City's park. The nearest park to the units in Neighborhood 1 is Grande Reserve Park A. While the park currently has a shelter and basketball court, additional funds could be used to add enhanced amenities for potential future users as a result of this petitioner's request. Based upon the land cash parks calculations, the additional increase in 3 bedroom units would result in an approximately 1-acre of land park donation, or between \$40,000 and \$64,000 in cash in lieu payment, depending on the current value of an acre of improved land.

Staff Comments:

As the committee may recall, the Heartland Meadows age-restricted community, is the most recent small lot, single-family detached development the City has approved. According to the conditions of the Planned Unit Development (PUD) for the Heartland Meadows subdivision approved in 2014, the development must have at least one principal resident who is 55 years or age or greater and must maintain this condition for at least 25 years. In response to that restriction, the Yorkville school board agreed to waive all school transition fees for the 47-lot development.

Contrary to the Heartland Meadows development, the Colonies in Grande Reserve are neither age-targeted nor age-restricted by deed or covenants. Currently, the builder is marketing the homes as maintenance free “lifestyle” homes and offering four (4) home types, three (3) of which are 3-bedrooms (see attached). Further, the entry price point, at approximately \$210,000, is moderately less than nearby developments such as Caledonia (homes from \$230K) and DR Horton lots in Grande Reserve (starting at \$250K).

Should the Economic Development Committee be favorable of the requested annexation agreement amendment as proposed by the Petitioner, **staff would recommend** the following conditions:

1. Stipulation that the maximum number of bedrooms offered is three (3) for all future units (eliminating the possibility of another 4-bedroom home in the Colonies).
2. Upon consulting with the Parks and Recreation department regarding their funding needs to improve the park, a cash contribution of \$50,000 by the petitioner to the City to be used towards Park A’s further development as a way to offset the anticipated increase in school-aged children.

A public hearing on the proposed amendment is tentatively scheduled for the January 8, 2019 City Council meeting. Staff and the petitioner will be available at Tuesday night’s meeting to answer questions from the Committee.



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

APPLICATION FOR AGREEMENT AMENDMENT

INTENT AND PURPOSE:

Annexation Agreements specify the desired zoning and other requested approvals (i.e., bulk regulations, variances, building codes, development impacts and contributions, etc.) that will affect the property and successor owners. Planned Unit Development (PUD) Agreements are unique and a complex form of zoning which differs from the conventional approval process allowing for flexibility in the design and land use of larger scale developments. Such approvals require agreements that are contractual in nature, therefore an amendment must be sought when a change, minor or substantial, in the original terms of the annexation or Planned Unit Development (PUD) Agreement occurs.

This packet explains the process to successfully submit and complete an Application to Amend an Annexation or Planned Unit Development Agreement. It includes a detailed description of the process and the actual application itself. Please type the required information in the application on your computer. The application will need to be printed and signed by the petitioner. The only item that needs to be submitted to the City from this packet is the application. The rest of the packet is to help guide you through the process unto completion.

For a complete explanation of what is legally required throughout the Amendment process, please refer to "Title 10, Chapter 4, Section 10 Amendments" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE:



STAGE 1: APPLICATION SUBMITTAL

The following must be submitted to the Community Development Department:

- One (1) original signed application with legal description.
- Three (3) 11" x 17" copies each of the exhibits, proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee.
- One (1) CD or portable USB drive containing one (1) electronic copy (pdf) of each of the following: signed application (complete with exhibits), proposed drawings, location map, and site plan. A Microsoft Word document with the legal description is also required.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. These materials must be submitted a minimum of forty five (45) days prior to the targeted Planning & Zoning Commission meeting. An incomplete submittal could delay the scheduling of the project.

Petitioner will be responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the city to cover these fees. The Petitioner Deposit Account/Acknowledgement of Financial Responsibility form is attached to this document and must be submitted with the application.



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APPLICATION FOR AGREEMENT AMENDMENT

STAGE 2: PLAN COUNCIL REVIEW

Petitioner may present the proposed amended plan to the Plan Council. The Plan Council meets on the 2nd and 4th Thursday of the month. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. Upon recommendation by the Plan Council, petitioner will move forward to the Planning & Zoning Commission hearing.

STAGE 3: ECONOMIC DEVELOPMENT COMMITTEE

Petitioner must present the proposed amendment agreement and/or plan to the Economic Development Committee. Economic Development Committee meets at 7:00 p.m. on the 1st Tuesday of each month in the Yorkville City Hall Conference Room. This session is to discuss and consider recommendations prior to full City Council considerations and provide informal feedback. The Economic Development Committee will submit its recommendation to City Council.

STAGE 4: PLANNING & ZONING COMMISSION PUBLIC HEARING (PUD ONLY)

Petitioner will attend a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission meets on the 2nd Wednesday of the Month at 7:00pm. Notice will be placed in the Kendall County Record by the United City of Yorkville. The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. Twenty four (24) hours prior to the public hearing, a certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document and must be submitted prior to the scheduled Plan Commission meeting.

STAGE 5: CITY COUNCIL PUBLIC HEARING

Petitioner will attend the City Council meeting where the recommendation of the proposed amendment will be considered. The City Council meets on the 2nd and 4th Tuesdays of the month at 7:00pm. City Council will make the final approval of the amendment.

DORMANT APPLICATIONS

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

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

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

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



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APPLICATION FOR AGREEMENT AMENDMENT

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



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APPLICATION FOR AGREEMENT AMENDMENT

DATE:	PZC NUMBER:	DEVELOPMENT NAME:	
PETITIONER INFORMATION			
NAME:		COMPANY:	
MAILING ADDRESS:			
CITY, STATE, ZIP:		TELEPHONE:	
EMAIL:		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE:			
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:			
CURRENT ZONING CLASSIFICATION:			
LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW:			
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH:			
EAST:			
SOUTH:			
WEST:			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			



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APPLICATION FOR AGREEMENT AMENDMENT

PROPERTY INFORMATION

NAME OF AGREEMENT:

DATE OF RECORDING:

SUMMARIZE THE ITEMS TO BE AMENDED FROM THE EXISTING AGREEMENT:

ATTACHMENTS

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

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

Petitioner must attach a true and correct copy of the existing agreement and title it as "Exhibit C".

Petitioner must attach amendments from the existing agreement and title it as "Exhibit D".



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APPLICATION FOR AGREEMENT AMENDMENT

ATTORNEY INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

ENGINEER INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

AGREEMENT

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

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

PETITIONER SIGNATURE

DATE

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

OWNER SIGNATURE

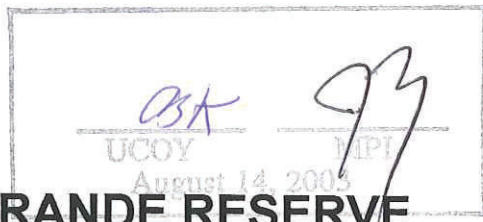
DATE



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PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
APPLICATION/APPROVAL TYPE (<i>check appropriate box(es) of approval requested</i>):		
<input type="checkbox"/> CONCEPT PLAN REVIEW	<input type="checkbox"/> AMENDMENT (TEXT)	<input type="checkbox"/> ANNEXATION
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MILE AND 1/2 REVIEW	<input type="checkbox"/> ZONING VARIANCE
<input type="checkbox"/> FINAL PLANS	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT	<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REZONING		
<input type="checkbox"/> PRELIMINARY PLAN		
PETITIONER DEPOSIT ACCOUNT FUND: It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the INVOICE & WORKSHEET PETITION APPLICATION . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.		
ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY		
NAME:	COMPANY:	
MAILING ADDRESS:		
CITY, STATE, ZIP:	TELEPHONE:	
EMAIL:	FAX:	
FINANCIALLY RESPONSIBLE PARTY: I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/ Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.		
PRINT NAME	TITLE	
SIGNATURE	DATE	
ACCOUNT CLOSURE AUTHORIZATION		
DATE REQUESTED: _____	<input type="checkbox"/> COMPLETED	<input type="checkbox"/> INACTIVE
PRINT NAME: _____	<input type="checkbox"/> WITHDRAWN	<input type="checkbox"/> COLLECTIONS
SIGNATURE: _____	<input type="checkbox"/> OTHER	
DEPARTMENT ROUTING FOR AUTHORIZATION:	<input type="checkbox"/> COM. DEV.	<input type="checkbox"/> BUILDING
	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> FINANCE
	<input type="checkbox"/> ADMIN.	



GRANDE RESERVE NEIGHBORHOOD 1

Exhibit "E2"

ROADS CROSS SECTION	STANDARD
Right of Way	60'
Utility Easement	10'
Total ROW and UE	80'
Radius	60'
Pavement Width	24' to 28' B2B
Sidewalks	Both Sides
Sidewalk Type	Standard
SETBACKS	
Front	20'
Side (Interior)	7.5'
Side (Corner)	20'
Rear	20'
Rear Building to Rear Building Min.	40'

*24 feet within cul-de-sac, 28 feet at stem

1. In addition to the above, no greater than 20% (58 units) should be two-story homes, while 80% (232 units) shall be a ranch product. All units shall have a master bedroom on the first floor.


2. No greater than 50% of the units shall be allowed to have three bedrooms or more. The remainder shall be 2 bedrooms or less.

3. All cul-de-sacs will be private and will be maintained by the Homeowners Association.

4. No utility shall be placed in a front yard nearer than fifteen (15) feet from a building. Sanitary and storm sewers may be placed under a sidewalk or pavement subject to final engineering.

5. Where city utilities (i.e. storm, sanitary, water) are placed between buildings, the minimum utility easement width shall be twenty (20) feet.

**UNITED CITY OF YORKVILLE
PLAN COMMISSION MEETING**

APPROVED
as corrected 
11-13-02

 Wednesday **OCTOBER 9, 2002**

Chairman Tom Lindblom called the meeting to order at 7 p.m.

ROLL CALL

Members present: Clarence Holdiman, Jeff Baker, Brian Schillinger, Ted King, Michael Crouch, Andrew Kubala and Tom Lindblom.

Members absent: Kerry Green, Anne Lucietto, Bill Davis, Sandra Adams, Jack Jones and Tom Mizel.

A quorum was established.

VISITORS

See attached.

MINUTES

Andrew Kubala made the motion to change the agenda to move the reading of the minutes to next week and to move the public hearing for PC2002-21 to the beginning of the meeting. Michael Crouch seconded the motion. The motion was approved by voice vote.

PUBLIC HEARINGS

PC 2002-21 701 N. Bridge St.: Nadine Gauer petitioner -- request to re-zone from R-2 One-Family Residence to B-1 Limited Business District.

Kubala made the motion to open public hearing PC 2002-21. Crouch seconded the motion. The motion was unanimously approved by voice vote.

Nadine Gauer stated she had no comments to add to the petition. No comments were made from the public.

Kubala made a motion to close the public hearing. Crouch seconded the motion. The motion was unanimously approved by voice vote.

Kubala proposed that the petitioner be requested to meet the same conditions that the adjacent property owners were asked to meet. He suggested that the access to Route 47 and parking be a coordinated effort between the businesses.

Kubala made a motion to recommend approval of PC 2002-21 to the city council as presented with the caveats as previously mentioned. Crouch seconded the motion. Clarence Holdiman, Jeff Baker, Ted King, Michael Crouch, Andrew Kubala and Tom Lindblom voted yes. Brian Schillinger abstained. The motion was approved by a vote of 6-0-1.

PC 2001-06 Grande Reserve: Petitioners requesting annexation to the United City of Yorkville and rezoning from Kendall County A-1 Agricultural to Yorkville R-2 Planned Unit Development.

Kubala made a motion to open the public hearing for PC 2001-06 Grande Reserve. Baker seconded the motion. The motion was unanimously approved by voice vote.

Art Zwemke, president and CEO, of Moser Enterprises Inc., provided an overview of the Grande Reserve project during a slide presentation. He said the planned development falls on 1,127 acres of land bounded on the north by Galena Road and runs down to Route 34.

“We have a tremendous opportunity on this property with two large green areas,” Moser said. One is located near Galena Road and Mills. He said the 56 acres of land could be a regional park. The second green area is located off of Kennedy. He said the 88 acres would be used as a conservation area.

Only three or four lots are proposed near the conservation area and would be serviced with wells and septic systems, he said.

Continuing the topic of open space, Zwemke said the project calls for 422.3 acres of open space. The space features 12 neighborhood parks totaling 76.1 acres of land in addition to the conservation area and the regional park.

In addition, he said the developers will pledge \$1,000 per homesite for park improvements. Plans also call for an 8,000 to 10,000 square foot private clubhouse and 11 miles of trails to connect the neighborhoods with future regional trails.

Zwemke said developers are required to donate a formulated amount of land to a city when planning a subdivision. For every 1000 people, the developers are to donate 10 acres of land. If the city doesn't want the land, city officials can ask for cash instead. Typically, developers give ½ land and ½ cash, he said.

What the developers are proposing in the Grande Reserve project is a win-win situation for everyone, he said.

He showed a slide of a clubhouse in S. Elgin. He said the clubhouse in Grande Reserve would be a private, state-of-the-art facility located off the main entrance to Route 34.

Zwemke added that development plans also include apartments, which would also have various amenities.

He said the site offers numerous opportunities. It has natural amenities such as Blackberry Creek. He said developers need to be mindful of topography and ride lines, which could impact the sanitary sewer system. Drainage is another issue. He said the developers will create detention areas to improve the area as a whole and not just the

development. Other issues include the wetland areas, high water tables, external roads and the railroad tracks.

Zwemke said the site has lots of access points to disperse traffic. A traffic study will be conducted and the developers will work with all of the jurisdictions to make sure the traffic plans are acceptable.

Discussing the housing components of the development, he said there is a number of different sized lots for different styles of homes in the single-family areas. The land plan also includes three separate single-family areas called villas. The villas would have smaller lot sizes and would have a homeowner's association take care of yard maintenance and snow removal.

South of the villas area is an area for townhomes and duplexes and possibly a campus for a high school or middle school. South of the railroad tracks, more duplexes and townhomes and the apartments would be located. One reason for the placement is the proposed Park and Ride near Orchard Road and Mill Street, Zwemke said.

He said that two sanitary systems will service everything north of the ridge line and that eventually another line will be extended south to Route 34 to service the single family homes. Most of the area falls in the boundary of the Yorkville-Bristol Sanitary District. However, he said that the Facilities Planning Area (FPA) boundary for the Fox-Metro Water Reclamation District is just west of Orchard Road and may provide a portion of the service. West of Bristol Ridge Road is an area with 18,000 square foot lots. He said the developers will try to work out an agreement with Kendall County to allow septic systems on the property which would eliminate the need for a Blackberry Creek interceptor.

Discussing plans for the single-family homes, he said MPI (Moser Enterprises, Pasquinelli Builders and Isenstien Development) anticipates a 12 to 18 year build-out on the project. He said the villa area will be simple ranch-type homes with a two-car garage. He anticipates they'll sell for around \$200,000 and will be maintenance free.

Homes on 10,000 square foot lots will sell for \$240,000 to \$260,000 and will have two- and three-car garages. Homes on the 11,000 square foot lots will sell for the upper \$200,000 range. Homes on the 12,000 square foot lots will sell for well into the \$300,000 range and homes on the 18,000 square foot lots will sell for more than that.

He said the developers are trying to create a unique area with different neighborhoods and different housing styles. To make sure they development doesn't have a grid-like structure, he said MPI plans on varying the lot sizes. The minimum lot size is 10,000 square feet and the average is 11,500, he said.

The overall density of the project is 2.4 units per acre and falls to 2.15 units per acre if a middle school or high school site is added. He said MPI believes it is in compliance with

the city's new comprehensive plan. He said they've shown how the various areas in the development fit into the transitional area of the plan.

Regarding infrastructure, he said the area west of Bristol Ridge Road falls into the Yorkville-Bristol Sanitary District. The area would be service by a lift station at Route 34, a Mill Street interceptor and possibly a Blackberry Creek interceptor and a Menard's interceptor.

The area would receive water from a 1 to 1.5 million-gallon storage tank and two wells. Zwemke added that the deeper city wells work in different aquifers than private wells and that the new wells will not interfere with existing wells.

Attorney John Philipchuck, representing the developers, said that the development of the area would not endanger property values, etc. Property values will likely remain the same or increase once the development is built, he said.

Philipchuck said the developers will address storm water concerns and that in all the development will be a benefit to the city.

Resident Don Peterson voiced several concerns. He said as the development is being built more garbage and debris will come onto his property. He also asked if Bristol Ridge Road will remain a county road. City Attorney Dan Kramer said that all county roads remain county roads and that township roads generally become city roads when they area annexed.

In response to another question voiced by Peterson, Kramer said that if the area is annexed, it would fall under the jurisdiction of the city police.

Peterson also wondered if a stoplight is planned for the entrance onto Bristol Road and if there will be traffic control. Commission Chairman Tom Lindblom said a traffic study has not been completed yet.

Peterson asked that all of these things be considered before the commission takes a vote. He also expressed concern about the impact the development could have on wells, possible problems as the result of retention ponds, the possibility for a change in telephone exchanges if the community grows too large, construction traffic, weight and speed restrictions on roads and the possibility of forced annexation.

Kramer said the city has never forced anyone to annex to the city.

Resident Birgitt Peterson said that it looks as if the main entrance to the subdivision is parallel to her driveway. Zwemke responded that the entrance will be aligned with a roadway and will not interfere with the driveway.

Birgitt Peterson also asked if the area would be serviced by the Bristol-Kendall Fire Protection District to which the answer was yes. She also wanted to know if her

homeowner's insurance would increase. Lindblom replied that with city hydrants in the development, her homeowner insurance would likely decrease.

Resident Dusty Rhodes asked about the number of students the development would generate. Zwemke said that it would generate either an estimated 1702 or 1595 if a middle school or high-school campus was built.

Resident Debbie Olson expressed her concerns about possible drainage problems in the Storybrook Highlands subdivision because of the development. She also said that any berms planted might impact the area's natural drainage.

She also wanted to know if the villas would decrease the property values of the homes in Storybrook Highlands that back up to the proposed area and added that the proposed middle-school and high-school site surrounded by railroad tracks is in an unsafe location.

Zwemke said that he doesn't anticipate any problems with wells, but he will check plans out with engineers. He also said the developers will make all efforts to now impact other homes in dealing with drainage and also said that care will be exercised when creating the berms.

As for the lot sizes and value of the villa homes, he said the homes will attract empty nesters and will cost more than \$200,000. The market generally has a high disposable income. He said he does not anticipate any erosion in property values of surrounding homeowners.

He added that the school issue will go before the school board.

Olson then asked about the size of homes stating that homes in Storybrook have 1,600 to 1,800 square feet. She also asked how many homes would be behind the ½ acre lots in Storybrook.

Zwemke said he isn't sure yet what the square footage will be, but it will be compatible to the existing homes. He also said that the subdivision will have a heavily landscaped buffer to existing neighborhoods and that that lots won't line up.

Resident George Wolf, the Republican precinct committeeman, said most of the people he's spoken with are very uncomfortable with the size of the development. He wondered if taxes would go up and who would pay. "I guess there's nothing we can do about it," he said. He also asked whom to call with questions or concerns.

Zwemke said the developers will respond to all of the questions raised and said that many of the answers can be found on the website www.MPIJV.com. The transcript of the meeting will appear on the website and he said they welcome emails.

Resident Howard Shiek said his biggest concerns were the wetlands and the west side of Blackberry Creek.

Zwemke said the wetland area will not be developed. At some point, he said, portions of the southern area of the property will be added to the conservation area. He also said no houses are planned to be constructed in the area.

Resident Anne Denovellis shared concerns on behalf of the residents of Willowbrook and Storybrook subdivisions. She said she is concerned about a possible high turnover rate in the owners of the new homes.

She also asked that regarding the open spaces around subdivisions 13, 14 and 15, she would like to see easements around the existing subdivisions.

She also asked about roadways in existing subdivisions that dead end and said that she doesn't want those to be extended for safety reasons. She then asked if builders have to go before the city for approval.

Zwemke said that on neighborhoods 1, 2, and 3, which are the villa areas, they will go age targeted without being age restricted. For instance he said the covenants may prohibit backyard swing sets which would discourage people with children from moving in.

In other neighborhoods, he said they will put in buffers between the new subdivision and the existing subdivisions. However, he said he's not sure what form those buffers will take yet.

He also said her point was well taken about stub streets, but that those types of issues are up to the police and fire department boards. As for builders going before the city, he said that all builders must comply with the city's building codes. He said the system is in place to ensure quality building.

Resident Linda Sexton said, "Our main concern is safety and I don't think anyone can say it enough." She said their subdivision is a small area with no sidewalks. People take walks and walk their dogs along the roads. She said they don't need traffic bombarding the subdivision.

Zwemke said that the developers are safety minded as well. He said that as part of the traffic study, they will look at traffic at different times of the day, week and year. He said they will try to tell the impact the subdivision will have on the community and plan the streets so that they are safe.

Bristol resident Bill Mikus said he came to the meeting with three concerns: flooding, road congestion and services. He said the developers are converting 1000 acres of permeable land to impermeable land. He suggested that the developers plant native prairie grass in the open spaces to help with drainage problems. Also, he said he is concerned about the detention areas, what the release rate will be and who will monitor the areas.

He voiced concern about road congestion and said that the roadways should be widened and said that construction should be commensurate with the traffic flow.

He said the increased cost of services to the community is another concern. Mikus believes developers should contribute more to the school system. He said land is only part of the cost to the district as new developments bring increased enrollment.

Consulting Engineer Bob Cowhey said that as the land stands now, there is uncontrolled runoff all over the property. When a development of this type comes in, the developers have the opportunity to control the runoff, he said.

Regarding traffic, Zwemke said that Orchard Road will eventually become a four-lane road which will have sufficient turn lanes. Route 34 also will be widened, he said.

Zwemke also said that storm water will be handled in a cohesive way. With such a large development, the issue can be addressed as a whole rather than piecemeal.

As for the school district, Zwemke said that payments are made to the school district via impact fees. He said \$3,000 per home will go to construction of new schools. He added that the development is not all single-family housing. Apartments are typically cash cows for school districts. They typically generate very few kids and a lot of taxes, he said.

Resident Tom Brown of the Lynwood subdivision said water currently sits in the field across from him and his sump pump has to run continuously. Field tiles installed a few years ago helped, but now with construction in the fields, he's having problems again.

Zwemke said that when doing the engineering work, engineers document the field tiles. He said the area Brown mentioned does happen to be an area of very high water tables.

Resident Ray Torres said water retention is his main concern. Resident John Keck who lives in the River Ridge subdivision asked how many lots would be going in near his property. After looking at the map, Zwemke said neighborhood 21 will have 119 lots and neighborhood 22 will have 46 lots.

Keck asked if the city could force the River Ridge subdivision to annex. Kramer reiterated his earlier statement that the city has never forced annexation on any resident. Keck then asked if the subdivision could be forced into city water and sewer services. He said that there have been radium problems associated with deep wells and wondered if shallow wells would affect the wells of homeowners in the subdivisions.

Kramer said that the city would not consider shallow wells because they create other difficulties as well.

Keck also stated that the developer's estimation of a 12 to 18 year build-out seems conservative. He asked that the Plan Commission and City Council take very slow methodical steps.

George Wolf asked if all ponds would be retention or detention. Cowhey responded that they will be a combination of both. Wolf said he worked with State Representative Tom Cross to get storm sewers into the subdivision. He said he doesn't want to see that jeopardized by having lakes all around them.

Resident Paul Von Holten of Storybrook asked the Plan Commission members to protect the people who live in the area from high-density developments. He also asked that the developers be generous with berms and divisions between the new development and existing neighborhoods.

Responding to a question about lot sizes, Kramer said that R-2 zoning requires a minimum lot size of 12,000 square feet. However, under a Planned Unit Development, the developers can mold things differently. He said the Grande Reserve developers are planning a classic clustered development with more open space.

Von Holten said that the 12,000 square foot lot requirement was established to try to maintain larger lot sizes. He asked that the Plan Commission take that into consideration. He also said that a majority of people would prefer developments with low density. He then asked what areas would be built first and what will happen to wildlife such as deer, pheasants and coyotes.

Zwemke said the developers believe it is important for the entire area to preserve the land and that he thinks the wildlife will be maintained.

As for phasing, Zwemke said the phases likely will begin on the southern portion of the development and move north. However, he said that because there are different components to the plan such as duplexes, single-family homes and apartments, work could begin in multiple areas.

John Martin, JenLand Design Inc., said that the developers are using the term "neighborhoods" because people identify with the neighborhoods they live in. He said the neighborhoods are purposefully designed so they're smaller to make them more intimate. Martin said they've taken care in the planning. They recognize that Yorkville is a rural area and they're trying to be responsive.

Resident Cindy Carroll of Lynwood subdivision said her concerns include the dropping of lot sizes. She said more homes equals more asphalt which could lead to more flooding problems.

She also questioned the proposed school site and listed safety on roadways as another concern.

Zwemke said he assumes the school district would relish the opportunity to have their children at this school. He also said that flood concerns have been addressed and said that the Lynwood subdivision will be more livable when the water is rerouted. Meanwhile,

the density levels of the proposed development fall within the limits of the city's comprehensive plan.

Resident Richard O'Brien of Lynwood said that the developers are building another town and all they've done is put in houses and schools and possibly improve drainage. He said the developers are not bringing in commercial or retail developments to help on taxes.

He also shared concern about safety especially at the intersection of Route 34 and Bristol Ridge Road.

O'Brien also asked if utility easements are considered open space and said that the berms should be well maintained. He said planting a row of trees to separate one subdivision from another may not be enough. He said that trees die and who will maintain the berm if that happens.

Zwemke said the homeowner's association will maintain the berms and if the association were to fail the city would come in and maintain the area and assess the subdivision's property owners for the cost. He also said that they are not calling utility easements open space. Open space is considered useful and improved space.

On the topic of commercial uses, Zwemke said that the location of the property did not lend itself to commercial development. It would be better for the developers to have commercial components in the project, however, Zwemke said it does not fit the dynamics of the site.

After the residents who signed in to speak had their opportunity, Lindblom recommended that the public hearing be continued to the following week. Kubala made the motion to continue the public hearing until Oct. 16. Holdiman seconded the motion. The motion was approved by voice vote.

The meeting ended at 10:15 p.m.

Minutes by Dina Gipe

10/8/02 cc: Plan Commission

October 4, 2002

Division of City Planning
800 Game Farm Rd.
Yorkville, IL 60560

Dear Sir or Madam:

I am writing to you regarding a "required letter of notification for annexation & rezoning application" my husband and I received recently via certified mail. The request is "A planned unit development district on 1,127.3 acres. Petitioner is requesting an annexation and rezoning of the property from Kendall County A-1 to United City of Yorkville R-2 planned unit development." The petitioner's names are MPI-2 Yorkville North LLC, MPE-2 Yorkville Central LLC, and MPI-2 Yorkville South LLC.

Since I will not be in town to attend the public meeting scheduled for Wednesday, October 9, 2002, I am conveying my family's feelings regarding the planned "Grand Reserve" subdivision to be developed around my home. First let me say that my family are lovers of the wide-open spaces. We are not the least bit intrigued by any aspect of this development that has so impressed the Yorkville planning commissions. When we moved here ten years ago it was because we loved the country and hoped it would stay that way. Turning the surrounding countryside into "Naperville Phase II" as has been done in the last five years throughout Kendall County is nothing but a total desecration of some of the most fertile farmland in the world. I just hope future generations can forgive us for our lack of foresight and greed.

Having said that, we are also perfectly aware that once the wheels of "progress" begin rolling in this respect, there is probably very little my family and small group of neighbors can do to stop it. Heck, even Speaker of the House Hastert (also my neighbor) knew when it was time to leave the neighborhood. Too bad we don't have two million dollars lying around with nothing better to do than buy our own farm! So if this subdivision is approved, as it probably will, then there are a few issues I would like to raise regarding its effect on the surrounding areas:

1. Unless all the residents of this development plan on working at home and home schooling their children, just where is all the increased traffic generated by these thousands of additional vehicles going to go in the current road system? Routes 34, 30, 71, and Orchard Road ALL need to be four lanes NOW as it is. I always wonder if the members of the Division of City Planning work within walking distance from their homes since they seem clueless to the already burgeoning traffic that exists at rush hour on all major roads in and around Yorkville. What is Yorkville going to do regarding improving the commute for thousands of residents that already travel outside of this area for employment? Let's quit talking about a train station and just build the darn thing! And while you're at it, how about devising some ideas regarding public transportation to get a lot of these cars OFF the road in the first place! Some cooperation with surrounding communities - Oswego, Montgomery, Batavia, Aurora, and Plano - is in order. The Prairie Parkway is not going to matter unless the roads they access are also improved to accept the increased traffic flow.
2. What about the increased demand on services? Fire, Emergency, Police, Snow Removal? We couldn't get our mail delivered properly last year that the Yorkville Postmaster blamed on "increased development" and lack of mail carriers! What are Yorkville and Kendall County going to do to service all these additional houses? Just raise taxes and hope for the best? Thousands of people are being laid off all around the Chicago area. I don't think raising taxes is an option.
3. Last and certainly not least, let's not forget schools. So MPI is donating land for schools. Oh goody. So who's building the things? And filling them with teachers and equipment? And where are all these children going to attend high school and who's paying for that?

I think if Yorkville is going to act responsibly when considering this development, there are a lot more issues on the plate than lot sizes. If Yorkville is so eager to join the realm of other overdeveloped areas in the Chicago area, then the commissions involved should be learning from their mistakes and not be in a rush to repeat them. If the general population is to be truly SERVED by governing bodies, then I think it's their civic duty to provide the citizens with the best quality of life possible. Greedily approving monster sized subdivisions that will overcrowd the schools and bring traffic to a literal stand still without proper planning and implementation is in my opinion a misuse of power by the officials involved.

On a personal note, my husband attended the last planning meeting regarding "Grand Reserve". He mentioned that it was someone's brainy idea to extend the already existing roads in our neighborhood into the new subdivision. We are greatly opposed to this. Our area does not have sidewalks. There are children playing in the streets and neighbors walking their pets all the time. Extending Oaklawn, Linden, and Sunset avenues into any developed area would increase the traffic in our neighborhood and put all pedestrians and children who use the streets for foot traffic at great risk. Therefore it is our request that this idea be eliminated from the plan.

We are also opposed to any consideration to join in annexation to Yorkville and hook up with any sewer or water being provided to the surrounding area. Being forced to dig up our streets and yards for this convenience is, frankly, something that we cannot afford. We prefer our area be left out of any future annexation plans.

It is our hope that you take into account the issues I have raised in this letter when considering the approval of annexation and rezoning of the property to be developed by MPI. We are not ignorant to the fact that Yorkville wishes to join the rest of suburbia and attract more businesses and residents to its borders. But there is a right way and a wrong way to improve one's quality of life. Charging forth to approve "Grand Reserve" hoping the developers will take care of our needs is not the way to do it. A holistic approach to such a large development is required. Please make sure that ALL the needs of the current and future taxpayers are met equitably.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Jackie Straub". The signature is written in dark ink and is positioned above the printed contact information.

Mrs. Jackie Straub
26 Oaklawn Ave.
Yorkville, IL 60560
(630)-554-1630

PLAN COMMISSION MEETING

October 9, 2002

PLEASE PRINT

NAME:

ADDRESS:

Salle Rorie

JANET SCHOR

CLARK SMITH

Salle Rorie

Tom Engle

STEVE NESTOR

SIGNIN



PLAN COMMISSION MEETING

October 9, 2002

PLEASE PRINT

NAME:

ADDRESS:

Georgia Scaggin

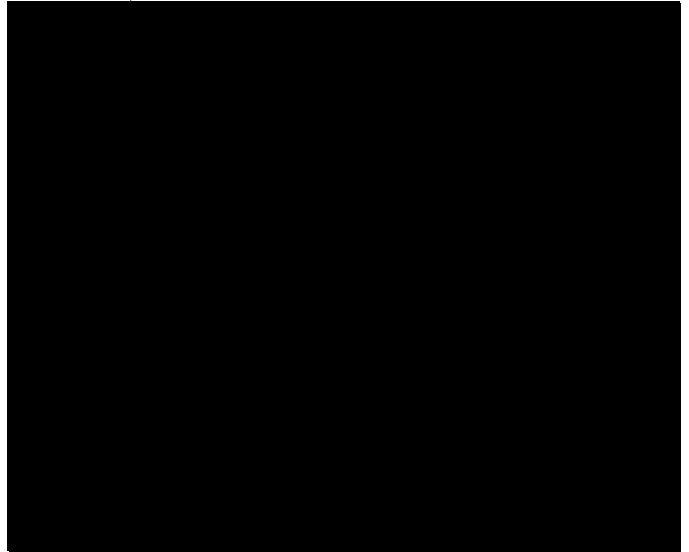
Margaret Keck

William B Phillips

Michael Keck

Tom Heimsoth

Dan Kousik



SIGNIN

PLAN COMMISSION MEETING

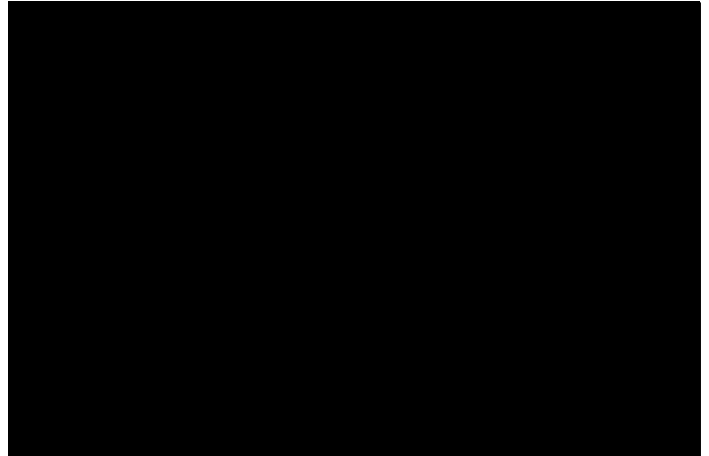
October 9, 2002

PLEASE PRINT

NAME:

ADDRESS:

Bette Schoenholtz
Phil & Di Vantassel
Frank Sweeney
Jorge Dubajic
Lou Ann Johnson



SIGNIN

PLAN COMMISSION MEETING

October 9, 2002

PLEASE PRINT

NAME:

ADDRESS:

KEITH BERG

Mark Weber

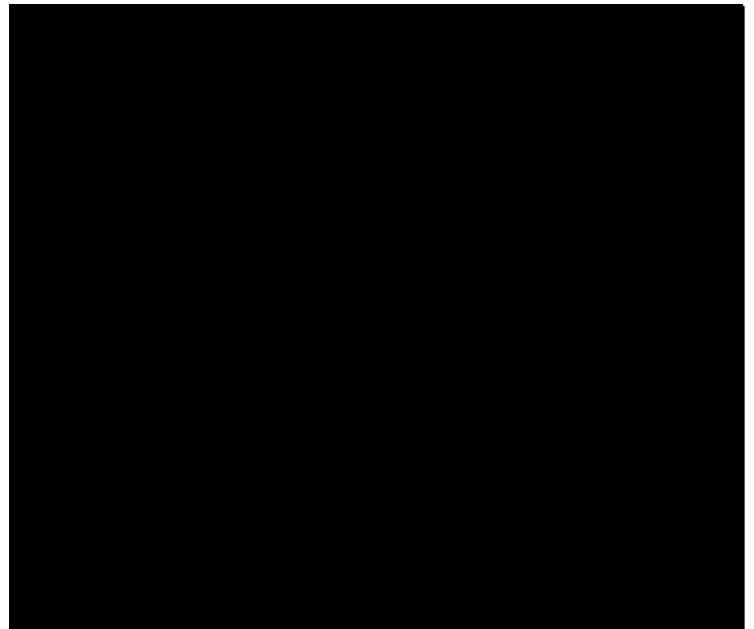
Dick Ederati

Thomas P. Brown

Paul Von Holten

JOYCE PRATI

Cindy Carroll



SIGNIN

PLAN COMMISSION MEETING

October 9, 2002

PLEASE PRINT

NAME:

ADDRESS:

Gene & Carol Shirley
Camille Brynes
Larry King
Rhea E. Hunter
Nanciannne Jensen
PAUL PAVESICH
Doris Dick

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 10 visible lines. The paper appears slightly aged or off-white.

1. *Journal of Management Studies*, 1996, 33(1), 1-14.
 2. *Journal of Management Studies*, 1996, 33(1), 15-30.
 3. *Journal of Management Studies*, 1996, 33(1), 31-46.
 4. *Journal of Management Studies*, 1996, 33(1), 47-62.
 5. *Journal of Management Studies*, 1996, 33(1), 63-78.
 6. *Journal of Management Studies*, 1996, 33(1), 79-94.
 7. *Journal of Management Studies*, 1996, 33(1), 95-110.
 8. *Journal of Management Studies*, 1996, 33(1), 111-126.
 9. *Journal of Management Studies*, 1996, 33(1), 127-142.
 10. *Journal of Management Studies*, 1996, 33(1), 143-158.
 11. *Journal of Management Studies*, 1996, 33(1), 159-174.
 12. *Journal of Management Studies*, 1996, 33(1), 175-190.
 13. *Journal of Management Studies*, 1996, 33(1), 191-206.
 14. *Journal of Management Studies*, 1996, 33(1), 207-222.
 15. *Journal of Management Studies*, 1996, 33(1), 223-238.
 16. *Journal of Management Studies*, 1996, 33(1), 239-254.
 17. *Journal of Management Studies*, 1996, 33(1), 255-270.
 18. *Journal of Management Studies*, 1996, 33(1), 271-286.
 19. *Journal of Management Studies*, 1996, 33(1), 287-302.
 20. *Journal of Management Studies*, 1996, 33(1), 303-318.
 21. *Journal of Management Studies*, 1996, 33(1), 319-334.
 22. *Journal of Management Studies*, 1996, 33(1), 335-350.
 23. *Journal of Management Studies*, 1996, 33(1), 351-366.
 24. *Journal of Management Studies*, 1996, 33(1), 367-382.
 25. *Journal of Management Studies*, 1996, 33(1), 383-398.
 26. *Journal of Management Studies*, 1996, 33(1), 399-414.
 27. *Journal of Management Studies*, 1996, 33(1), 415-430.
 28. *Journal of Management Studies*, 1996, 33(1), 431-446.
 29. *Journal of Management Studies*, 1996, 33(1), 447-462.
 30. *Journal of Management Studies*, 1996, 33(1), 463-478.
 31. *Journal of Management Studies*, 1996, 33(1), 479-494.
 32. *Journal of Management Studies*, 1996, 33(1), 495-510.
 33. *Journal of Management Studies*, 1996, 33(1), 511-526.
 34. *Journal of Management Studies*, 1996, 33(1), 527-542.
 35. *Journal of Management Studies*, 1996, 33(1), 543-558.
 36. *Journal of Management Studies*, 1996, 33(1), 559-574.
 37. *Journal of Management Studies*, 1996, 33(1), 575-590.
 38. *Journal of Management Studies*, 1996, 33(1), 591-606.
 39. *Journal of Management Studies*, 1996, 33(1), 607-622.
 40. *Journal of Management Studies*, 1996, 33(1), 623-638.
 41. *Journal of Management Studies*, 1996, 33(1), 639-654.
 42. *Journal of Management Studies*, 1996, 33(1), 655-670.
 43. *Journal of Management Studies*, 1996, 33(1), 671-686.
 44. *Journal of Management Studies*, 1996, 33(1), 687-702.
 45. *Journal of Management Studies*, 1996, 33(1), 703-718.
 46. *Journal of Management Studies*, 1996, 33(1), 719-734.
 47. *Journal of Management Studies*, 1996, 33(1), 735-750.
 48. *Journal of Management Studies*, 1996, 33(1), 751-766.
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October 9, 2002

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DANNY Eggers

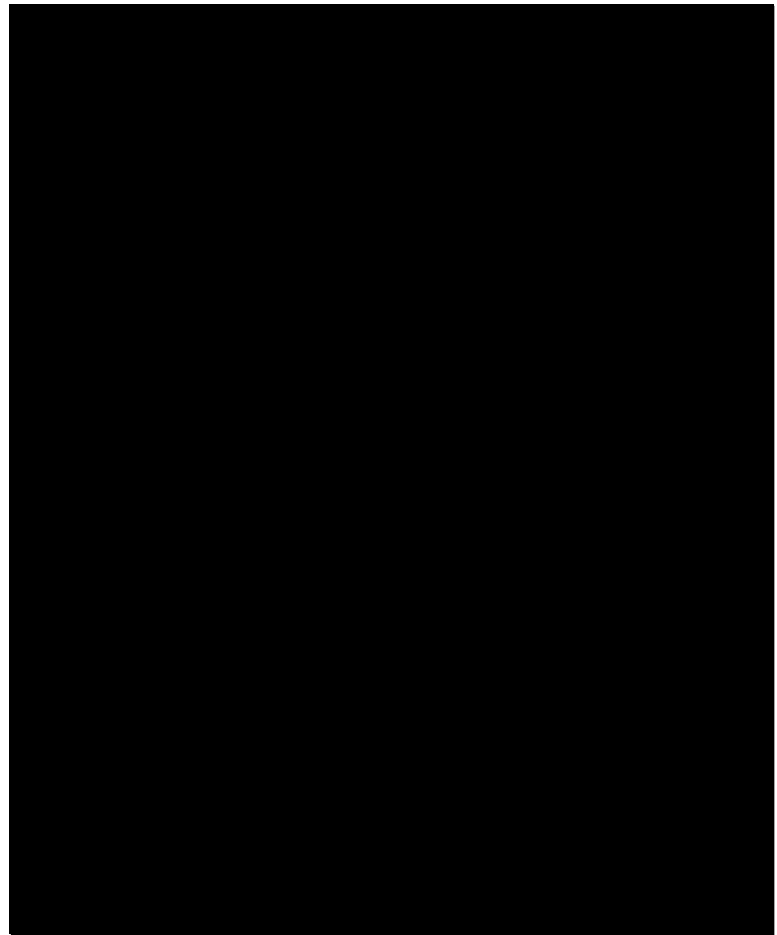
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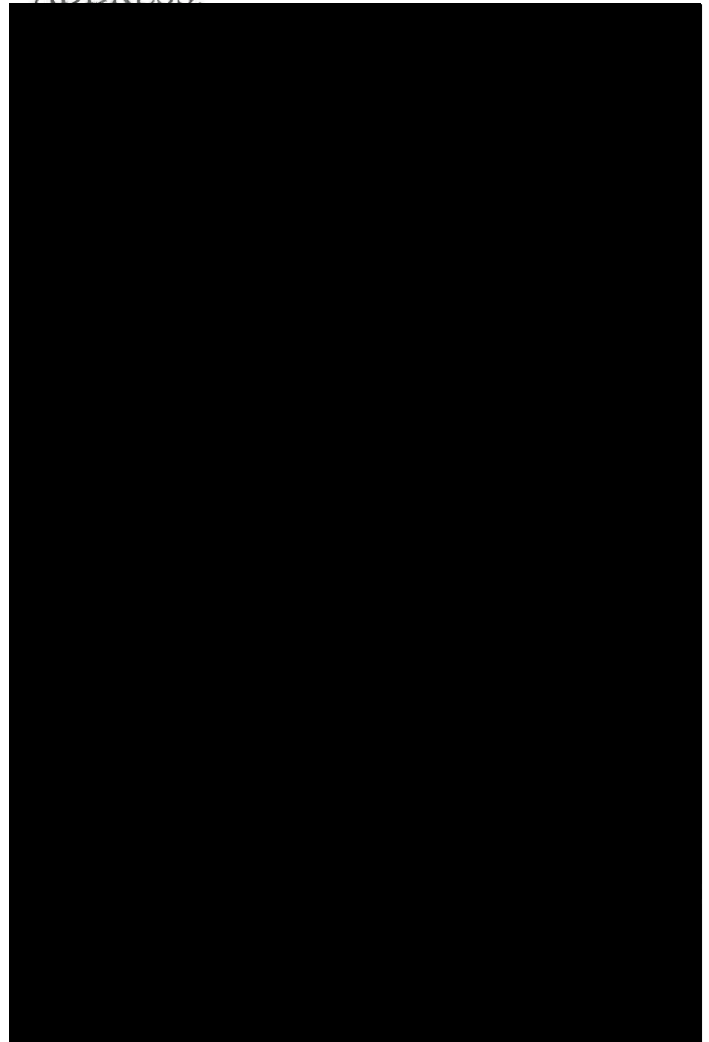
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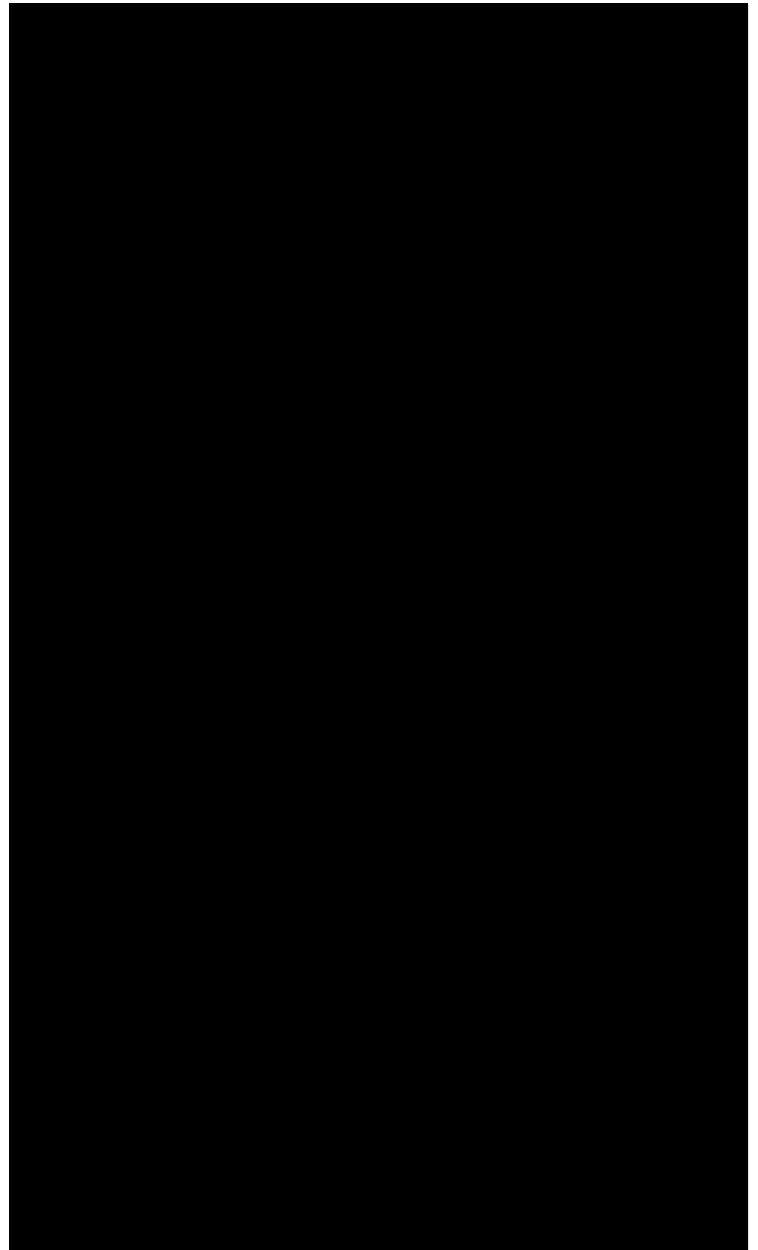
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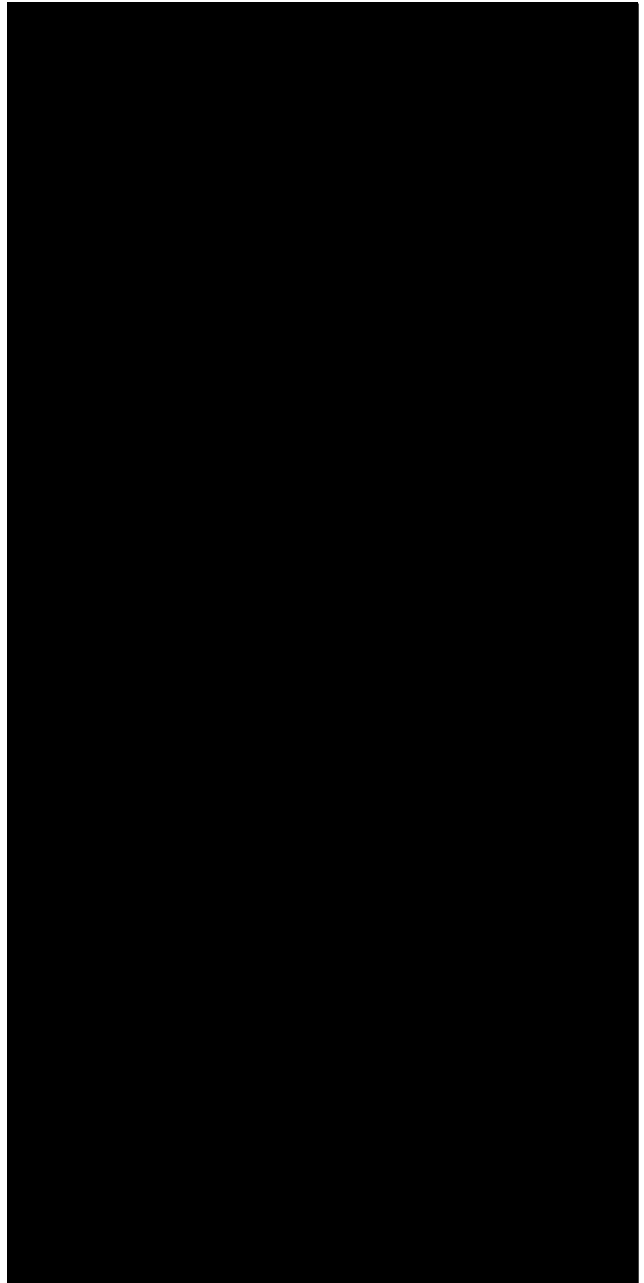
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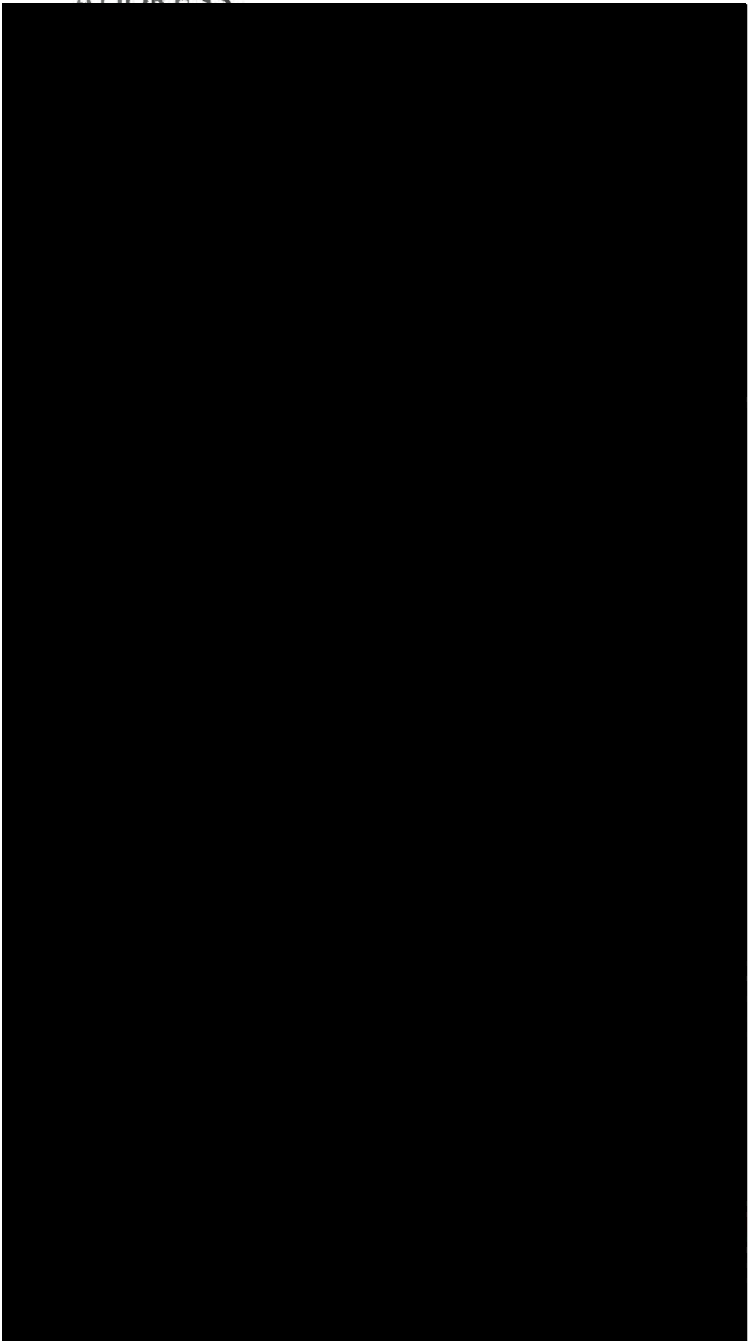
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ORIGINAL

STATE OF ILLINOIS)
) SS:
COUNTY OF KENDALL)

BEFORE THE YORKVILLE CITY COUNCIL

In the Matter of:

SPECIAL MEETING

FOR THE PUBLIC HEARING FOR PC2001-06

GRAND RESERVE

REPORT OF PROCEEDINGS had and testimony
taken at the hearing of the above-entitled matter,
taken before Nicola Gengler, C.S.R., No. 84-3780, on
April 29, 2003, at the hour of 7:00 p.m., at 908 Game
Farm Road, Yorkville, Illinois.

D-648203



PRESENT:

MAYOR ARTHUR F. PROCHASKA;

MR. MIKE ANDERSON, Alderman;

MS. JACKIE MILSCHEWSKI, City Clerk;

MR. PAUL JAMES, Alderman;

MR. LARRY KOT, Alderman;

MR. RICHARD STICKA, Alderman;

MS. ROSE SPEARS, Alderwoman;

and

LAW OFFICES OF DANIEL J. KRAMER

1107A South Bridge Street

Yorkville, Illinois 60560

BY: MR. DANIEL J. KRAMER,
appeared on behalf of The United City of
Yorkville.

- - -

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(Pledge of Allegiance.)

MAYOR PROCHASKA: Roll call.

MS. MILSCHEWSKI: James?

Sticka?

MR. STICKA: Here.

MS. MILSCHEWSKI: Burd?

Kot?

MR. KOT: Here.

MS. MILSCHEWSKI: Anderson?

MR. ANDERSON: Here.

MS. MILSCHEWSKI: Munns?

Besco?

Spears?

MS. SPEARS: Here.

MAYOR PROCHASKA: We do have a quorum so we
will continue.

I would like to call the meeting to
order. It is April 29. This first item on the agenda
is a motion to approve a special census contract with
the U.S. Census Bureau.

Ms. Spears, would you like to make
that motion.

MS. SPEARS: I will make the motion to
approve the memorandum of understanding between the

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United City of Yorkville and the United States of
America, Department of Commerce, Bureau of the Census.

MAYOR PROCHASKA: Second.

Move to accept the motion. Roll
call, please.

MS. MILSCHEWSKI: Sticka?

MR. STICKA: Aye.

MS. MILSCHEWSKI: Anderson?

MR. ANDERSON: Aye.

MS. MILSCHEWSKI: Kot?

MR. KOT: Aye.

MS. MILSCHEWSKI: Spears?

MS. SPEARS: Aye.

MS. MILSCHEWSKI: Mayor Prochaska?

MAYOR PROCHASKA: Aye. Motion is carried.

Next I would entertain a motion to
go to public hearing for PC2001-06, Grand Reserve,
MPI-2 Yorkville North, LLC, MPI-2 Yorkville
Central, LLC, and MPI-2 Yorkville South, LLC.
Petitioners have filed an application with the United
City of Yorkville requesting annexation to the United
City of Yorkville and rezoning from Kendall County A-1
Agriculture to United City of Yorkville R-2, Planned
Unit Development. The real property consists of

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approximately 1,127.30 acres and is located south of
Galena Road and north of Route 34, Bristol Township,
Kendall County, Illinois.

MR. KOT: So moved.

MR. ANDERSON: Second.

MAYOR PROCHASKA: Moved and seconded.

Roll call, please.

MS. MILSCHEWSKI: Anderson?

MR. ANDERSON: Aye.

MS. MILSCHEWSKI: Kot?

MR. KOT: Aye.

MS. MILSCHEWSKI: Spears?

MS. SPEARS: Aye.

MS. MILSCHEWSKI: Sticka?

MR. STICKA: Aye.

MS. MILSCHEWSKI: Mayor?

MAYOR PROCHASKA: Aye.

All right. We are now in public
hearing. The thing I would ask people to remember is
we do have a court reporter here taking testimony. So
it is very important that only one person talk at a
time.

We will go through -- I believe our
attorney will explain it to you. We will ask the

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1 developer to give a short presentation what they plan
2 on doing. Then we will open the floor. I do have five
3 people that have requested to speak right now. When
4 they are done, I will open the floor to anybody else
5 that has questions.

6 It is very important that we
7 maintain that one person speaks at a time so we are
8 able to get it all down and for the reporter.

9 Dan?

10 MR. KRAMER: Thank you.

11 Good evening. Basically under
12 Illinois Law when we propose to annex property to a
13 municipality such as the United City of Yorkville, we
14 are required to hold a public hearing on any proposed
15 or intended written annexation or planned unit
16 development agreement. We have had a draft agreement
17 on file at the City for approximately the last three
18 weeks, and the purpose of this meeting tonight is to
19 take questions in regard to the agreement and comments;
20 and then we go back with our staff; and frankly from
21 the agreement that is being presented by the developer,
22 we will have many, many changes and comments to add.
23 So we work with the developer and put in what the City
24 wants as well.

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1 We have spent two nights in public
2 hearings in the last several months, and the difference
3 between the two public hearings that we had previously
4 than the one tonight is the previous public hearing
5 before the City Planning Commission were on the overall
6 question of annexation and zoning and generally how the
7 property will be developed. So, again, the focus of
8 the gentlemen here at the table are primarily on the
9 agreement.

10 We do value public input and towards
11 that the petitioner would, likewise, want to hear your
12 comments. As Mayor Prochaska said, there will be ample
13 time for everybody who wants to ask questions or to
14 give testimony this evening. Again, the focus is a
15 little bit different tonight. It is on the annexation
16 agreement itself.

17 It is a short presentation going to
18 be made by the petitioner because maybe some of the
19 questions the audience has will be answered then.

20 Like when we went through the two
21 earlier hearings, the project is by no means to what we
22 would call a hard-line preliminary plat or final plat.
23 So it is not in the development stage, but there will
24 be many, many more stages of the proceedings. This

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1 focus is on the agreement itself. We look forward to
2 your comments. Thank you.

3 MR. ZWEMKE: Good evening. My name is Art
4 Zwemke, and I am here on behalf of the MPI Development.
5 I am president and CEO of Moser Enterprises.

6 We are pleased to be here this
7 evening in front of the City Council as well as all of
8 our hopefully future neighbors. This is probably now
9 about the 50th meeting that we have had. Attorney
10 Kramer has mentioned the public hearings, but what we
11 have also done over the last several months is met with
12 staff, consultants, various members of different
13 committees here to pull this together.

14 What we are here for tonight as has
15 been stated is to try to give you a brief overview,
16 show you some of the refinements that we have made to
17 the plan and then take some input from you so that we
18 can move forward.

19 So with that, we have a brief slide
20 show; and if you can -- maybe we can dim the lights
21 just a little bit. Would that be all right? Let's go
22 to the first slide -- second slide I guess.

23 Just to give you an overview of the
24 location of the property, we are north on Galena Road.

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1 The property is along the Oswego-Yorkville border. It
2 is bordered by Route 34 on the south. That is better.
3 Is that okay for everybody? Now, I know where I am,
4 and on the west side, we are adjacent to the Hinsdale
5 Nursery.

6 Next slide, please. The City of
7 Yorkville has done an excellent job of putting together
8 what is called a comprehensive plan. As you can see
9 here, we are a small part of this comprehensive plan.
10 We are in the far northeast corner of the City. This
11 is a brand new plan. We worked well with the
12 consultants and the staff to come up with a plan that
13 is consistent with the comprehensive plan.

14 That pink area which we will talk
15 about in a little more detail is what is called the
16 transitional area. Under the terms of the concept
17 plan, if we have a little more density, we have to
18 provide a little more open space; and we will show you
19 how that works in a little while. The yellow area is
20 what is called the suburban area as the map shows.

21 Next slide. This is an overview of
22 the different land uses; and if you haven't got a copy,
23 there is plenty of copies at either entrance. Starting
24 from the north is a neighborhood that we are targeting

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for an age-targeted buyer, an empty-nester buyer.

The yellow areas that are shown with different lots, those are single-family home sites. There is a couple of green areas there that are for townhomes. There is also three areas there for duplexes, and there is one area for apartments.

Next slide. This is the tally. Out of the 1,129 acres, there is about 628 that are designated for the residential. This density of 2.35 per acre is well below the standards that are on the books at the City of Yorkville. So we are well within those guidelines.

Next slide, please. One of the things that we have expressed is a desire here to have larger than average lot sizes, and we have three different varieties of a 10,000, 11,000 and 12,000 square foot lot. One of the criteria that has worked well for us in the past and we are proposing this in the future is that, in order to have nice curved streets and not have a grid-like plan, what we are proposing here is the lot size would be 115 percent of the average. So if you can do the math in your head, a 10,000 square foot minimum would have to average 11,500. If you have a 12,000 square foot home site,

those would have to average 13,800.

So if you take all of these single-family home sites in Neighborhoods 9 through 19, those average 12,819, so almost 13,000 square feet.

Next. I mentioned this empty-nester neighborhood, and this is a little blowup of one of the cul-de-sacs. It is kind of a pinwheel design. This is the state of the art in terms of land planning where homes are clustered together for the benefit of creating more open space.

So this targeted buyer that we are looking at, we want them to be in a maintenance-free type of lifestyle. We have agreed to four different criteria. Is that on the next slide, Deb?

Go back then. I can articulate it. There is four criteria that we agreed to when we went through with the Planning Commission. One of them is that all the master bedrooms have to be on the first floor. So that is really targeting to more of an empty-nester buyer. Only 20 percent of them can be two-story homes. Again, that is targeted to that empty-nester buyer.

The third criteria is no more than 50 percent of that are allowed to have three bedrooms.

So it is predominantly two bedroom, and the third criteria which is a little complicated but it makes some sense is that the minimum monthly payment that a homeowner would make to an association could be no less \$150.

The reason for that is that we want to steer the market into this type of buyer and not promote something that has large families; and so if somebody is facing \$150-a-month payment, the likelihood is that that is going to be an empty-nester buyer and not somebody that is using that for a mortgage payment.

Next. This is a representative sample of the different types of housing styles that we contemplate. Up to the left are these empty-nester type of homes. You can see a couple of ranch homes. As you work your way into the 10,000, 11,000 and 12,000 square foot lots where we have a couple of one-acre home sites, you can see the homes get more detailed. There is more interesting elevations. The homes are larger.

So what we are trying to do here is to have different market segments at different price points. A home on the upper left there is probably in the \$200,000 to \$250,000 range. The one in the middle

on the lower part is probably in the \$450,000 range.

Next slide. We also have a good representation here of what is called attached home sites. To the upper left is a townhome type of product. This kind of design is one that has the garages in the rear. It is called a motor court type of product. The one to its right is another type of townhome that has the garage in the front. The lower left is a duplex that is a two-family home. That is a ranch style that perhaps an empty-nester would like or a two-story type of a two-family home.

Then over on the lower right is a rendering or actually a photograph of an existing apartment development, and these are really attractive these days for people that just chose to rent. There is a lot of empty-nesters in here that like this lifestyle because it is no maintenance. So we are looking at that kind of a neighborhood.

Next. We know coming here to Yorkville that you folks as well as we do really appreciate the open space. So one of the things that we have really tried to hammer home through all of the meetings is the amount of open space that is being provided. So this first slide shows 122 acres in



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Community Overview

The Community

Are you tired of climbing stairs in your home, and sick of maintaining your yard? **Grande Reserve in Yorkville** has the perfect new home for you for an **excellent value** with **Yorkville District 115 schools**.

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At Grande Reserve, you'll choose from beautiful **ranch floorplans** offering **cottage-style stone exteriors**, 2-3 bedrooms, 2 bathrooms, 1,188-1,720 sq. ft. and a 2-car garage.

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“ Our Ryan Homes project manager was a pleasure to work with. He was professional and courteous, took extreme pride in his work and that of his team, and did whatever he could to make sure we were 100% satisfied. We couldn't be more

grateful!

Nicholas and Elizabeth / Plainfield, IL

About the Area

Outside of the community, you'll love this **convenient location**. Grande Reserve is located in close proximity from IL-47 offering **easy access to I-88, I-80, and I-55** so you can get around the entire Southwest Chicago area with ease.

And when you need to run errands, **Jewel Osco is nearby**, with many **retail and restaurant options only 6 miles away off Hwy 34**. Also close to Rush Copley Hospital and Healthplex.

Community Details

Hours

Mon 1pm-6pm

Tue-Wed Closed

Thu-Fri 11am-6pm

Sat 10am-5pm

Sun 12pm-5pm

Community Links

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[Contact us: 630-445-2495](#)

[Download Site Plan](#)

Address

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Yorkville, IL 60560

Kendall County

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Directions

Directions for Grande Reserve

88 W to Orchard Rd. (exit 114), turn left, go 6 miles to Galena Rd., turn right, approx. 1 mile to Blackhawk Blvd., turn left. Left on E. Millbrook Circle. Model on right corner.

[Print Directions\[/find-your-home/our-communities/illinois/yorkville/grande-reserve/brochure\]](#)

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- Slab and optional full basements available
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- Easy living with wider doors & hallways
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- Located 3 miles from IL-47 offering easy access to I-88, I-80, and I-55
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4 Home Types



Decorated Model

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3 Bedroom | 2 Bathroom

1,694 sq.ft

2-Car Garage



Decorated Model

Cayman

Starting From Low \$240s

3 Bedroom | 2 Bathroom

1,533 sq.ft

2-Car Garage



product

Aruba

Starting From Under \$210s

2 Bedroom | 2 Bathroom

1,150 sq.ft

2-Car Garage

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New Jersey	South Carolina	Maryland	Illinois
Pennsylvania	Florida	Virginia	Ohio
	Tennessee	West Virginia	Tennessee
		Washington DC	



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

Agenda Item Number

New Business #7

Tracking Number

EDC 2018-88

Agenda Item Summary Memo

Title: Imperial Investments TIF Inducement Resolution

Meeting and Date: Economic Development Committee – December 4, 2018

Synopsis: See attached memo.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at <http://www.yorkville.il.us/320/City-Council>



Memorandum

To: Economic Development Committee
From: Bart Olson, City Administrator
CC:
Date: November 28, 2018
Subject: Imperial Investments TIF inducement resolution

Summary

Approval of a TIF inducement resolution in Downtown TIF #2 for the Farm Bureau Property at 111 E Van Emmon, currently under ownership by the Farm Bureau but under contract with Imperial Investments.

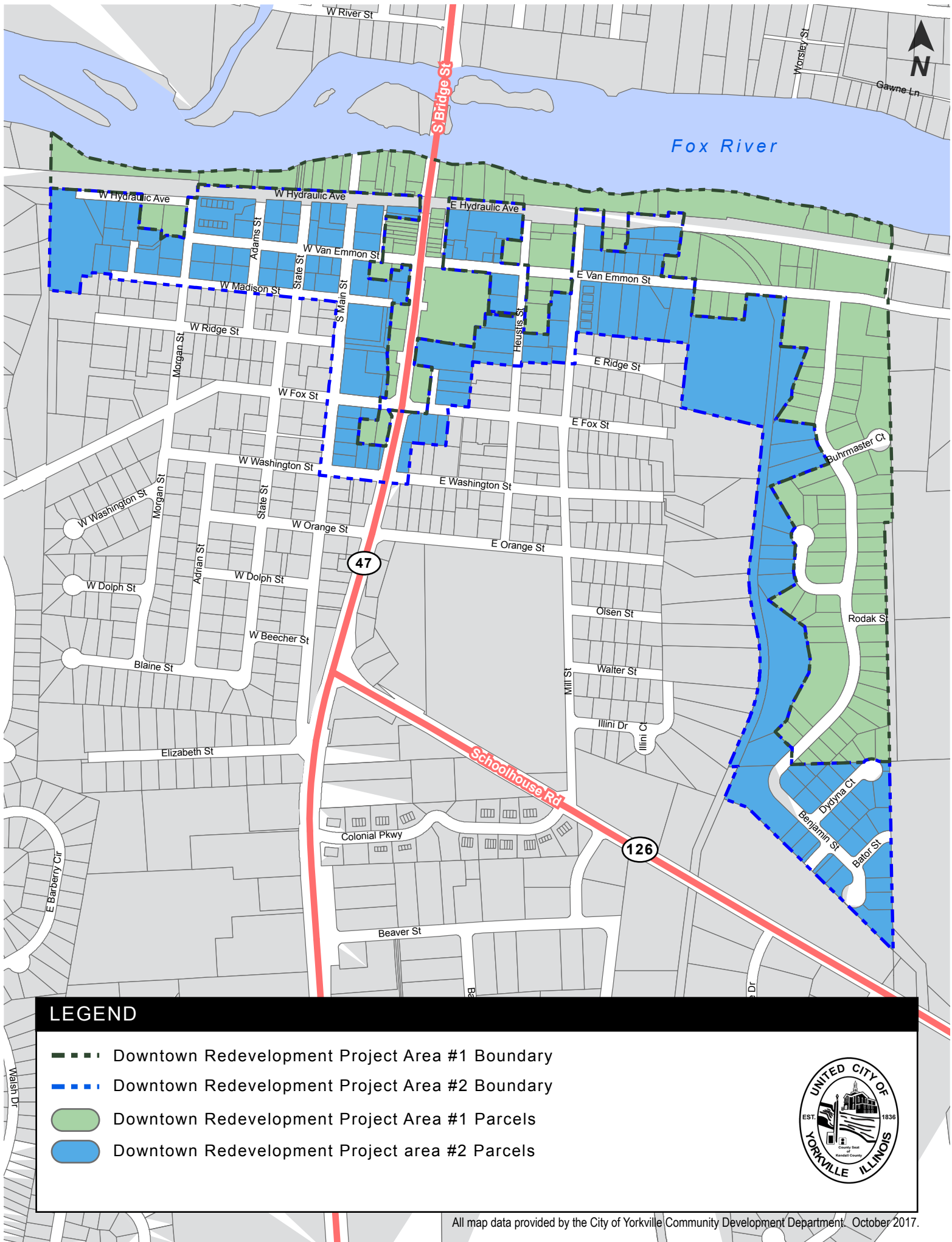
Background

Imperial Investments has been discussing the acquisition and redevelopment of the Farm Bureau property at 111 E Van Emmon. While there are no plans for development of the properties, the owner has said that the ability to proceed in the future with any project will require TIF assistance and a TIF extension.

In order to preserve the right to request future reimbursement of any eligible redevelopment project costs being incurred prior to the negotiation and approval of a Development Plan and a Redevelopment Agreement, State law mandates that the Corporate Authority acknowledge that a development plan is being undertaken in order to permit these expenses to be “potentially” reimbursable from future revenues received as a result of the approved plan and project. As you are aware, this TIF inducement resolution makes no guarantee as to the amount or type of assistance to the owner, as these items will get negotiated with the City at a later date. Finally, the resolution specifically states that all undertakings by the City are contingent upon the City’s approval of an agreement for the development of the property.

Recommendation

Staff recommends approval of the TIF inducement resolution with Imperial Investments.



**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
TO INDUCE THE REDEVELOPMENT OF CERTAIN PROPERTIES WITHIN THE
YORKVILLE DOWNTOWN TAX INCREMENT REDEVELOPMENT PROJECT AREA**

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the “*City*”) is a duly organized and validly existing municipality of the State of Illinois pursuant to the 1970 Illinois Constitution and the Illinois Municipal Code, as from time to time amended (the “*Municipal Code*”) (65 ILCS 5/65-1-1-2, *et seq.*); and,

WHEREAS, the Mayor and City Council of the City (the “*Corporate Authorities*”), as authorized by the Municipal Code, undertook an eligibility study and report with respect to a redevelopment project and plan for a certain area and based on said report approved a redevelopment project and plan pursuant to Ordinance No. 2018-23 for said specific area designated by Ordinance No. 2018-24 as the Downtown Redevelopment Project Area #2 (the “*Project Area*”) and adopted tax increment financing for the payment and financing of redevelopment project costs incurred within the Project Area by Ordinance No. 2018-25, adopted by the Corporate Authorities on April 10, 2018, pursuant to the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1, *et seq.*, (the “*TIF Act*”); and,

WHEREAS, the City was informed by Imperial Investments, Inc., an Illinois corporation (the “*Developer*”), that it intended to acquire certain property within the Project Area, commonly known as 111 E. Van Emmon Street, identified by parcel number 02-33-154-023 (the “*Subject Property*”), and that it intended to redevelop said property for retail uses (the “*Project*”); and,

WHEREAS, the Developer has also informed the City that the ability to proceed with the Project shall require financial assistance from the City for certain costs for improvements that would be incurred in connection with the Projects, which costs would constitute “*Redevelopment Project Costs*” as such term is defined in the TIF Act; and,

WHEREAS, the Developer would like to incur certain costs in connection with the Project prior to the approval of any ordinance authorizing the execution of redevelopment agreements with the City, wherein reimbursement for such costs may be considered between the parties subject to certain conditions; and,

WHEREAS, the Developer desires such costs related to the redevelopment of the Subject Property be able to qualify for consideration as Redevelopment Project Costs that can be reimbursed utilizing tax increment financing, provided that such costs constitute Redevelopment Project Costs under the TIF Act; and,

WHEREAS, this Resolution is intended to allow the Developer to incur certain costs relating to the redevelopment of the Subject Property that may be considered Redevelopment Project Costs under the TIF Act, prior to the approval of any ordinance authorizing the execution of a redevelopment agreement with the City pertaining to the Subject Property, subject to the conditions set forth in Section 3 of this Resolution

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

Section 1. That the above recitals are incorporated herein and made a part hereof.

Section 2. That the City Council may consider expenditures that are Redevelopment Project Costs under the TIF Act, in connection with the redevelopment of the Subject Property incurred prior to the approval and execution of redevelopment agreements with the Developer, or a successor or assignee of the Developer, to be expenditures that are eligible for reimbursement through the TIF Act, provided that such costs constitute “redevelopment project costs” as defined by the TIF Act; and, that the redevelopment of the Subject Property shall be consistent with the redevelopment project and plan for the overall Project Area.

Section 3. That all undertakings of the City set forth in this Resolution are specifically contingent upon the City approving and executing a redevelopment agreement with the Developer, or a successor or assignee of the Developer which provides for the redevelopment of the Subject Property in accordance with the terms and conditions to be negotiated by the parties.

Section 4. That any financial assistance rendered to the Developer by the City shall be contingent upon the authority, restrictions, terms and conditions imposed by the TIF Act.

Section 5. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

Passed by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois this _____ day of _____, 2018.

Mayor

Attest:

City Clerk



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

Agenda Item Number

New Business #8

Tracking Number

EDC 2018-89

Agenda Item Summary Memo

Title: Message Establishment Regulations

Meeting and Date: Economic Development Committee – December 4, 2018

Synopsis: A verbal discussion will take place at the meeting.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:

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