



## United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

[www.yorkville.il.us](http://www.yorkville.il.us)

### PLANNING AND ZONING

### COMMISSION AGENDA

Wednesday, October 9, 2019

7:00 PM

Yorkville City Hall Council Chambers

800 Game Farm Road

Meeting Called to Order: 7:00 p.m.

Roll Call:

Previous meeting minutes: September 11, 2019

Citizen's Comments

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#### Public Hearings

1. **PZC 2019-24** Karen Larson on behalf of SEAL South Incorporated, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval as a Commercial/Trade School providing special education and therapeutic services in a day school setting for grades K-12 within the M-1, Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 109 Beaver Street with the Fox Industrial Park, in Yorkville, Illinois.
2. **PZC 2019-25** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to "Chapter 6: Permitted Uses." The amendment to Chapter 6 will revise Table 10.06.01 Residential Uses to identify multi-family dwelling as a Special Use with the B-1 Local Business District. The Special Use in the B-1 Local Business District will allow apartment units on all floors of an existing building within the downtown historic commercial core, provided that at least twenty-five percent (25%) of the overall gross square feet of the building area is utilized for commercial purposes. The downtown historic commercial core, as defined by the Yorkville Comprehensive Plan Update 2016, is bounded by the Fox River on the north, Fox Street to the south, Mill Street to the east, and Main Street to the west.

#### Unfinished Business

#### New Business

1. **PZC 2019-24** Karen Larson on behalf of SEAL South Incorporated, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval as a Commercial/Trade School providing special education and therapeutic

services in a day school setting for grades K-12 within the M-1, Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 109 Beaver Street with the Fox Industrial Park, in Yorkville, Illinois.

**Action Item**

Special Use Approval

2. **PZC 2019-25** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to “Chapter 6: Permitted Uses.” The amendment to Chapter 6 will revise Table 10.06.01 Residential Uses to identify multi-family dwelling as a Special Use with the B-1 Local Business District. The Special Use in the B-1 Local Business District will allow apartment units on all floors of an existing building within the downtown historic commercial core, provided that at least twenty-five percent (25%) of the overall gross square feet of the building area is utilized for commercial purposes. The downtown historic commercial core, as defined by the Yorkville Comprehensive Plan Update 2016, is bounded by the Fox River on the north, Fox Street to the south, Mill Street to the east, and Main Street to the west.

**Action Item**

Text Amendment

3. **PZC 2019-22** The petitioner, Dean Edmeier, on behalf of Grande Reserve (Chicago) ASLV VI, LLLP, owner/developer, has filed an application with the United City of Yorkville seeking Final Plat approval for an approximately 52-acre site consisting of 171 new residential lots within two (2) new units, Units 26 and 27, of the Grande Reserve subdivision located in the northeast quadrant of Galena Road and Mill Road in Yorkville.

**Action Item**

Final Plat Approval

**Additional Business**

1. 2020 Planning and Zoning Commission Meeting Schedule
2. City Council Action Updates:

**PZC 2019-16** The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing to amend Title 8, Chapter 2: Building Codes of the Municipal Code for the purpose of adopting the 2018 International Code Council series, inclusive of the International Fuel Gas Code (IFGC), International Plumbing Code (IPC), International Mechanical Code (IMC), International Property Maintenance Code (IPMC), International Fire Code (IFC), International Residential Code (IRC), International Building Code (IBC), International Existing Building Code (IEBC), Illinois Energy Conservation Code (IECC), International Swimming Pool and Spa Code (ISPSC), 2014 Illinois State Plumbing Code, Illinois State Accessibility Code and the 2017 National Electric Code (NEC).

**City Council Action**

Approved

**PZC 2019-20** Charles and Gayle Ashley, petitioners, have filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a reduction in front yard setback from 30 feet to 20 feet for a residential parcel located at 208 E. Main Street. The purpose of this request is to allow for the reconstruction of an attached covered porch, as was part of the original home,

to be located within the required front yard. The real property, zoned R-2 Traditional Family Residence District, is located east of South Bridge Street (IL Route 47) and immediately south of East Main Street in Yorkville, Illinois.

**City Council Action**

Approved

**PZC 2019-21** Tyler Edwards, petitioner, on behalf of Menard., Inc. has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting final plat approval to resubdivide Lots 1 & 2 of the Menard's Commercial Commons, an approximately 37-acre parcel, located in the northeast quadrant of Marketview Drive and E. Countryside Parkway in Yorkville, Illinois.

**City Council Action**

Updated provided at meeting

**Adjournment**

# DRAFT

## PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, September 11, 2019 7:00pm

### **Meeting Called to Order**

Chairman Jeff Olson called the meeting to order at 7:00pm, roll was called and a quorum was established.

### **Roll Call:**

Don Marcum-yes, Greg Millen-yes, Jeff Olson-yes, Richard Vinyard-yes,  
Danny Williams-yes

Absent: Deborah Horaz, Rusty Hyett

### **City Staff**

Krysti Barksdale-Noble, Community Development Director

### **Other Guests**

Chris Vitosh, Vitosh Reporting Service

Lynn Dubajic, City Consultant

Cole Helfrich, Knoche & Associates

Chuck & Gayle Ashley

### **Previous Meeting Minutes** August 14, 2019

The minutes were approved as presented on a motion and second by Commissioners Williams and Vinyard, respectively.

Roll call: Marcum-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried: 5-0

### **Citizen's Comments** None

Chairman Olson said Ms. Noble suggested honoring this day, September 11, and Mr. Olson read an inspiring statement remembering the sad events of that day in 2001.

### **Public Hearing**

Vice-Chairman Olson explained the procedure for the Hearing and swore in those who would speak. At approximately 7:05pm a motion was made and seconded by Mr. Vinyard and Mr. Williams, respectively, to open the Hearing.

Roll call: Marcum-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 5-0

Mr. Olson read the Public Hearing description.

**1. PZC 2019-20 Charles and Gayle Ashley, petitioners, have filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a reduction in front yard setback from 30 feet to 20 feet for a residential parcel located at 208 E. Main Street. The purpose of this request is to allow for the reconstruction of an**



**attached covered porch, as was part of the original home, to be located within the required front yard. The real property, zoned R-2 Traditional Family Residence District, is located east of South Bridge Street (IL Route 47) and immediately south of East Main Street in Yorkville, Illinois.**

*(See Court Reporter Transcript)*

*(Findings of Fact to be entered into official record)*

The Hearing was closed at approximately 7:08pm on a motion by Mr. Marcum and second by Mr. Vinyard.

Roll call: Olson-yes, Vinyard-yes, Williams-yes, Marcum-yes, Millen-yes. Carried 5-0

**Unfinished Business:** none

**New Business:**

1. **PZC 2019-20** Ms. Noble said this is a Victorian home which had a curved porch that was removed at some point and the owner wishes to rebuild it. The original home had a setback of 21 feet from the property line like other homes in the neighborhood. These homes were built prior to the modern zoning and she said this is consistent with the neighborhood manual. Chairman Olson read the applicable standards.

**Action Item**

Variance Request

Commissioners Vinyard and Williams, respectively, moved and seconded to approve the variance request and Findings of Fact. Mr. Vinyard read the motion as follows: In consideration of testimony presented during a Public Hearing on September 11, 2019 and approval of the Findings of Fact, the Planning and Zoning Commission recommends approval of a requested reduction in the front yard setback in the R-2 Single-Family Traditional Residence District regulations from the required minimum 30 feet from the property line to the building to 20 feet for a residential parcel located at 208 E. Main Street.

Roll call: Vinyard-yes, Williams-yes, Marcum-yes, Millen-yes, Olson-yes. Carried 5-0

**2. PZC 2019-21 Tyler Edwards, petitioner, on behalf of Menard's, Inc. has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting final plat approval to resubdivide Lots 1 & 2 of the Menard's Commercial Commons, an approximately 37-acre parcel, located in the northeast quadrant of Marketview Drive and E. Countryside Parkway in Yorkville, Illinois.**

Ms. Noble said Menard's is seeking final plat approval on the 2 lots they own. They are proposing to extend a gate to create an automatic express lane where customers can scan a barcode and gain entrance to pick up their purchase. Since the gate is attached to the building, 60 feet is needed around the building and with that requirement, they could not maintain their sideyard setback. Lot 1 currently has the store and Lot 2 is an empty lot and they wish to move the lot line. Cole Helfrich was present on behalf of Menard's. He said they are making this improvement on all their stores and both lots are under the same ownership.

### **Action Item**

#### **Final Plat Approval**

Chairman Olson entertained a motion for approval. Commissioners Vinyard and Williams, respectively, moved and seconded a motion read by Mr. Vinyard: In consideration of the proposed Final Plat of Resubdivision of Lots 1 & 2 of the Menard's Commercial Commons Seventh Addition, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in a plan prepared by Craig R. Knoche & Associates, dated June 12, 2019.

Roll call: Williams-yes, Marcum-yes, Millen-yes, Olson-yes, Vinyard-yes. Carried 5-0.

### **Additional Business:**

Ms. Noble reported on these items:

1. City Council Updates

#### **PZC 2019-16 Adopt the 2018 International Code Council**

This will be voted on by the City Council on September 24.

#### **PZC 2019-19 Lenny's Gas N Wash**

Approved by City Council September 10<sup>th</sup>. Ms. Dubajic added that the petitioner has now closed on the property and is moving topsoil.

### **Adjournment**

There was no further business and the meeting was adjourned at 7:19pm on a motion by Mr. Vinyard and second by Mr. Williams. Approved on unanimous voice vote.

Respectfully submitted by Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE  
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION  
PUBLIC HEARING

800 Game Farm Road  
Yorkville, Illinois

Wednesday, September 11, 2019  
7:00 p.m.

1       PRESENT:

2               Mr. Jeff Olson, Chairman,

3               Mr. Donald Marcum,

4               Mr. Richard Vinyard,

5               Mr. Danny Williams,

6               Mr. Greg Millen.

7  
8       ALSO PRESENT:

9               Ms. Krysti Barksdale-Noble, Community  
10              Development Director;

11             Ms. Marlys Young, Minute Taker.

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1 (WHEREUPON, the following  
2 proceedings were had in  
3 public hearing:)

4 CHAIRMAN OLSON: There is one public  
5 hearing scheduled for tonight's Planning and  
6 Zoning Commission meeting.

7 The purpose of this hearing is to  
8 invite testimony from members of the public  
9 regarding the proposed request that is being  
10 considered before this commission tonight.

11 Public testimony from persons  
12 present who wish to speak may be for or against  
13 the request, or to ask questions of the  
14 petitioner regarding the request being heard.

15 Those persons wishing to testify  
16 tonight are asked to speak clearly, one at a  
17 time, state your name and who you represent. You  
18 are also asked to sign in at the podium, which I  
19 think you have.

20 If you plan to speak during  
21 tonight's meeting as a petitioner or a member of  
22 the public, please stand now, raise your right  
23 hand, and repeat after me.

24 (Witnesses sworn.)

1 VICE-CHAIRMAN OLSON: The order for  
2 receiving testimony here in the public hearing  
3 will be as follows: The petitioner's  
4 presentation, those who wish to speak in favor of  
5 the request, and then those who wish to speak in  
6 opposition to the request.

7 With that said, may I have a motion  
8 to open the public hearing on petition number PZC  
9 2019-20, Charles and Gayle Ashley, front yard  
10 setback reduction?

11 MR. VINYARD: So moved.

12 MR. WILLIAMS: Second.

13 VICE-CHAIRMAN OLSON: Roll call vote on  
14 the motion, please.

15 MS. YOUNG: Yes. Marcum.

16 MR. MARCUM: Yes.

17 MS. YOUNG: Millen.

18 MR. MILLEN: Yes.

19 MS. YOUNG: Olson.

20 CHAIRMAN OLSON: Yes.

21 MS. YOUNG: Vinyard.

22 MR. VINYARD: Yes.

23 MS. YOUNG: Williams.

24 MR. WILLIAMS: Yes.

1 VICE-CHAIRMAN OLSON: Public hearing up  
2 for discussion tonight is the following: PZC  
3 2019-20, Charles and Gale Ashley, petitioners,  
4 have filed an application with the United City of  
5 Yorkville, Kendall County, Illinois, requesting a  
6 reduction in front yard setback from 30 feet to  
7 20 feet for a residential parcel located at  
8 208 East Main Street in Yorkville.

9 The purpose of this request is to  
10 allow for the reconstruction of an attached  
11 covered porch, as was part of the original home,  
12 located within the required front yard.

13 The real property, zoned R-2  
14 Traditional Family Residence District, is located  
15 east of South Bridge Street and immediately south  
16 of East Main Street, Yorkville, so I assume east  
17 of 47, east of the park.

18 Is the petitioner for PZC 2019-20  
19 present and prepared to make a presentation of  
20 their proposed request?

21 MR. ASHLEY: Yes.

22 VICE-CHAIRMAN OLSON: Would you please  
23 speak at the podium? We hear everybody better.  
24

1 CHARLES ASHLEY,  
2 having been first duly sworn, testified from the  
3 podium as follows:

4 MR. ASHLEY: We have wanted to put the  
5 porch back on; it was destroyed some time ago,  
6 back in the 60's we believe. We have pictures.

7 Ron Clark actually gave us cards,  
8 and you have pictures in this, showing what those  
9 original pictures were, so we want to put that  
10 porch back on to look as much like that as we  
11 can.

12 VICE-CHAIRMAN OLSON: That's really  
13 lucky you have the pictures.

14 MR. ASHLEY: Yes.

15 VICE-CHAIRMAN OLSON: There is a lot of  
16 people here envious of you in town having those  
17 pictures. Anything else you want to add?

18 MR. ASHLEY: No.

19 VICE-CHAIRMAN OLSON: Thank you.

20 Is there anyone present who wishes  
21 to speak in favor of the request?

22 (No response.)

23 VICE-CHAIRMAN OLSON: Is there anyone  
24 present who wishes to speak in opposition to the



1 request?

2 (No response.)

3 VICE-CHAIRMAN OLSON: Are there any  
4 questions from Commissioners right now?

5 MR. MARCUM: No questions, but this is  
6 an impressive presentation here. Cudos for the  
7 work that you did on that. I am dazzled.

8 VICE-CHAIRMAN OLSON: Would the  
9 petitioner like to have the responses to the  
10 standards entered into the public record?

11 Those are the seven standards we  
12 have for a variance and answers in your petition.  
13 Would you like those entered into the record? We  
14 do recommend that.

15 MR. ASHLEY: Yes.

16 VICE-CHAIRMAN OLSON: Since all public  
17 testimony regarding this petition has been taken,  
18 may I have a motion to close the taking of  
19 testimony in this public hearing?

20 MR. VINYARD: So moved.

21 MR. WILLIAMS: Second.

22 VICE-CHAIRMAN OLSON: Roll call vote on  
23 the motion, please.

24 MS. YOUNG: Yes. Olson.

1 CHAIRMAN OLSON: Yes.

2 MS. YOUNG: Vinyard.

3 MR. VINYARD: Yes.

4 MS. YOUNG: Williams.

5 MR. WILLIAMS: Yes.

6 MS. YOUNG: Marcum.

7 MR. MARCUM: Yes.

8 MS. YOUNG: And Mr. Millen.

9 MR. MILLEN: Yes.

10 VICE-CHAIRMAN OLSON: Public hearing  
11 portion of tonight's meeting is closed.

12 (Which were all the  
13 proceedings had in the  
14 public hearings portion  
15 of the meeting.)

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1 STATE OF ILLINOIS )  
2 ) SS.  
3 COUNTY OF LASALLE )

4 I, Christine M. Vitosh, a Certified Shorthand  
5 Reporter, do hereby certify that I transcribed  
6 the proceedings from the audio recording taken at  
7 the meeting and that the foregoing, Pages 1  
8 through 9, inclusive, is a true, correct and  
9 complete computer-generated transcript of the  
10 proceedings had at the time and place aforesaid.

11 I further certify that my certificate annexed  
12 hereto applies to the original transcript and  
13 copies thereof, signed and certified under my  
14 hand only. I assume no responsibility for the  
15 accuracy of any reproduced copies not made under  
16 my control or direction.

17 As certification thereof, I have hereunto set  
18 my hand this 30th day of September, A.D., 2019.  
19

20 \_\_\_\_\_  
21 Christine M. Vitosh, CSR  
22 Illinois CSR No. 084-002883  
23  
24

## PZC - September 11, 2019 - Public Hearing

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## PZC - September 11, 2019 - Public Hearing

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# Memorandum

To: Planning and Zoning Commission  
 From: Jason Engberg, Senior Planner  
 CC: Krysti Barksdale-Noble, Community Development Director  
 Date: October 2, 2019  
 Subject: **PZC 2019-24 School for Expressive Arts & Learning (SEAL)**  
 Proposed Commercial/Trade School (Special Use)

The petitioner, Karen Larson on behalf of SEAL South Incorporated, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for a Commercial/Trade School providing special education and therapeutic services in a day school setting for grades K-12 within the M-1 Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 109 Beaver Street with the Fox Industrial Park, in Yorkville, Illinois.

## PROPERTY INFORMATION:

The subject property is currently zoned as M-1 Limited Manufacturing District. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	R-3 Multi-Family Attached Residence District	Townhomes
East	M-1 Limited Manufacturing District	Warehouse/Manufacturing
South	M-1 Limited Manufacturing District	Warehouse/Manufacturing
West	M-1 Limited Manufacturing District	Bristol Kendall Fire Station



### **PROJECT DESCRIPTION:**

As proposed, the petitioner is planning on remodeling the interior of the existing structure to allow for a for profit school to function on site. The petitioner is only planning on interior renovations and does not plan to add any additional outside structures. The school will be attended by students from nearby public schools and will arrive all at once in the morning and leave all at once in the late afternoon. In its initial phase, the building will contain 3 classrooms at the front of the building and eventually contain a maximum of 9 classrooms in the future. Due to its curriculum, the school is planning on having a maximum of 10 students per classroom.

### **PARKING:**

There are currently 18 striped parking spaces plus 2 handicap spaces located at the front of the building as well as 2 striped spaces on the west side of the building. Per the zoning ordinance, an elementary and junior high school requires 1 space per classroom and a high school must have 0.25 per student plus 1 per staff. The petitioner has stated that there will be no students driving and parking at the school as all students will arrive via bus. Therefore, the parking standards should only reflect the elementary and junior high standards since high school students will not be driving to the school.

The petitioner has stated that the initial school will have 3 classrooms with potential for a maximum of 9 classrooms total in the future. The petitioner needs a total of 9 spaces for this use and it currently contains 20 regular spaces and 2 handicapped spaces. Therefore, the proposed 22 spaces exceed the required minimum.

### **TRAFFIC CIRCULATION:**

The petitioner has provided a traffic circulation exhibit which illustrates the flow of on-site traffic. The existing ingress and egress at the property will be maintained. Due to the low number of students at the facility, the amount of bus traffic should not be more intense than standard traffic in this industrial area.

### **COMPREHENSIVE PLAN:**

The 2016 Comprehensive Plan designates this for general industrial uses. This land use is designated for small to large scale industrial uses that are wholly contained in a building and do not generate noticeable external effects.

In 2016, The City approved a text amendment to the Zoning Ordinance which would allow trade/commercial schools as a special use in the M-1 and M-2 manufacturing districts. Additionally, the City revised the commercial/trade school definition to state the following, "A school established to provide for the teaching of academic, industrial, clerical, managerial, artistic skills or alternative education. This definition applies to schools that are owned and operated privately for profit or not for profit and that may offer a complete education curriculum."

The language in the City's Zoning Ordinance states that this type of use is appropriate in industrial areas and therefore complies with the future land use plan. It should also be noted that in 2016, a similar commercial/trade school was authorized to operate at 210 Beaver Street.

### **SPECIAL USE CRITERIA:**

Section 10-4-9F of the City's Zoning Ordinance establishes standards for special use requests. No special use shall be recommended by the plan commission unless said commission shall find that:

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

**The applicant has provided written responses to these special use standards as part of their application and requests inclusion of those responses into the public record during the public hearing at the Planning and Zoning Commission meeting.**

### **STAFF COMMENTS:**

It is staff's opinion that the proposed use is appropriate and similar to other establishments within the City and within the Fox Industrial Park. The level of traffic created will be low and the amount of people attending the school will be in line with the surrounding district. Finally, the proposed industrial land use is consistent with the future land use designation of the current Comprehensive Plan. Staff is supportive of the proposed Special Use request.

### **Proposed Motion:**

*In consideration of testimony presented during a Public Hearing on October 9, 2019 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council for a request for Special Use authorization for the operation of a proposed new Commercial/Trade School in an existing building zoned M-1 Limited Manufacturing District at 109 Beaver Street in Fox Industrial Park and further subject to {insert any additional conditions of the Planning and Zoning Commission}...*

### **ATTACHMENTS:**

1. Petitioner Application
2. Legal Description
3. Plat of Survey
4. Transportation Plan
5. Interior Plans
6. Letter of Support from District 115





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

# APPLICATION FOR SPECIAL USE

## INTENT AND PURPOSE:

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

This packet explains the process to successfully submit and complete an Application for Special Use. It includes a detailed description of the process 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 Special Use process, please refer to "Title 10, Chapter 4, Section 9 Special Uses" 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 and 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/Acknowledgment of Financial Responsibility form is attached to this document and must be submitted with the application.



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# APPLICATION FOR SPECIAL USE

## STAGE 2: PLAN COUNCIL

Petitioner must present the proposed 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 and Zoning Commission hearing.

## STAGE 3: ECONOMIC DEVELOPMENT COMMITTEE

Applicant must present the proposed plan to the Economic Development Committee. Economic Development Committee meets at 7:00 p.m. on the 1st Tuesday of each month. 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 AND ZONING COMMISSION

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 Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No special use shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance. The Certified Mailing Affidavit form is attached to this document and must be submitted prior to the scheduled Planning and Zoning Commission meeting.

## STAGE 5: CITY COUNCIL

Petitioner will attend the City Council meeting where the recommendation of the special use 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 special use.



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# APPLICATION FOR SPECIAL USE

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

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

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



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# APPLICATION FOR SPECIAL USE

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<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 SPECIAL USE

DATE:	PZC NUMBER:	DEVELOPMENT NAME:	
<b>PETITIONER INFORMATION</b>			
NAME:		COMPANY:	
MAILING ADDRESS:			
CITY, STATE, ZIP:		TELEPHONE:	
EMAIL:		FAX:	
<b>PROPERTY INFORMATION</b>			
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:		COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:	
REQUESTED SPECIAL USE:			
<b>ZONING AND LAND USE OF SURROUNDING PROPERTIES</b>			
NORTH:			
EAST:			
SOUTH:			
WEST:			
<b>KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)</b>			



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# APPLICATION FOR SPECIAL USE

## 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:

## ATTACHMENTS

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

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



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# APPLICATION FOR SPECIAL USE

## SPECIAL USE STANDARDS

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

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSE ALREADY PERMITTED, NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT:

PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED:



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# APPLICATION FOR SPECIAL USE

## SPECIAL USE STANDARDS

PLEASE STATE HOW ADEQUATE MEASURES HAVE BEEN OR WILL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS:

PLEASE STATE HOW THE SPECIAL USE SHALL IN ALL OTHER RESPECTS CONFORM TO THE APPLICABLE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED, EXCEPT AS SUCH REGULATIONS MAY IN EACH INSTANCE BE MODIFIED BY THE CITY COUNCIL PURSUANT TO THE RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION:

## 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

**THIS APPLICATION MUST BE  
NOTARIZED PLEASE NOTARIZE HERE:**





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Yorkville, Illinois, 60560  
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## PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
PETITION/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 <b>INVOICE &amp; WORKSHEET PETITION APPLICATION</b> . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.		
<b>ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY</b>		
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	
<b>ACCOUNT CLOSURE AUTHORIZATION</b>		
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**

**#05-04-104-049**

PT LTS 6 & LT 7 BLK 1 FOX INDUSTRIAL PARK UNIT 1 CITY OF YORKVILLE

**#05-04-104-010**

LT 5 & W 21.30 LT 6 BLK 1 FOX INDUSTRIAL PARK UNIT 1 CITY OF YORKVILLE

**#05-05-228-008**

LT 4 BLK 1 FOX INDUSTRIAL PARK UNIT 1 CITY OF YORKVILLE

**#05-04-104-057**

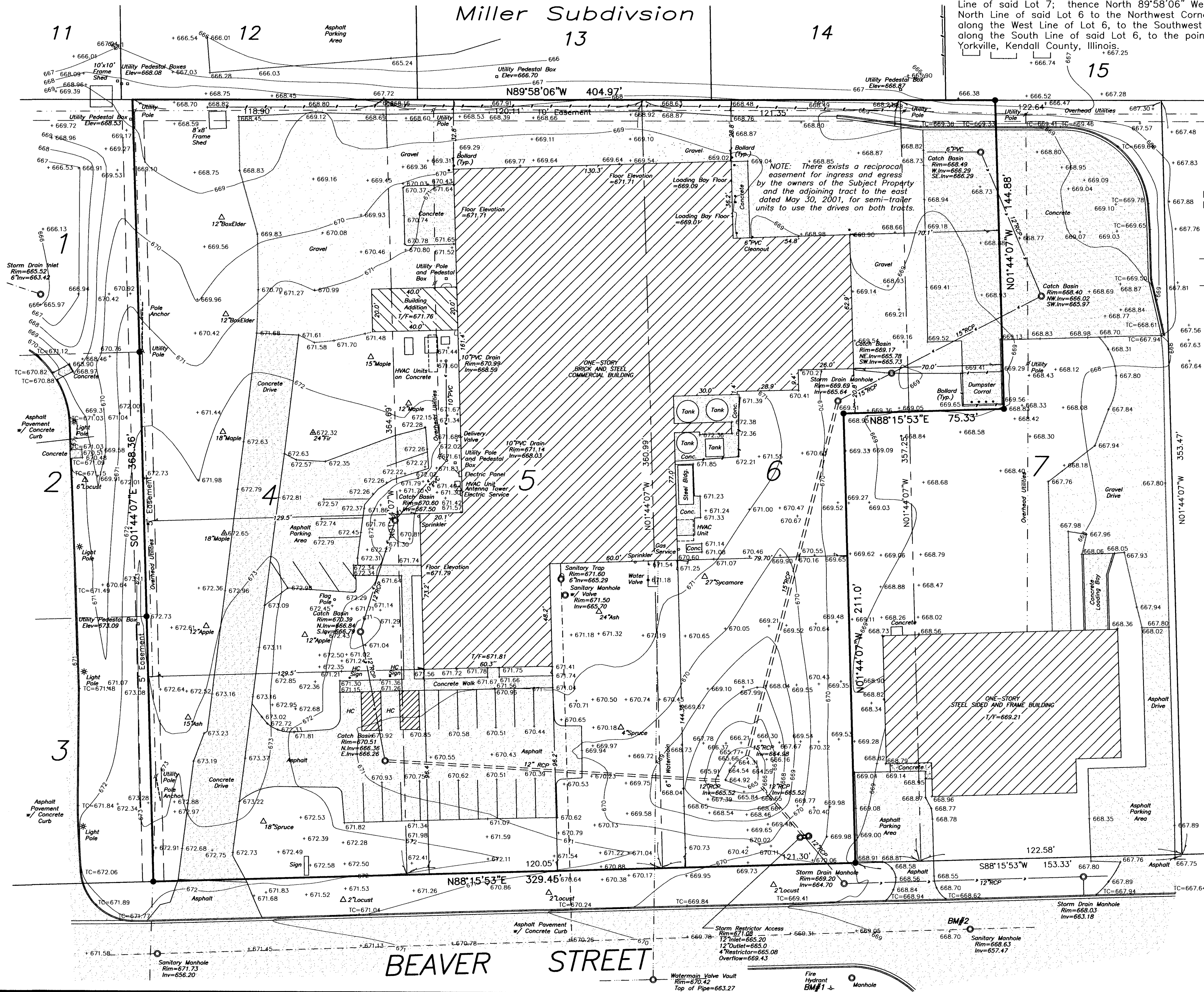
PT LT 7 BLK 1 FOX INDUSTRIAL PARK UNIT 1 COM SE COR SD LT W 153.33 N 211 NE 75.33  
NW 32.47 TO POB NW 112.41 SE 78.04 SE 110 SW 78 TO POB CITY OF YORKVILLE

# PLAT OF "AS-BUILT" FINAL GRADING OF LOTS 4 AND 5 and PART OF LOTS 6 AND 7 BLOCK 1 FOX INDUSTRIAL PARK UNIT 1 CITY OF YORKVILLE KENDALL COUNTY ILLINOIS

## LEGAL DESCRIPTION:

All of Lots 4 and 5 and that part of Lots 6 and 7, Block 1, Fox Industrial Park, Unit 1, Yorkville, Kendall County, Illinois, described as follows: Commencing at the Southeast Corner of said Lot 7; thence South 88°15'53" West, along the South Line of said Lot and the South Line of said Lot 6, a distance of 153.33 feet for the point of beginning; thence North 01°44'07" West, 211.0 feet; thence North 88°15'53" East, 75.33 feet; thence North 01°44'07" West, 144.88 feet to the North Line of said Lot 7; thence North 89°58'06" West, along said North Line and the North Line of said Lot 6 to the Northwest Corner of said Lot 6; thence Southerly, along the West Line of Lot 6, to the Southwest Corner thereof; thence Easterly, along the South Line of said Lot 6, to the point of beginning in the United City of Yorkville, Kendall County, Illinois.

Miller Subdivision



SCALE  
1"=30'

NOTE: This property commonly known as 109 Beaver Street.

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence
- + 670.79 Indicates Spot Elevation
- 671— Indicates Contour Elevation

### BENCHMARKS

BM#1 - Southeast Tagged Bolt at Fire Hydrant at Southwest Corner of Beaver and Badger Streets. Elevation = 670.46

BM#2 - Top of Sanitary Manhole at Intersection of Beaver and Badger Streets. Elevation = 668.63

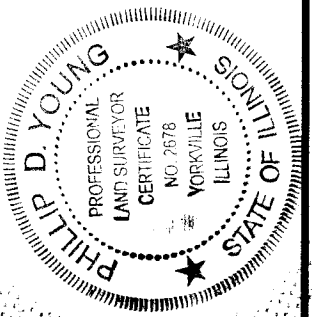
Note: Plat Revised July 14, 2009

State of Illinois }  
County of Kendall }

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed the above described tract as shown by the plat hereon drawn which is a representation of said survey. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated July 7, 2009 at Yorkville, Illinois

Phillip D. Young  
Illinois Professional Land Surveyor No. 2678 (Expires 11/30/10)



1107B South Bridge Street  
Yorkville, Illinois 60560  
Telephone (630)553-1580

Phillip D. Young and Associates, Inc.  
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

JOB NO. 07068  
JOB NAME MEADOWDALE  
DWG FILE 07068K

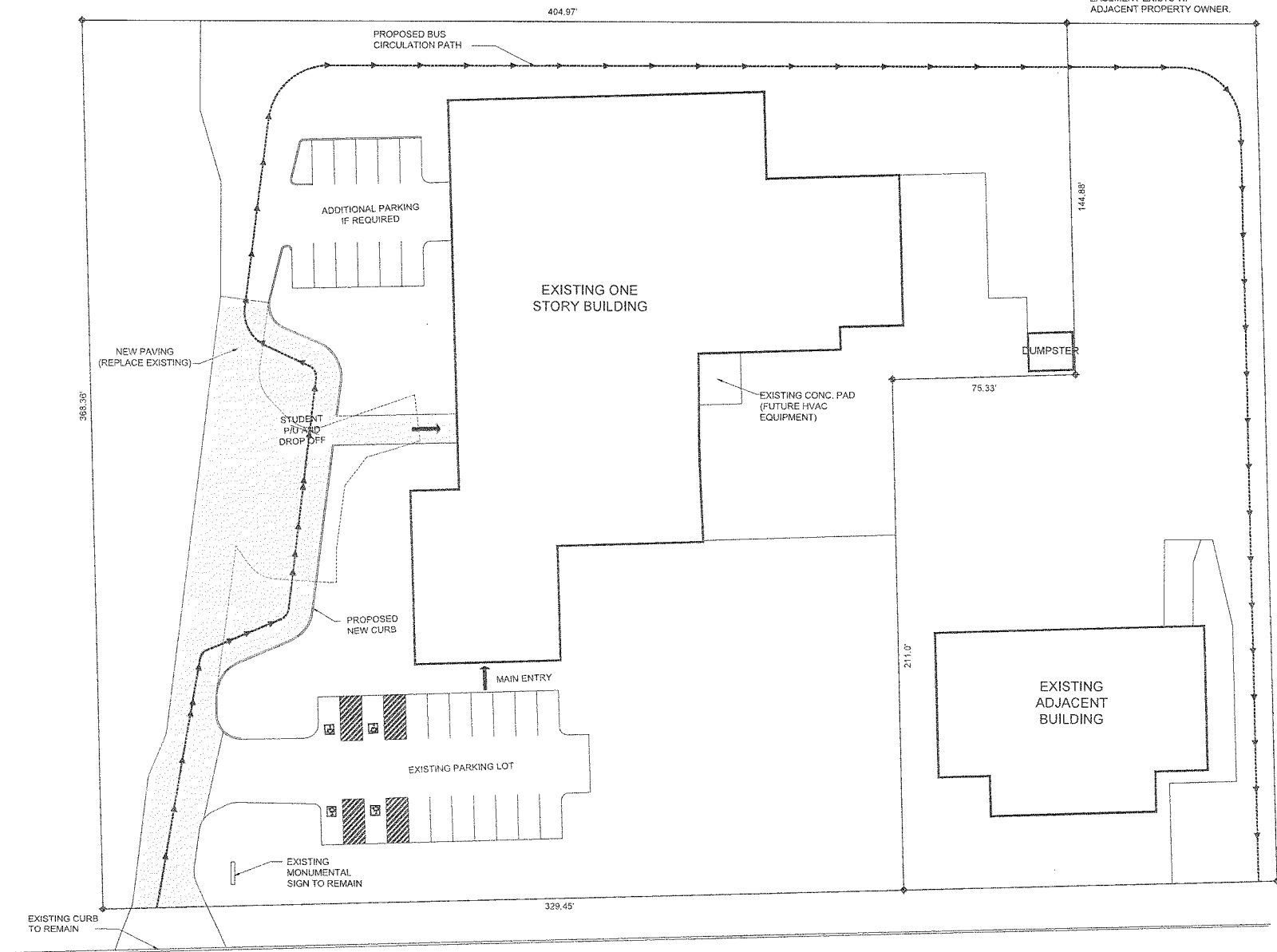


## Exhibit C

### Transportation Circulation



\\share\share\SEA\100 Beaver St - Yoruba, IL\02. Paving Design\Drawings\Site Plan - 2018\Site Plan.dwg August 21, 2018 - 2:57pm SitePlan.dwg



NOTE:  
RECIPROCAL INGRESS EGRESS  
EASEMENT EXISTS W/  
ADJACENT PROPERTY OWNER.

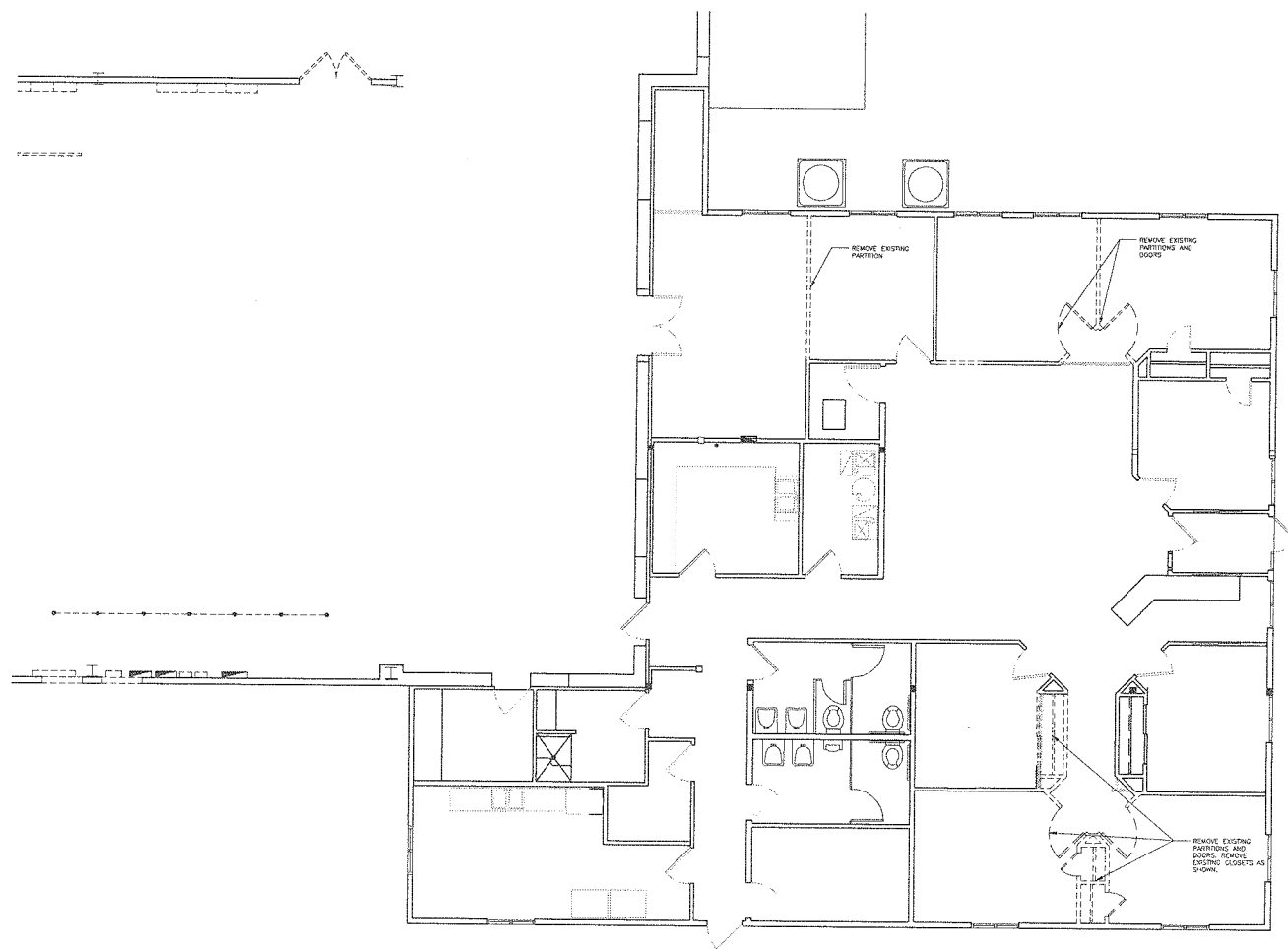
**sevan**  
DESIGN SOLUTIONS, P.C.

1000 West 10th Street, Suite 100  
Yorkville, IL 60550  
Phone: 630.431.1000  
Fax: 630.431.1001  
www.sevan.com

**School of Expressive Arts & Learning**

PROJECT INFORMATION	
PROJECT NAME	SCHOOL OF EXPRESSIVE ARTS & LEARNING (S.E.A.)
PROJECT ADDRESS	100 BEAVER STREET YORKVILLE, IL 60550
PROJECT OWNER	SEA LLC
PROJECT NUMBER	C-1
PROJECT DATE	August 21, 2018
PROJECT STATUS	Final





DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"

[illegible]

PROJECT: 1975/25/2009

REVOLUTION PLAZA

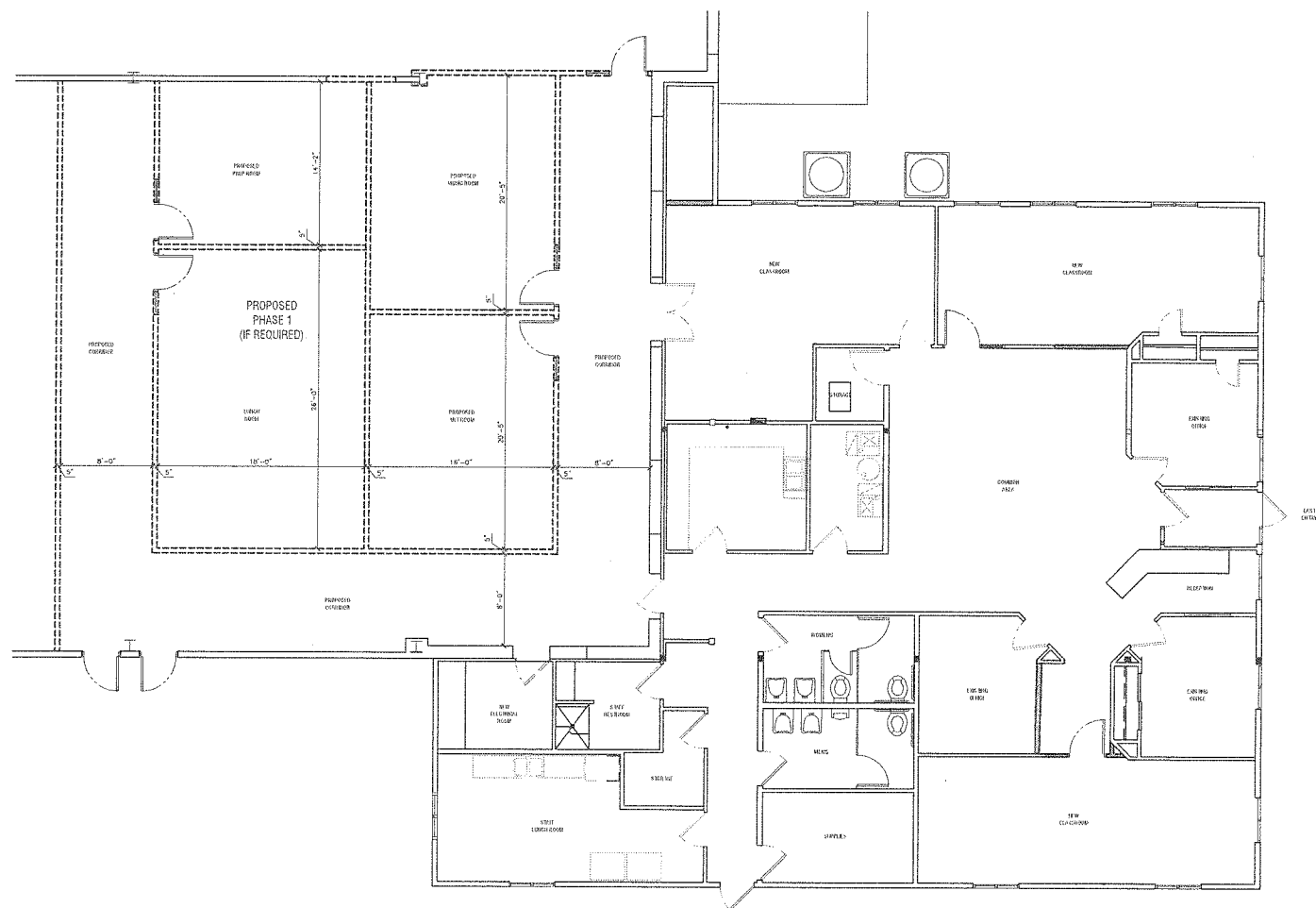
SCHOOL OF EXPRESSIVE ARTS & LEARNING (S.E.A.L.)

408 BEAVER STREET YORKVILLE, IL 60540

SHEET MANAGEMENT	
PROJECT NO.	989-0009
SHEET NO.	0025 OF 14
DATE	08/01/04
REVISION	AD






SHEET MANAGEMENT	
A-2	
Architect	



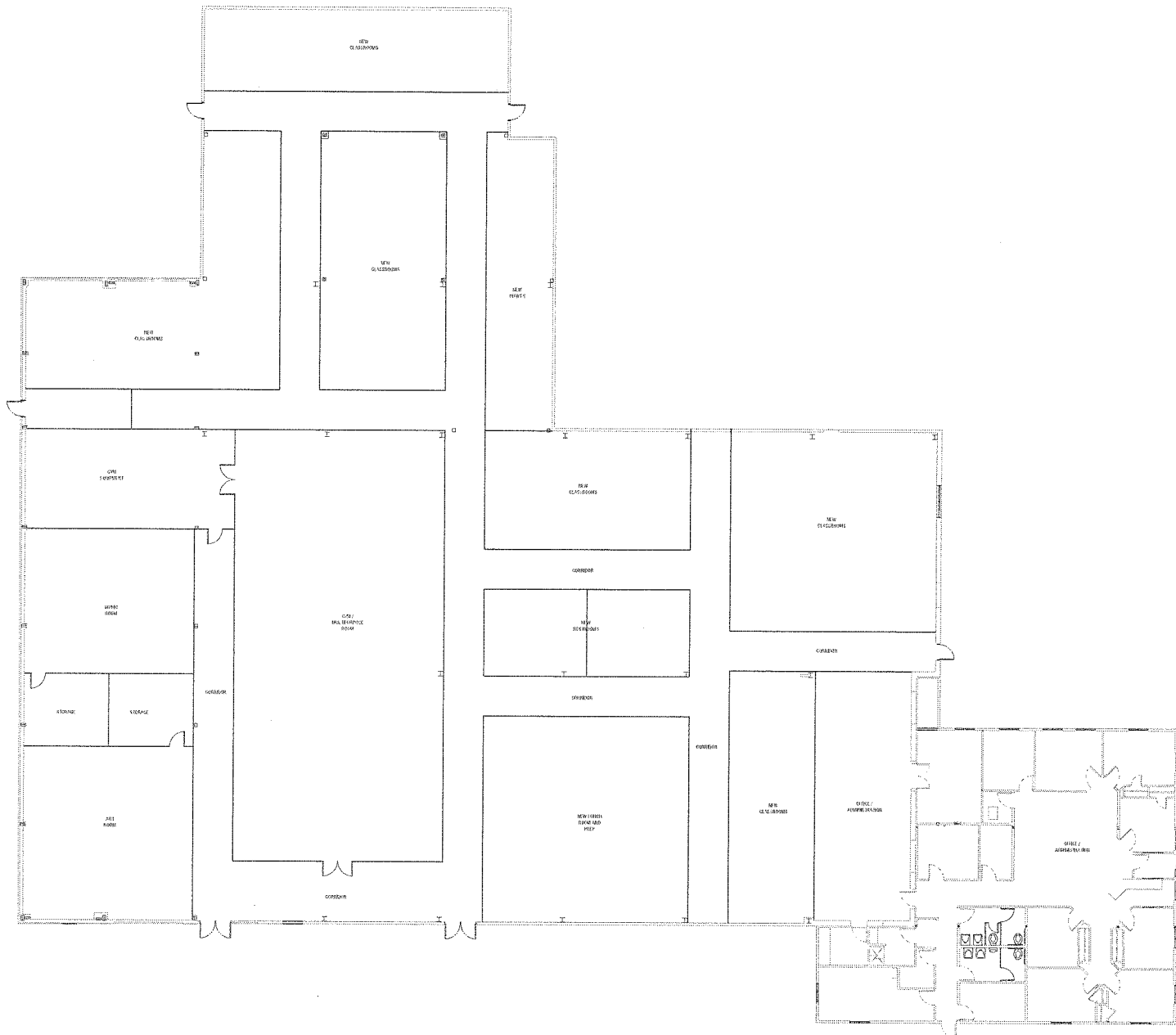
PARTIAL PLAN - PROPOSED PHASE 1  
SCALE: 1/4" = 1'-0"



LEGEND

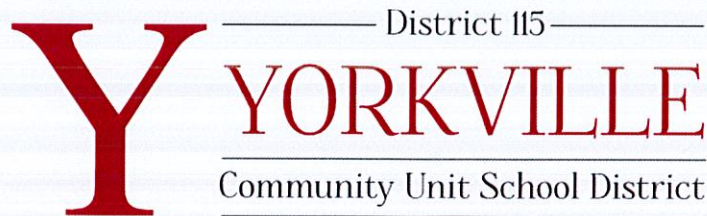
- 
 1. 一条直线 (A straight line)
- 
 2. 一条线段 (A line segment)
- 
 3. 一个角 (An angle)
- 
 4. 一个扇形 (A sector)
- 
 5. 一个半圆 (A semicircle)





SCHEMATIC PLAN - PHASE 2  
SCALE: 1/8" = 1'-0"

[illegible]



Administrative Center · 602 Center Parkway · Yorkville, Illinois 60560 · 630-553-4382 · [y115.org](http://y115.org)

June 15, 2019

To Whom It May Concern,

On behalf of Yorkville CUSD 115 Student Services Department, we are in support of the School of Expressive Arts and Learning opening a new location in the city of Yorkville.

Yorkville CUSD 115 currently has 18 students enrolled in the School of Expressive Arts and Learning at the Romeoville campus. The students that attend the School of Expressive Arts and Learning receive special education services, therapies, and related services necessary for them to learn skills in order to transition back into Yorkville CUSD 115 in their hometown. The students receive transportation provided by Yorkville CUSD 115 to and from Romeoville. Their bus ride is at least 2 hours per day. Many times, due to the distance and the length of the bus ride, the students are unable to participate in activities and athletics at their home school with their Yorkville peers.

The Yorkville students and families that receive educational services from the School of Expressive Arts and Learning in Romeoville would benefit from having a location closer to home. Student that currently receive services from the School of Expressive Arts and Learning would be able to learn functional, job, and life skills within the community they reside. Receiving these services in their hometown would result in a minimal transition upon graduation. When students have learned the skills in order to be successful at their home school, Yorkville CUSD 115 provides the students the opportunity to transition slowly to Yorkville CUSD 115 schools, with transportation provided during the school day. Having the School of Expressive Arts and Learning location in Yorkville, will increase the amount students that would be able to transition to Yorkville CUSD 115 and also allow more flexibility in the time of day and class period that the students are able to transition. Students will have the opportunity to participate in after school activities of their interest, clubs, and athletics.

Yorkville CUSD 115 Student Services Department has a positive and collaborative relationship with the staff and administration at the School of Expressive Arts and Learning. As we continue to provide services to our students and families that meet the diverse needs of our learners, we look forward to a continued relationship with the School of Expressive Arts and Learning in order to achieve the academic, functional, and transition related skills to benefit our students, families, and community.



Please feel free to contact me 630-553-4382 or [mlasky@y115.org](mailto:mlasky@y115.org) to answer any further questions about the benefits that School of Expressive Arts and Learning may provide to our students, families, and community.

Respectfully,

Melinda M. Lasky  
Director of Student Services  
Yorkville CUSD #115

③

200800014601  
Filed for Record in  
KENDALL COUNTY, ILLINOIS  
RENETTA S NICKELSON  
06-16-2008 At 10:37 am.  
AGREEMENT 42.00  
RHSP Surcharge 10.00

SASS23157  
CIL

**SHARED ACCESS EASEMENT AGREEMENT**

**THIS INDENTURE**, made this 19<sup>th</sup> day of May, 2008, between MEADOWVALE, INC., of 109 Beaver Street, Yorkville, Illinois, hereinafter referred to as "FIRST PARTY," and MARGARET E. KNELL, of 201 Beaver Street, Yorkville, Illinois, hereinafter referred to as "SECOND PARTY":

**WITNESSETH:**

**WHEREAS**, the FIRST PARTY is the owner in fee simple of a certain parcel of improved land, which is referred to herein as the "MEADOWVALE PARCEL," and is legally described as follows:

ALL OF LOTS 4 AND 5 AND THAT PART OF LOTS 6 AND 7, BLOCK 1, FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°15'53" WEST, ALONG THE SOUTH LINE OF SAID LOT AND THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 153.33 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01°44'07" WEST, 211.0 FEET; THENCE NORTH 88°15'53" EAST, 75.33 FEET; THENCE NORTH 01°44'07" WEST, 144.88 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE NORTH 89°58'06" WEST, ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 6, TO THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 6, TO THE POINT OF BEGINNING IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

Commonly known as: 109 Beaver Street, Yorkville, Kendall County, Illinois 60560  
Tax Parcel #: 05-05-228-008, 05-04-104-010, and 05-04-104-049

Page 1 of 6



**CHICAGO TITLE INSURANCE CO.**

**WHEREAS**, the FIRST PARTY is also the owner in fee simple of a certain parcel of vacant land, which is referred to herein as the "MEADOWVALE SHARED ACCESS PARCEL, and is legally described as follows:

THAT PART OF LOT 7 IN BLOCK 1 OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°15'53" WEST, ALONG THE SOUTH LINE OF SAID LOT 7 AND THE SOUTH LINE OF LOT 6 OF SAID BLOCK 1, A DISTANCE OF 153.33 FEET; THENCE NORTH 01°44'07" WEST, 211.0 FEET; THENCE NORTH 88°15'53" EAST, 75.33 FEET; THENCE NORTH 01°44'07" WEST, 32.47 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 88°15'53" WEST, 35.0 FEET; THENCE NORTH 01°44'07" WEST, 113.49 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 89°58'06" EAST, ALONG SAID NORTH LINE, 35.01 FEET TO A LINE DRAWN NORTH 01°44'07" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 01°44'07" EAST, 112.41 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS (containing 0.0908 acres)

Commonly known as: 109 Beaver Street, Yorkville, Kendall County, Illinois 60560  
Tax Parcel #: 05-04-104-049 (affects land and other property)

**WHEREAS**, the SECOND PARTY is the owner in fee simple of a certain parcel of improved land, which is referred to herein as the "KNELL PARCEL and is legally described as follows:

THAT PART OF LOTS 6 AND 7, BLOCK 1, FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°15'53" WEST ALONG THE SOUTH LINE OF SAID LOTS, 153.33 FEET; THENCE NORTH 01°44'07" WEST, 211.0 FEET; THENCE NORTH 88°15'53" EAST, 75.33 FEET; THENCE NORTH 01°44'07" WEST, 144.88 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 89°58'06" EAST ALONG SAID NORTH LINE, 78.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 01°44'07" EAST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 353.47 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS. (containing 1.000 acres)

Commonly known as: 201 Beaver Street, Yorkville, Kendall County, Illinois 60560  
Tax Parcel #: 05-04-104-050

**WHEREAS**, the SECOND PARTY is the owner in fee simple of a certain parcel of vacant land, which is referred to herein as the "KNELL SHARED ACCESS PARCEL, and is legally described as follows:

THAT PART OF LOT 7 IN BLOCK 1 OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°15'53" WEST, ALONG THE SOUTH LINE OF SAID LOT 7 AND THE SOUTH LINE OF LOT 6 OF SAID BLOCK 1, A DISTANCE OF

153.33 FEET; THENCE NORTH 01°44'07" WEST, 211.0 FEET; THENCE NORTH 88°15'53" EAST, 75.33 FEET; THENCE NORTH 01°44'07" WEST, 32.47 FEET FOR POINT OF BEGINNING; THENCE NORTH 01°44'07" WEST, 112.41 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 89°58'06" EAST, ALONG SAID NORTH LINE, 78.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 01°44'07" EAST, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 110.0 FEET TO A LINE DRAWN NORTH 88°15'53" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88°15'53" WEST, 78.0 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS. (containing 0.1991 acres)

Commonly known as: A Northerly portion of property at 201 Beaver St.,  
Yorkville, Kendall County, Illinois 60560  
Tax Parcel #: 05-04-104-050 (affects land and other property)

**WHEREAS**, FIRST PARTY is conveying a Fifty (50%) percent ownership interest to SECOND PARTY of the MEADOWVALE SHARED ACCESS PARCEL; and

**WHEREAS**, SECOND PARTY is conveying a Fifty (50%) percent ownership interest to FIRST PARTY of the KNELL SHARED ACCESS PARCEL; and

**WHEREAS**, after the above conveyances by and between FIRST PARTY and SECOND PARTY, a new legal description will be created, which is referred to herein as the JOINT SHARED ACCESS PARCEL and is legally described as follows:

THAT PART OF LOT 7 IN BLOCK 1 OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°15'53" WEST, ALONG THE SOUTH LINE OF SAID LOT 7 AND THE SOUTH LINE OF LOT 6 OF SAID BLOCK 1, A DISTANCE OF 153.33 FEET; THENCE NORTH 01°44'07" WEST, 211.0 FEET; THENCE NORTH 88°15'53" EAST, 75.33 FEET; THENCE NORTH 01°44'07" WEST, 32.47 FEET FOR POINT OF BEGINNING; ; THENCE SOUTH 88°15'53" WEST, 35.0 FEET; THENCE NORTH 01°44'07" WEST, 113.49 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 89°58'06" EAST, ALONG SAID NORTH LINE, 113.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 01°44'07" EAST, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 110.0 FEET TO A LINE DRAWN NORTH 88°15'53" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88°15'53" WEST, 78.0 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS. (containing 0.2899 acres)

**WHEREAS**, the above properties are adjacent to each other and share a common boundary line, forming an approximate east-west division between the two properties.

**WHEREAS**, the parties desire to establish and maintain a mutually owned and maintained vehicle access drive adequately sized and constructed to allow turn-around access for a 53' semi-tractor and trailer combination.

**WHEREAS**, the parties mutually desire to set forth terms of access and maintenance thereof along with rights and responsibilities of the parties in relation thereto.

**NOW, THEREFORE, THIS INDENTURE WITNESSES** that, pursuant to said agreement, and in consideration of the sum of TEN DOLLARS (\$10.00), receipt whereof is hereby acknowledged, the parties hereto mutually covenant and agree as follows:

1. **RECIPROCAL EASEMENT FOR INGRESS AND EGRESS DATED MAY 30, 2001:** This Shared Access Easement Agreement is intended to and does hereby replace the Reciprocal Easement for Ingress and Egress dated May 30, 2001 by and between the parties hereto. Said Reciprocal Easement for Ingress and Egress is hereby declared null and void.

2. **GRANT OF EASEMENT:** FIRST PARTY hereby grants unto the SECOND PARTY and SECOND PARTY'S successors and assigns full and free right and liberty for the SECOND PARTY, its successors and assigns, and/or its tenants, guests, and licensees, at all times hereafter, for all lawful purposes connected with the use and enjoyment said land of the Grantee, to pass and repass along the MEADOWVALE SHARED ACCESS PARCEL described above, with or without vehicles, for the purpose of ingress and egress for all vehicular traffic specifically including semi-tractor trailer combinations within the MEADOWVALE SHARED ACCESS PARCEL now owned by the FIRST PARTY; PROVIDED that the use of said SECOND PARTY, shall not unreasonably interfere with the reasonable use, by the FIRST PARTY, its successors and assigns, and/or its tenants, guests, and licensees, at all times hereafter.

3. **GRANT OF EASEMENT:** SECOND PARTY hereby grants unto the FIRST PARTY and FIRST PARTY'S successors and assigns full and free right and liberty for the FIRST PARTY, its successors and assigns, and/or its tenants, guests, and licensees, at all times hereafter, for all lawful purposes connected with the use and enjoyment said land of the Grantee, to pass and repass along the KNELL SHARED ACCESS PARCEL described above, with or without vehicles, for the purpose of ingress and egress for all vehicular traffic specifically including semi-tractor trailer combinations within the KNELL SHARED ACCESS PARCEL now owned by the SECOND PARTY; PROVIDED that the use of said FIRST PARTY, shall not unreasonably interfere with the reasonable use, by the SECOND PARTY, its successors and assigns, and/or its tenants, guests, and licensees, at all times hereafter.

4. **DURATION:** This Agreement shall run with the land and shall inure to the benefit and use of the parties hereto, their successors and assigns, and/or tenants, guests, and licensees, at all times hereafter, or until expressly terminated by agreement of the owners of the respective properties hereto.

5. **PARKING:** It is mutually agreed that neither party will allow vehicles to park anywhere upon the JOINT SHARED ACCESS PARCEL or upon the MEADOWVALE SHARED ACCESS PARCEL or upon the KNELL SHARED ACCESS PARCEL in such a fashion so as to block access to the other party to improved portions of the driveway or to the other party's loading docks, nor will either party allow vehicles to be parked overnight on the JOINT SHARED ACCESS PARCEL or upon the MEADOWVALE SHARED ACCESS PARCEL or upon the KNELL SHARED ACCESS PARCEL absent the consent of the other, which shall not be unreasonably withheld.



6. **INSTALLATION COSTS:** It is mutually agreed, that in consideration for the contemplated transfer of Fifty (50%) percent ownership of the KNELL SHARED ACCESS PARCEL from SECOND PARTY to FIRST PARTY, that FIRST PARTY will pay for the installation of improvements necessary to create and initially establish the driveway and turnaround contemplated herein.

7. **MAINTENANCE:** The parties agree that except for the initial installation expense, all reasonable and necessary costs for the maintenance, repair, upkeep, and replacement of the driveway and turnaround, which shall include but not be limited to the expenses necessary to purchase and install gravel, asphalt, concrete, resurfacing, sealing, crack-filling, and paint striping,\*as agreed between the parties from time to time, shall be divided equally between the parties.

**\*ALONG WITH ICE AND SNOW REMOVAL**

8. **ANNUAL REAL ESTATE TAXES:** The FIRST PARTY shall timely pay the first installment of 2008 real estate taxes owed on the JOINT SHARED ACCESS PARCEL due and payable in 2009 and each year thereafter. The SECOND PARTY shall timely pay the second installment of 2008 real estate taxes owed on the JOINT SHARED ACCESS PARCEL due and payable in 2009 and each year thereafter. Each party shall supply proof of timely payment of the same to the other upon demand.

9. **RIGHT TO REIMBURSEMENT:** In the event the parties cannot agree upon the necessity, cost, or choice of contractor for repair, replacement, or maintenance of the above described driveway improvements, the controversy shall first be submitted to arbitration prior to either party initiating litigation against the other. The parties agree that the decision of the arbitrator shall be binding and conclusive. The prevailing party shall be entitled to recover from the non-prevailing party its reasonable costs and attorneys fees in any arbitration or ensuing litigation between the parties related to the enforcement of this agreement.

**IN WITNESS WHEREOF,** the parties hereto have hereunto set their hand and seals on the day and year first written above.

**FIRST PARTY:** MEADOWVALE, INC.

BY:   
Steve Steinwart, Its President

ATTEST:   
Paul Steinwart, Its Secretary

STATE OF ILLINOIS     )  
                                  ) ss.  
COUNTY OF KENDALL    )

I, Stephen L. Krentz, a Notary Public in and for said County, in the State aforesaid, do hereby certify that STEVE STEINWART, as President, and PAUL STEINWART, as Secretary of Meadowvale, Inc., personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and



acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 19th day of May, 2008.



Notary Public

*[Signature]*

**SECOND PARTY:**

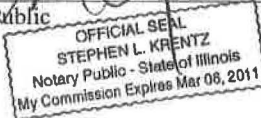
*Margaret E. Knell*  
Margaret E. Knell

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF KENDALL    )

I, *Stephen L. Krentz*, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Margaret E. Knell, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 19th day of May, 2008.

Notary Public



**THIS DOCUMENT PREPARED BY AND**  
**AFTER RECORDATION RETURN TO:**  
Stephen L. Krentz, Esq.  
KRENTZ & KRENTZ, P.C.  
100 W. Main Street  
Plano, Illinois 60546  
630/552-8213



# Memorandum

To: Planning and Zoning Commission  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Date: September 17, 2019  
Subject: **PZC 2019-25 B-1 Permit Multi-Family Units on Ground Floor as Special Use within Downtown (Text Amendment)**

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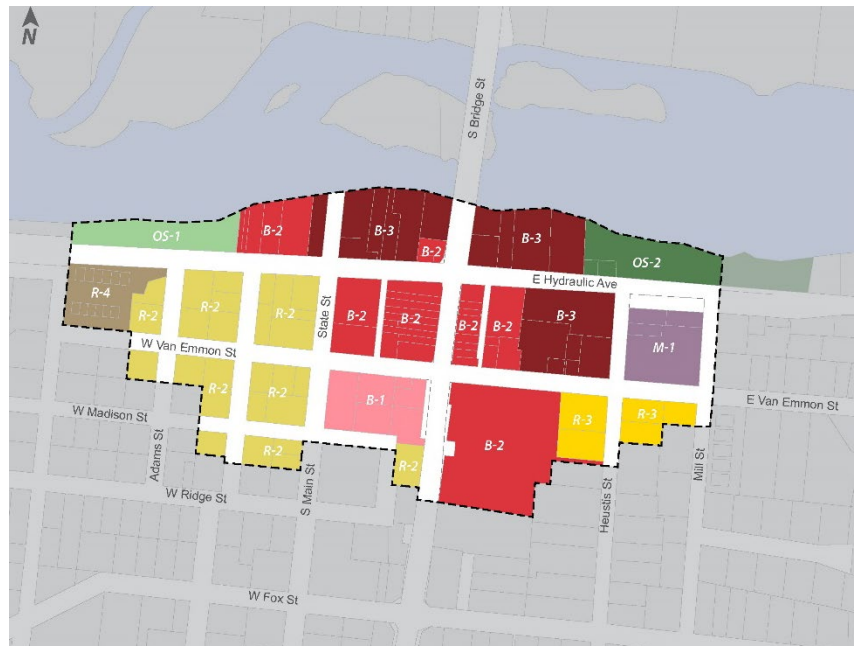
## Summary

As the City Council recently approved a proposal from KCJ Restoration, LLC for the redevelopment of the Old Jail property at 111 W. Madison within the downtown, staff was to review the proposed plan for multi-family units (apartments) conforms with the zoning ordinance. The property is zoned B-1 Local Business District, which is primarily intended for commercial and professional uses in proximity to residential areas so as to provide convenient shopping and services that meet the needs and enhance the quality of life for those surrounding neighborhoods. While this zoning district also allows residential dwelling units to encourage mixed use buildings, they are only permitted above the 1<sup>st</sup> floor up to a maximum of two (2) units.

In an effort to assist in the successful redevelopment of the Old Jail, yet keep with the original intent of the B-1 Local Business District, staff is proposing a text amendment that would allow multi-family dwelling units on all floors of existing buildings zoned B-1 Local Business District within the downtown historic commercial as a Special Use, provided that at least 25% of the overall gross square feet of the building area is utilized for commercial purposes.

## Proposed Text Amendment

The proposed text amendment would allow apartment units (multi-family dwellings) on the ground floor of any existing building being redeveloped, rehabilitated or as part of any adaptive use, which is zoned B-1 and located within the downtown as a Special Use. The text amendment proposes to further stipulate that at least 25% of the overall gross square feet of the building area is utilized for commercial purposes to keep the intent of a mixed-use building and remain consistent with the core commerce aspect of the B-1 zoning district. The downtown historic commercial core, as referenced in this and other similar ordinances, shall refer to the area defined in the Comprehensive Plan Update 2016 as bounded by the Fox River on the north, Fox Street to the south, Mill Street to the east, and Main Street to the west, as illustrated to the right.



As illustrated on the zoning map provided on the previous page, there are a limited number of currently zoned B-1 Local Business District parcels in the downtown historic core which includes the Old Jail, the County-owned former Olson Property and a single-family residence. This further restricts the overuse of this provision allowing apartment dwellings on 1<sup>st</sup> floor levels of otherwise commercially zoned land within and outside of the downtown. This proposed text amendment also takes into consideration the potential adoption of the Yorkville Overlay District's Form-Based Code. As proposed, the text amendment is a hybrid of the current zoning ordinance's B-1 standards which allows a maximum of two (2) apartments on upper stories, and the proposed Downtown Living Building type of the Form-Based Code which allows residential dwelling units on the ground floor provided that they are at least twenty-feet (20') from the front primary façade.

Below is the proposed amendments in red staff is proposing to the current zoning ordinance in Table 10.06.01 of Chapter 6: Permitted and Special Uses.

TABLE 10.06.01  
RESIDENTIAL USES

Use Category	Zoning Districts															
	Ag	Open Space		Residential						Business				Manufacturing		
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Dwelling, duplex	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-
Dwelling, multi-family	-	-	-	-	-	-	-	P	P	-	P <sup>2</sup> /S <sup>3</sup>	S <sup>2</sup>	S <sup>2</sup>	S <sup>2</sup>	S <sup>2</sup>	S <sup>2</sup>

P = Permitted use	S = Special use	- = Not permitted use
-------------------	-----------------	-----------------------

Notes:

1. 10 acre minimum.
2. Apartments above the first floor in a building used for business or as live/work space above a manufacturing use shall be permitted up to a maximum of 2 apartments.
3. Apartment units are allowed on all floors of existing buildings zoned B-1 Local Business District within the downtown historic commercial core, as defined by the Comprehensive Plan Update 2016, as a Special Use, provided that at least 25% of the overall gross square feet of the building area is utilized for commercial purposes.

### **Staff Recommendation**

Staff believes the proposed text amendment will assist in moving the proposed adaptive reuse of the historic jail property forward while keeping with the intent of the district and the pending Yorkville Downtown Overlay District's Form-Based Code.

### **Proposed Motion for Amendments**

*In consideration of testimony presented during a Public Hearing on October 9, 2019, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the United City of Yorkville Zoning Ordinance as presented by staff in a memorandum dated September 17, 2019 and further subject to {insert any additional conditions of the Planning and Zoning Commission} ...*

### **Attachments**

1. Public Hearing Notice
2. Draft Ordinance

PUBLIC NOTICE OF A HEARING BEFORE  
THE UNITED CITY OF YORKVILLE  
PLANNING AND ZONING COMMISSION  
**PZC 2019-25**

NOTICE IS HEREWITH GIVEN THAT the United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to “Chapter 6: Permitted Uses.” The amendment to Chapter 6 will revise Table 10.06.01 Residential Uses to identify multi-family dwelling as a Special Use with the B-1 Local Business District. The Special Use in the B-1 Local Business District will allow apartment units on all floors of an existing building within the downtown historic commercial core, provided that at least twenty-five percent (25%) of the overall gross square feet of the building area is utilized for commercial purposes. The downtown historic commercial core, as defined by the Yorkville Comprehensive Plan Update 2016, is bounded by the Fox River on the north, Fox Street to the south, Mill Street to the east, and Main Street to the west.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing at a meeting on said amendments on Wednesday, October 9, 2019 at 7 p.m. at the Yorkville City Hall, 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.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

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

LISA PICKERING  
City Clerk

Ordinance No. \_\_\_\_\_

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AMENDING TABLE 10.06.01 RESIDENTIAL USES OF CHAPTER 6: PERMITTED USES REGARDING B-1 LOCAL BUSINESS DISTRICT TO ALLOW MULTI-FAMILY DWELLING UNITS ON ALL FLOORS OF EXISTING BUILDINGS WITHIN THE DOWNTOWN COMMERCIAL CORE AS A SPECIAL USE**

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

**WHEREAS**, pursuant to Section 10-4-10 of the Yorkville Zoning Ordinance the City may initiate amendments to the Yorkville Zoning Ordinance; and,

**WHEREAS**, the City filed seeking an amendment to the Yorkville Zoning Ordinance to permit accessory building and structures to be built on contiguous lots under single ownership under certain provisions; and,

**WHEREAS**, the Planning and Zoning Commission convened and held a public hearing on July 10, 2019, to consider the request and made recommendations to the City Council to approve the requested text amendments.

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

**Section 1:** The above recitals are incorporated and made a part of this Ordinance.

**Section 2:** That Table 10.06.01 of the United City of Yorkville Zoning Ordinance of the Yorkville City Code be and is hereby amended by adding “Dwelling, Multi-Family” as a Special Use in the list of uses under the B-1 Local Business District as follows:

TABLE 10.06.01  
RESIDENTIAL USES

Use Category	Zoning Districts															
	Ag	Open Space		Residential						Business				Manufacturing		
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Dwelling, multi-family	-	-	-	-	-	-	-	P	P	-	P <sup>2</sup> /S <sup>3</sup>	S <sup>2</sup>	S <sup>2</sup>	S <sup>2</sup>	S <sup>2</sup>	S <sup>2</sup>

P = Permitted use	S = Special use	- = Not permitted use
-------------------	-----------------	-----------------------

**Notes:**

1. 10 acre minimum.
2. Apartments above the first floor in a building used for business or as live/work space above a manufacturing use shall be permitted up to a maximum of 2 apartments.
3. Apartment units are allowed on all floors of existing buildings zoned B-1 Local Business District within the downtown historic commercial core, as defined by the Comprehensive Plan Update 2016, as a Special Use, provided that at least 25% of the overall gross square feet of the building area is utilized for commercial purposes.

**Section 3:** This Ordinance shall be in full force and effect after its passage, publication, and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

LISA PICKERING  
City Clerk

DAN TRANSIER \_\_\_\_\_

KEN KOCH \_\_\_\_\_

JACKIE MILSCHEWSKI \_\_\_\_\_

ARDEN JOE PLOCHER \_\_\_\_\_

CHRIS FUNKHOUSER \_\_\_\_\_

JOEL FRIEDERS \_\_\_\_\_

SEAVAR TARULIS \_\_\_\_\_

JASON PETERSON \_\_\_\_\_

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor



# Memorandum

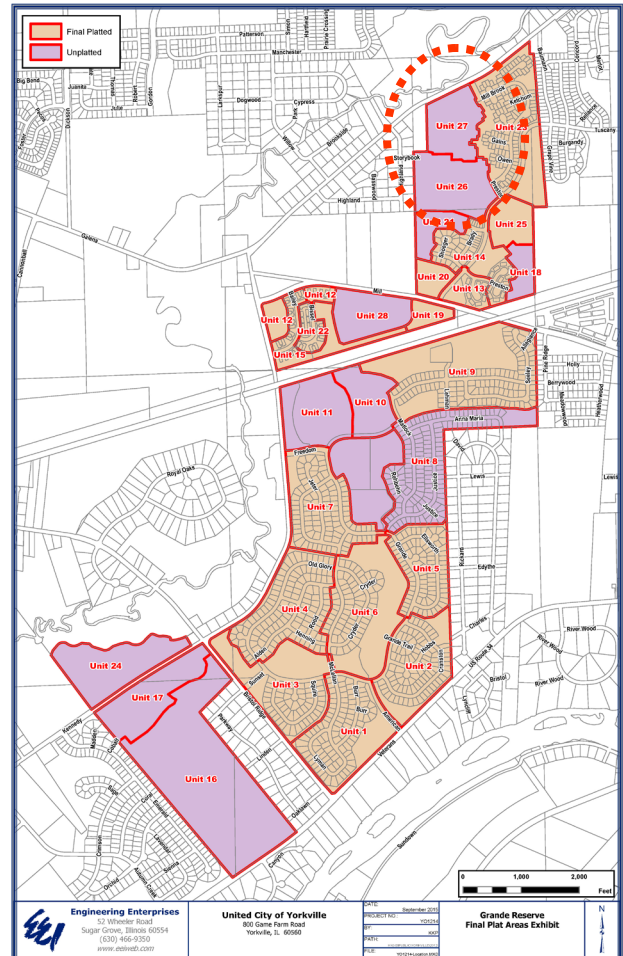
To: Planning and Zoning Commission  
 From: Krysti J. Barksdale-Noble, Community Development Director  
 CC: Bart Olson, City Administrator  
 Date: October 1, 2019  
 Subject: **PZC 2019-22 Grande Reserve – Units 26-27 (Final Plat)**  
 Proposed Approval of 171 lots in 2 New Units of Grande Reserve

## Proposed Request:

The petitioner, Dean Edmeier, on behalf of Grande Reserve (Chicago) ASLV VI, LLLP, owner/developer, is seeking Final Plat approval for an approximately 52-acre site consisting of 171 new residential lots located in the northeast quadrant of Galena Road and Mill Road in Yorkville. The subject property was originally annexed as a part of a larger multi-unit residential development approved by the City of Yorkville in 2003. Currently, Units 26 and 27 (Neighborhood 1) are vacant and utilized for agricultural purposes, as permitted by the annexation agreement. Both units are zoned R-2 Single Family Traditional Residence District Planned Unit Development (PUD) and part of “The Colonies”, a villa-style, age-targeted housing product offered in Grande Reserve. Additionally, a recent amendment to the Grande Reserve Annexation Agreement permits the developer to construct an unlimited number of three (3) bedroom ranch or two-story homes in the remaining lots to be built within these units.

## Proposed Final Plat of Resubdivision:

Preliminary plans for both Units 26 and 27 were approved by the City Council in December 2006 but have since expired. The proposed Final Plat of Subdivision generally conforms to those originally approved plans. As proposed, the final plat illustrates lots a clustering of lots around private cul-de-sac streets along a main collector road, Millbrook Circle, a future dedicated public street. The area breakdown of the proposed final plat area is as follows:



AREA SUMMARY		
<i>Land Type</i>	<i>Acres</i>	<i>Square Feet</i>
Lots 1 - 171	29.900	1,302,445
Lot 3035 (Open Space)	10.848	472,552
Outlots S-1 – S-14 (Private Streets)	7.880	343,273
Dedicated R.O.W. (Public Streets)	3.664	159,589
<b>TOTAL</b>	<b>52.292 Acres</b>	<b>2,277,859 SF</b>

All cul-de-sacs proposed will be private and maintained by the homeowner’s association. Per the original Annexation Agreement, the cul-de-sacs will also provide for on-street guest parking. In addition to city staff review, the Oswego Fire District (OFD) has reviewed the proposed Final Plat of Subdivision to



ensure their standards for truck turn around in the private cul-de-sacs is met, since this area of the Grande Reserve development is serviced by OFD.

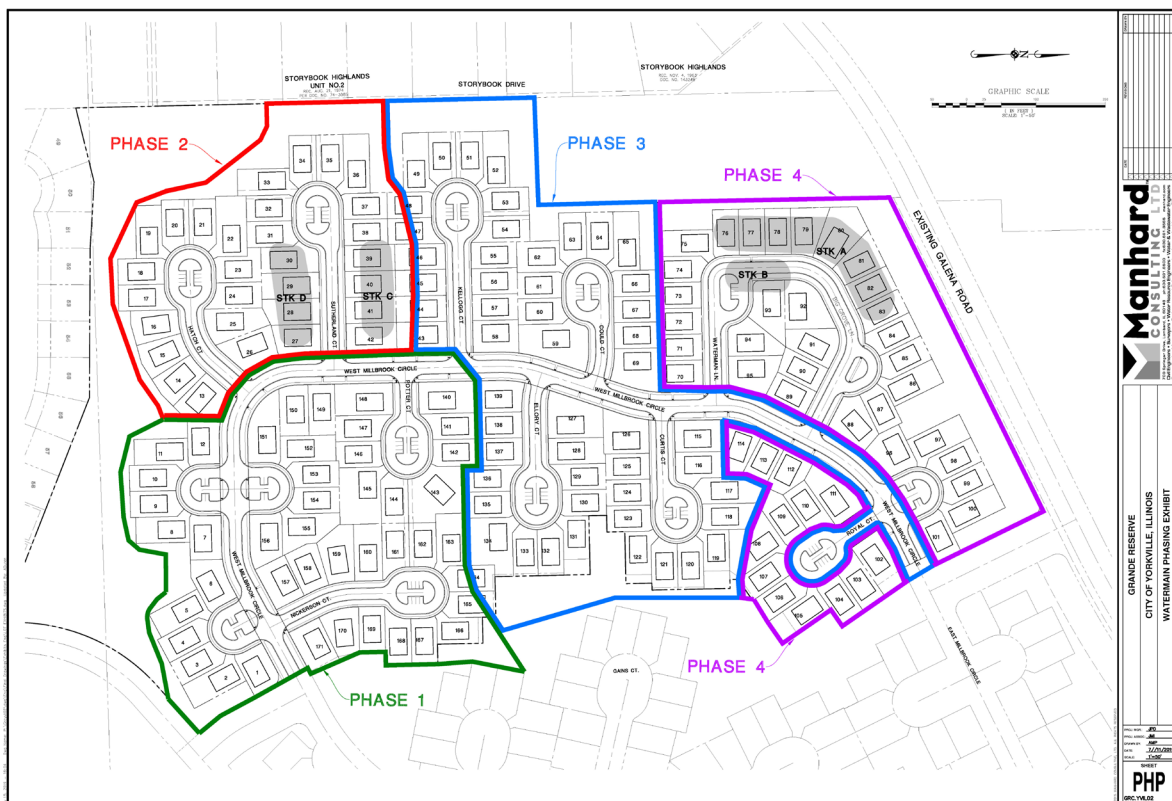
### **Building Setback:**

Proposed lot setbacks for front yard, side yard and rear yard are consistent with the requirements set forth in Exhibit E-2 of the approved annexation agreement as detailed below:

BUILDING SETBACK	REQUIRED MINIMUM	PROPOSED SETBACK
Front	20'	20'
Side (Interior)	7.5'	7.5'
Side (Corner)	20'	20'
Rear	20'	20'
Rear Building to Rear Building Min.	40'	40'

### **Proposed Phasing of Development:**

The petitioner proposes to develop Units 26 and 27 of Grande Reserve in four (4) phases with roughly 45 lots per phase. As requested by staff, the water main in Phase 1 will be looped and connected to the adjacent Unit 23 water main just south of Gains Ct. The water main in Phase 2 will be looped and connected back to the existing water main on E. Millbrook Circle. While staff supports the phasing of the development, bonding will be required by unit and not by phase, as required by the City's Subdivision Control Ordinance.



**Staff Comments:**

The proposed Final Plat of Resubdivision has been reviewed by the City's engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated August 13, 2019 were provided to the applicant (see attached). These comments were addressed in a revised Final Plat for Units 26 and 27 submitted by the petitioner on 09-03-19. Additional review comments were provided by the City Engineer in a letter dated September 27, 2019 (attached).

Based upon the review of the proposed Final Plat of Subdivision of Grande Reserve Unit 26-27, staff believes the submitted plans are consistent with the approved development site plan and the current subdivision control regulations.

**Proposed Motion:**

*In consideration of the proposed Final Plat of Subdivision of Grande Reserve Units 26 and 27, the Planning and Zoning Commission recommends approval of the plats to the City Council as presented by the Petitioner in plans prepared by Manhard Consulting, Ltd. dated last revised 09-03-19, subject to review comments provided by the City Engineer, EEI, Inc. dated August 13, 2019 and September 27, 2019, and further subject to {insert any additional conditions of the Planning and Zoning Commission}...*

**Attachments:**

1. Copy of Petitioner's Application
2. Final Plat of Subdivision of Grande Reserve Unit 26 and 27 prepared by Manhard Consulting Ltd., dated 07-31-19.
3. Proposed Watermain Phasing Exhibit prepared by Manhard Consulting Ltd., dated 07/11/2019.
4. EEI Letter to the City dated August 13, 2019.
5. EEI Letter to the City dated September 27, 2019.



United City of Yorkville  
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Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: [www.yorkville.il.us](http://www.yorkville.il.us)

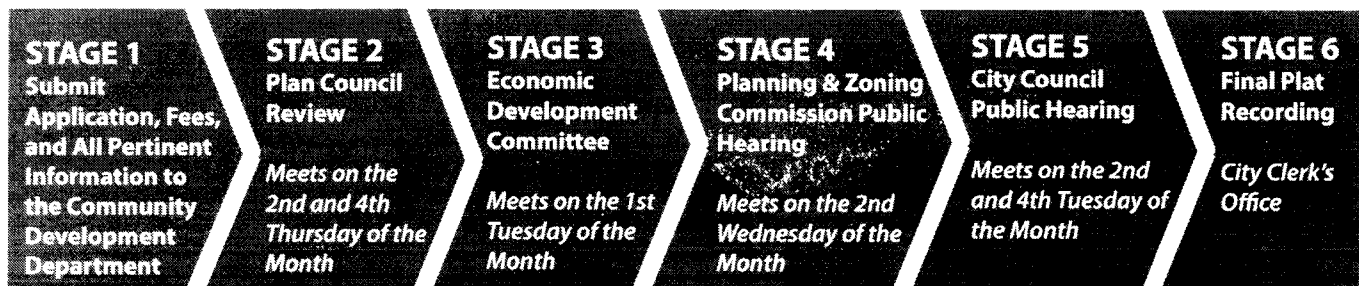
# APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

## INTENT AND PURPOSE:

The purpose of this application is to allow land to be divided and distributed in a way that conforms to the City of Yorkville's standards and enhances the land's value. Preliminary Plans and Final Plats allow the City Staff and local government to review how land will be developed and if it is ideal for that location within the city. This application is used to submit new preliminary plans and final plats but may also be used to amend either of those documents.

This packet explains the process to successfully submit and complete an Application for a Preliminary Plan and Final Plat. 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 applicant. The only item that needs to be submitted from this packet is the application. The rest of the packet is to help guide you through the process unto completion.

## APPLICATION PROCEDURE:



## STAGE 1: APPLICATION SUBMITTAL

The following must be submitted to the Community Development Department:

- One (1) original signed application with legal description.
- Two (2) 11" x 17" copies each of the 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 an electronic copy (pdf) of each of the signed application (complete with exhibits), proposed drawings, location map, and site plan.
- Subdivision Plats: Three (3) full size copies and one (1) 11" by 17" copy depicting the originally platted lots, the proposed new lots, the proposed modifications and adjustments.

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 and Zoning Commission meeting. An incomplete submittal could delay the scheduling of the project.

Applicant is responsible for making submittals to other review agencies such as Kendall County, Illinois Department of Transportation, Illinois Department of Natural Resources, U.S. Army Corps of Engineers, etc., to allow timely review by the City.

Applicant 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 applicant 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 PRELIMINARY PLAN & FINAL PLAT

### STAGE 2: PLAN COUNCIL REVIEW

Applicant must present the proposed 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, applicant will move forward to the Planning and Zoning Commission meeting.

### STAGE 3: ECONOMIC DEVELOPMENT COMMITTEE

Applicant must present the proposed plan to the Economic Development Committee. Economic Development Committee meets at 7:00 p.m. on the 1st Tuesday of each month. 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

Applicant will attend a meeting conducted by the Planning & Zoning Commission. The Planning & Zoning Commission meets on the 2nd Wednesday of the Month at 7:00pm. The Planning & Zoning Commission will conduct a meeting on the request, discuss the request, and make a recommendation to City Council.

### STAGE 5: CITY COUNCIL PUBLIC HEARING

Applicant must present the proposed subdivision replat to the City Council. The City Council meets the 2nd and 4th Tuesdays of every month at 7:00 p.m. in the Yorkville City Hall Council Chambers. The proposal will be discussed at the City Council hearing where formal voting takes place. City Council will make the final approval of the replatting.

### STAGE 6: FINAL PLAT RECORDING

Once the final subdivision plat is approved by the City Council and all required documents, bonds, and letters of credit are submitted to the city, the final plat must be recorded with Kendall County. Submit the final plat mylar to the Deputy Clerk for signatures. When all city signatures are in place, the developer or his surveyor may take the mylar to the Kendall County Clerk for their signature. The next step is to have six (6) paper prints made and return to the Kendall County Recorder's office for recording. Kendall County requires the mylar and four (4) paper copies. The City of Yorkville requires that you submit two (2) recorded paper copies to the Deputy Clerk.



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# APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

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

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

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



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# APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

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



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# APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

DATE: 7/8/19	PZC NUMBER:	DEVELOPMENT NAME: Grande Reserve-Units 26 &27
<b>PETITIONER INFORMATION</b>		
NAME: Grande Reserve (Chicago) ASLI VI LLLP		COMPANY:
MAILING ADDRESS: 923 N. Pennsylvania Ave.		
CITY, STATE, ZIP: Winter Park, FL 32789		TELEPHONE: 847-980-3279
EMAIL: dean4608@comcast.net		FAX:
<b>PROPERTY INFORMATION</b>		
NAME OF HOLDER OF LEGAL TITLE: Grande Reserve (Chicago) ASLI VI, LLLP		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS: nearest intersection= E. Millbrook Cir. and Blackhawk Blvd. - Yorkville		
TYPE OF REQUEST:		
<input type="checkbox"/> PRELIMINARY PLAN <input checked="" type="checkbox"/> FINAL PLAT <input type="checkbox"/> AMENDED PRELIMINARY PLAN <input type="checkbox"/> AMENDED FINAL PLAT		
TOTAL LOT ACREAGE: 52.29		CURRENT ZONING CLASSIFICATION: R-2 PUD
<b>ATTACHMENTS</b>		
Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".		



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## APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

### ATTORNEY INFORMATION

NAME: John H. Mays COMPANY: Gould & Ratner  
MAILING ADDRESS: 222 N. LaSalle St Ste 300  
CITY, STATE, ZIP: Chicago IL 60601 TELEPHONE: 312-236-3003  
EMAIL: JMays@gouldratner.com FAX:

### ENGINEER INFORMATION

NAME: Joe Iovinelli COMPANY: Manhard Consulting  
MAILING ADDRESS: 700 Springer Dr.  
CITY, STATE, ZIP: Lombard IL 60148 TELEPHONE: 630-925-1110  
EMAIL: jiovinelli@manhard.com FAX:

### LAND PLANNER/SURVEYOR INFORMATION

NAME: see Manhard info above 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

7/8/19

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

OWNER SIGNATURE

DATE

7/8/19





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## PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER: Grande Reserve (Chicago) ASL	FUND ACCOUNT NUMBER: same	PROPERTY ADDRESS: 923 N. Pennsylvania Ave
APPLICATION/APPROVAL TYPE (check appropriate box(es) of approval requested):		
<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 checked="" type="checkbox"/> PRELIMINARY PLAN
<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 <b>INVOICE &amp; WORKSHEET PETITION APPLICATION</b> . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.		
<b>ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY</b>		
NAME: Grande Reserve (Chicago) ASL VI LLLP		COMPANY: same
MAILING ADDRESS: 923 N. Pennsylvania Ave		
CITY, STATE, ZIP: Winter Park, FL 32789		TELEPHONE: 847-980-3279
EMAIL: dean4608@comcast.net		FAX:
FINANCIALLY RESPONSIBLE PARTY: I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/ Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.		
PRINT NAME: Marvin Shapiro		TITLE: President
SIGNATURE: [Signature]		DATE: 7/8/19
<b>ACCOUNT CLOSURE AUTHORIZATION</b>		
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.

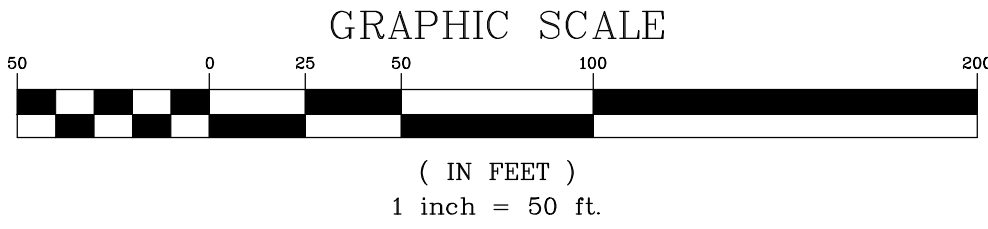


FINAL PLAT OF SUBDIVISION

OF

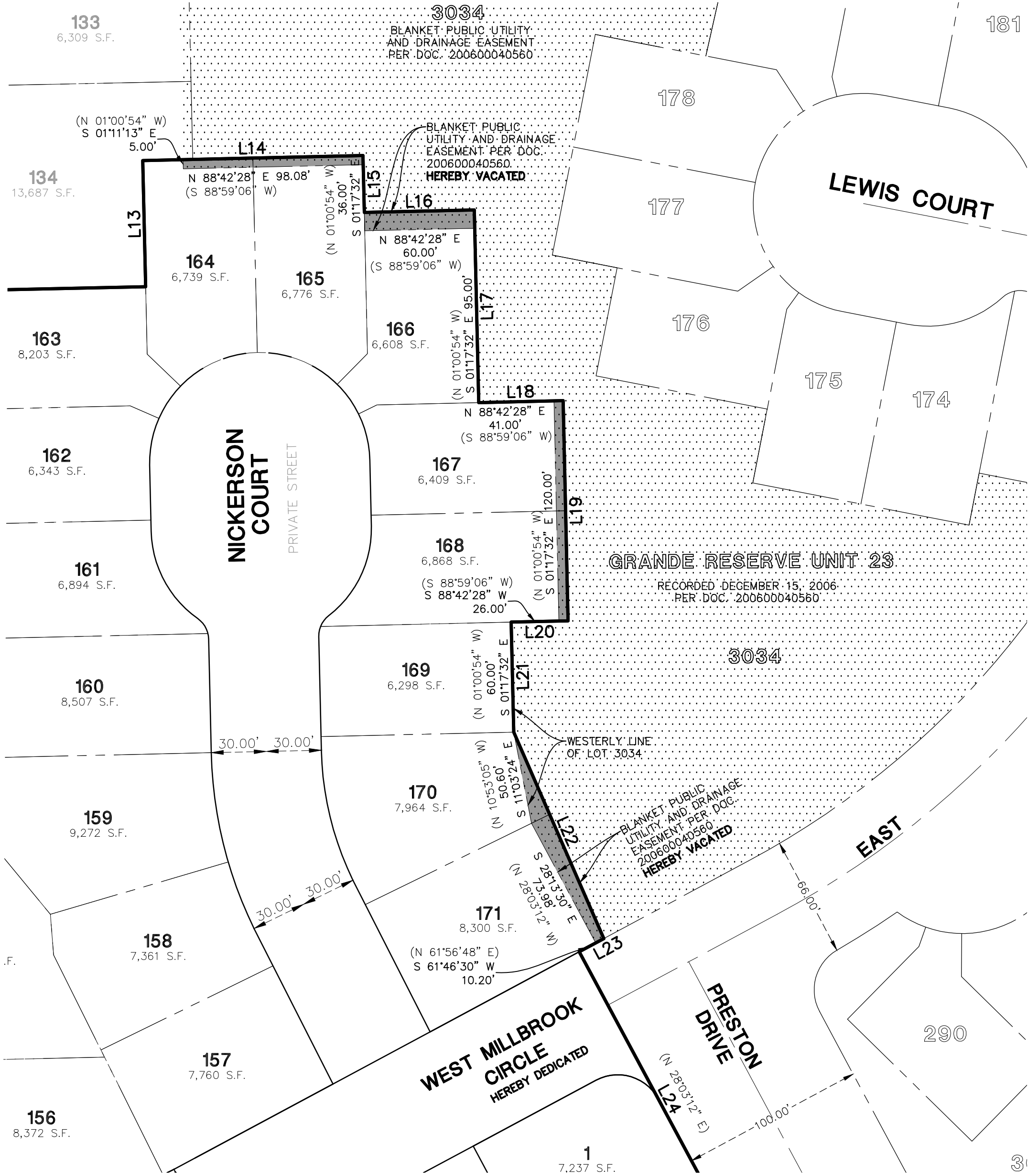
GRANDE RESERVE UNIT - 26

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT - 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.



**BASIS OF BEARINGS**

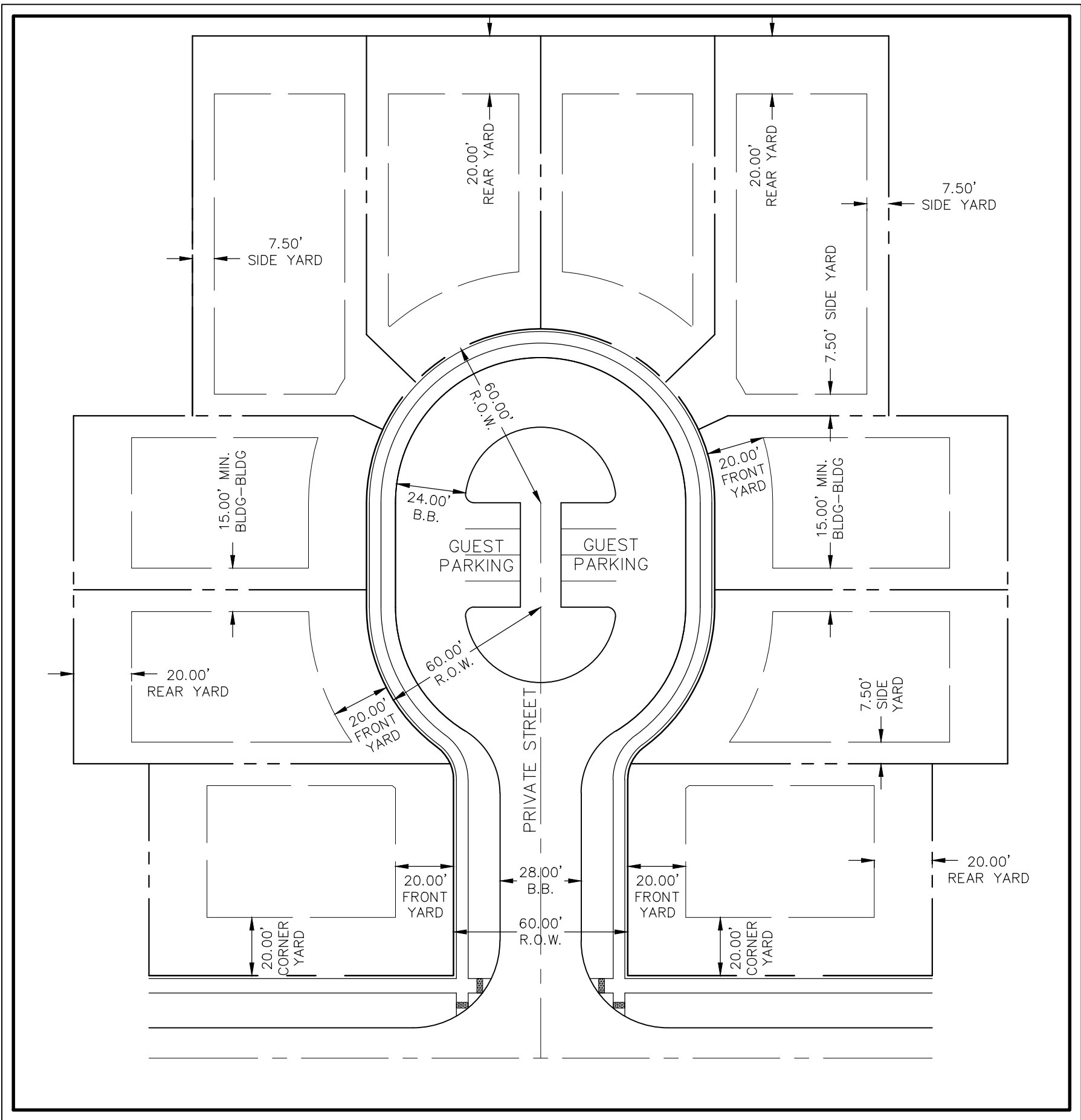
COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.



LINE TABLE		
LINE	BEARING	LENGTH
L12	N88°48'47"E	229.20'
L13	N01°17'32"W	68.82'
L14	N88°42'28"E	120.00'
L15	S01°17'32"E	31.00'
L16	N88°42'28"E	60.00'
L17	S01°17'32"E	105.00'
L18	N88°42'28"E	46.00'
L19	S01°17'32"E	120.00'
L20	S88°42'28"W	31.00'
L21	S01°17'32"E	60.00'
L22	S23°34'54"E	122.73'
L23	S61°46'30"W	15.20'
L24	S28°13'30"E	188.75'

**LEGEND**

EXISTING		PROPOSED
	PROPERTY LINE	
	LOT LINE	
	EASEMENT LINE	
	SETBACK LINE	
	B.S.L.	BUILDING SETBACK LINE
	S.W.M.E.	STORMWATER MANAGEMENT EASEMENT
	XXX.XX	MEASURED INFORMATION
	(XXX.XX)	RECORD INFORMATION
	LOT 3034	
	BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT PER DDC. 200600040560	
	HEREBY VACATED	



**TYPICAL CLUSTER SINGLE FAMILY DETAIL**

SCALE: 1"=40'









FINAL PLAT OF SUBDIVISION  
OF  
GRANDE RESERVE UNIT - 26

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

OWNER'S CONSENT

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF )

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115 AND COMMUNITY COLLEGE DISTRICT 516.

WITNESS MY (OUR) HAND AND SEAL AT (TOWN) (STATE)

THIS DAY OF 20

OWNER (PRINTED NAME) OWNER (PRINTED NAME)

NOTARY PUBLIC

STATE OF )  
 ) SS  
COUNTY OF )

I, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT

AND PERSONALLY KNOW TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS (HER)(THEIR) FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF 20

NOTARY PUBLIC

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF KENDALL )  
APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS DAY OF 20

CITY ADMINISTRATOR

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF KENDALL )  
APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS DAY OF 20

CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF KENDALL )  
APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS DAY OF 20

MAYOR

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF KENDALL )  
APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No. AT A MEETING HELD THIS DAY OF 20

CITY CLERK

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF KENDALL )  
I, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.  
DATED AT YORKVILLE, ILLINOIS THIS DAY OF 20

CITY ENGINEER

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" ON THE PLAT, FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATERMANS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE CITY OF YORKVILLE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE CITY ENGINEER OF THE UNITED CITY OF YORKVILLE.

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO AT&T, NICOR, COMMONWEALTH EDISON, FRANCHISE CABLE COMPANY, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE CITY OF YORKVILLE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT" (P.U. & D.E.) CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE "PUBLIC UTILITY & DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION TO TELEPHONE CABLE, GAS MAINS, ELECTRIC LINES, CABLE TELEVISION LINES, AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, SANITARY SEWERS AND ELECTRICITY, WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT", TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO, NO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED.

THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND RE-CROSSING OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR RE-CROSSED. NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERNS.

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

INGRESS/EGRESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS (I.E.E.) IS HEREBY GRANTED AND RESERVED FOR ALL PRESENT AND FUTURE OWNERS OF LOTS 1 THROUGH 42 AND 140 THROUGH 171 TOGETHER WITH THEIR GUESTS, SUCCESSORS AND ASSIGNS FOR THE RIGHT OF ACCESS TO WEST MILLBROOK CIRCLE, A PUBLICLY DEDICATED STREET, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES AND HATCHING ON THE PLAT AND MARKED WITH THE WORDS "PRIVATE STREET".

PRIVATE STREETS WITHIN THE DEVELOPMENT SHALL REMAIN PRIVATE STREETS AND RESPONSIBILITY FOR THE MAINTENANCE OF THE ROADS SHALL REST SOLELY UPON THE OWNERS WITHIN THE DEVELOPMENT IN ACCORDANCE WITH THE COVENANTS AND RESTRICTIONS RECORDED IN CONJUNCTION WITH THE RECORDING OF THIS PLAT.

KENDALL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF KENDALL )

I, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS, THIS DAY OF A.D., 20

COUNTY CLERK

KENDALL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF KENDALL )

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS DAY OF A.D., 20 AT O'CLOCK M., AND WAS RECORDED IN BOOK OF PLATS ON PAGE

BY: RECORDER OF DEEDS

SURFACE WATER STATEMENT

STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF DuPAGE )

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS, WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS DAY OF

JOSEPH M. IOVINELLI  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER  
ILLINOIS REGISTRATION NUMBER 062-069635  
LICENSE EXPIRES NOVEMBER 30, 2019

OWNER: ATTORNEY:

VACATION OF PUBLIC UTILITY AND DRAINAGE EASEMENT APPROVED AND ACCEPTED:

AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABRIGATION OF THE PUBLIC UTILITY AND DRAINAGE EASEMENT GRANTED PER DOC. 200600040560 AS SHOWN HEREON:

ACCEPTED: AT & T DATE:

PRINTED NAME AND TITLE

ACCEPTED: COMMONWEALTH EDISON COMPANY DATE:

PRINTED NAME AND TITLE

ACCEPTED: NORTHERN ILLINOIS GAS COMPANY DATE:

PRINTED NAME AND TITLE

ACCEPTED: COMCAST CABLE COMPANY DATE:

PRINTED NAME AND TITLE

ACCEPTED: UNITED CITY OF YORKVILLE DATE:

PRINTED NAME AND TITLE

PERMISSION TO RECORD

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DUPAGE )

I, SAMUEL J. PHILIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS DAY OF A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699  
LICENSE EXPIRES NOVEMBER 30, 2020

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT I, SAMUEL J. PHILIPPE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 42 IN STORYBOOK HIGHLANDS UNIT NO. 2 SUBDIVISION, RECORDED AUGUST 21, 1974 PER DOCUMENT 74-3985; THENCE NORTH 01 DEGREES 17 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF SAID STORYBOOK HIGHLANDS UNIT NO. 2, A DISTANCE OF 722.03 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 211.11 FEET; THENCE SOUTH 01 DEGREE 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 38.50 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 253.50 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 116.00 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 66.00 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 62.99 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 32 SECONDS EAST, A DISTANCE OF 195.90 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 33.39 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 47 SECONDS EAST, A DISTANCE OF 229.20 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 68.82 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 120.00 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 31.00 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING 2 COURSES: 1) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 105.00 FEET; 2) THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 46.00 FEET; THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 120.00 FEET TO THE EASTERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING 2 COURSES: 1)THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 31.00 FEET; 2) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 23 DEGREES 34 MINUTES 54 SECONDS EAST, A DISTANCE OF 122.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST MILLBROOK CIRCLE; THENCE SOUTH 61 DEGREES 46 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.20 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF PRESTON DRIVE AS DEDICATED PER DOCUMENT 20060040560; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING 3 COURSES: 1) THENCE SOUTH 28 DEGREES 13 MINUTES 30 SECONDS EAST, A DISTANCE OF 188.75 FEET TO A TANGENT CURVE 2) THENCE SOUTHERLY ALONG SAID TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 350.00 FEET SUBTENDING A CHORD BEARING SOUTH 34 DEGREES 55 MINUTES 02 SECONDS EAST, A CHORD DISTANCE OF 81.57 FEET AND AN ARC DISTANCE OF 81.76 FEET TO A TANGENT LINE; 3) THENCE SOUTH 41 DEGREES 36 MINUTES 33 SECONDS EAST, A DISTANCE OF 22.30 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TUSCANY TRAIL AS DEDICATED PER DOCUMENT 200600035289; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING 3 COURSES: 1) THENCE SOUTH 48 DEGREES 23 MINUTES 27 SECONDS WEST, A DISTANCE OF 146.12 FEET TO A TANGENT CURVE; 2) THENCE SOUTHERLY ALONG SAID TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 435.00 FEET SUBTENDING A CHORD BEARING SOUTH 24 DEGREES 50 MINUTES 08 SECONDS WEST, A CHORD DISTANCE OF 348.05 FEET AND AN ARC DISTANCE OF 358.08 FEET, TO A TANGENT LINE; 3) THENCE SOUTH 01 DEGREES 15 MINUTES 13 SECONDS WEST, A DISTANCE OF 14.53 FEET TO THE NORTHEAST CORNER OF LOT 3032 IN GRANDE RESERVE - UNIT 20 RECORDED OCTOBER 31, 2006 PER DOCUMENT 20060035289; THENCE ALONG THE NORTHERLY LINE OF SAID GRANDE RESERVE - UNIT 20 FOR THE FOLLOWING 3 COURSES: 1) THENCE NORTH 88 DEGREES 45 MINUTES 03 SECONDS WEST, A DISTANCE OF 30.00 FEET; 2) THENCE NORTH 81 DEGREES 34 MINUTES 25 SECONDS WEST, A DISTANCE OF 74.17 FEET; 3) THENCE NORTH 68 DEGREES 37 MINUTES 33 SECONDS WEST, A DISTANCE OF 445.81 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 05 SECONDS WEST, A DISTANCE OF 344.84 FEET; THENCE NORTH 86 DEGREES 36 MINUTES 11 SECONDS WEST, A DISTANCE OF 152.80 FEET; THENCE SOUTH 76 DEGREES 07 MINUTES 45 SECONDS WEST, A DISTANCE OF 176.09 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 01 DEGREES 19 MINUTES 43 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 29.30 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 170930039H, DATED, JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989)

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

DATED THIS DAY OF

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699  
LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350  
LICENSE EXPIRES APRIL 30, 2021

DATE OF FIELD SURVEY: APRIL 25, 2019

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



SURVEY PREPARED FOR

GRAND RESERVE (CHICAGO) ASLI VI, L.L.P.  
C/O AVANTI PROPERTIES GROUP  
923 N. PENNSYLVANIA AVE.  
WINTER PARK, FLORIDA 32789

FINAL PLAT OF SUBDIVISION  
OF  
GRANDE RESERVE UNIT - 27

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT - 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

LEGEND

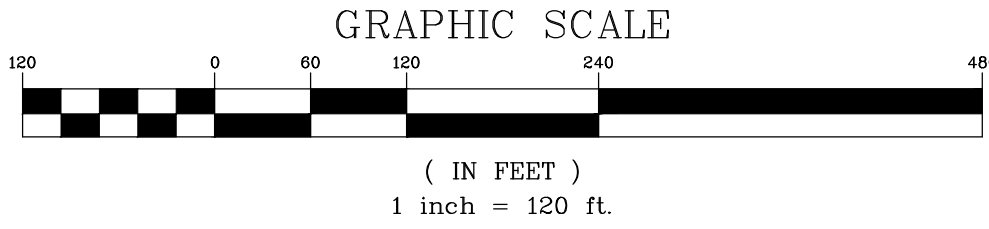
EXISTING	PROPOSED
	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	SETBACK LINE
	B.S.L. BUILDING SETBACK LINE
	P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
	S.W.M.E. STORMWATER MANAGEMENT EASEMENT
	XXX.XX MEASURED INFORMATION
	(XXX.XX) RECORD INFORMATION

AREA SUMMARY

LOTS 43-139: (16.889 AC±)	735,690 SQUARE FEET
LOT 3038: (3.245 AC±)	141,372 SQUARE FEET
OUTLOTS S-8 - S-14: (4.616 AC±)	201,070 SQUARE FEET
DEDICATED R.O.W.: (1.697 AC±)	82,629 SQUARE FEET
TOTAL: (26.647 AC±)	1,160,761 SQUARE FEET

PIN'S

02-11-276-005  
02-11-228-086



BASIS OF BEARINGS

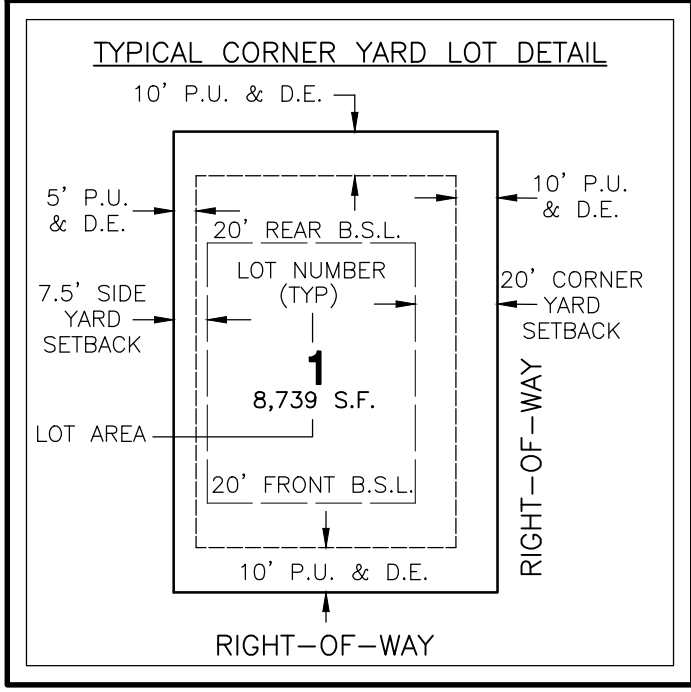
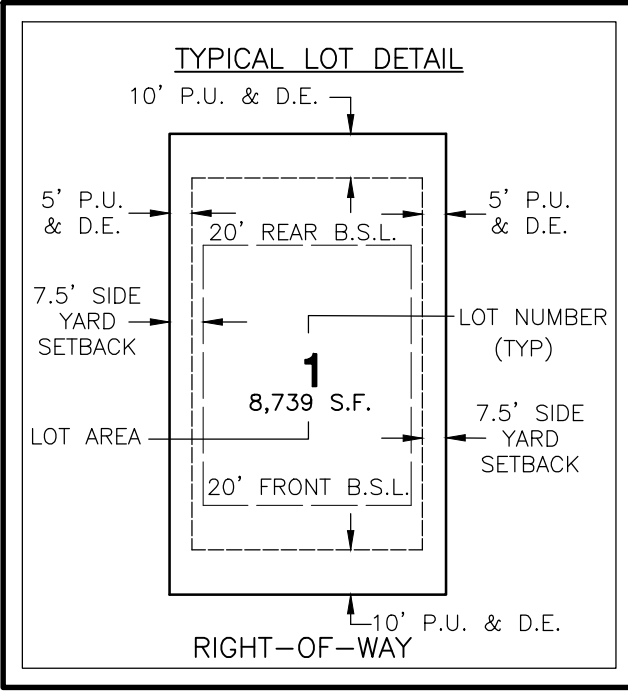
COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEYOR'S NOTES

- ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- DENOTES CONCRETE MONUMENTS.
- IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"x 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS SHOWN OTHERWISE.
- THERE SHALL BE NO DIRECT VEHICLE ACCESS ONTO STORYBOOK DRIVE FROM THE PROPOSED SUBDIVISION.
- STORMWATER MANAGEMENT EASEMENT, AND A PUBLIC UTILITY AND DRAINAGE EASEMENT ARE **HEREBY GRANTED** OVER ALL PORTIONS OF LOT 3036.
- ALL COURTS AND PRIVATE STREETS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- PUBLIC UTILITIES AND DRAINAGE EASEMENTS, AND INGRESS AND EGRESS EASEMENTS ARE **HEREBY GRANTED** OVER ALL PORTIONS OF LOTS 1008 THROUGH 1014.
- LOT 3038, INCLUSIVE, SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.

SHEET INDEX

SHEET 1 OF 5	OVERALL BOUNDARY
SHEET 2 OF 5	BOUNDARY DETAIL
SHEET 3-4 OF 5	LOT DETAIL INFORMATION, SETBACKS, RIGHT-OF-WAY DIMENSIONS AND EASEMENTS
SHEET 5 OF 5	PROVISIONS, CERTIFICATIONS AND SIGNATURES



LINE	BEARING	LENGTH
L1	S63°46'49"W	25.99'
L2	S26°13'11"E	66.00'
L3	N63°46'49"E	31.35'
L4	S34°44'48"E	185.58'
L5	S55°15'12"W	46.00'
L6	S34°44'48"E	136.00'
L7	S55°15'12"W	180.00'
L8	S01°11'13"E	18.62'
L9	N88°48'47"E	20.74'
L10	S01°11'13"E	180.00'
L11	S88°48'47"W	16.00'
L12	S01°11'13"E	60.00'
L14	S01°11'13"E	41.00'
L15	S88°48'47"W	38.65'
L16	S01°11'13"E	41.00'
L17	N88°48'47"E	135.89'
L18	S01°17'32"E	219.52'
L19	S88°42'28"W	27.22'
L20	S01°17'32"E	68.82'
L21	S88°48'47"W	229.20'
L22	N01°11'13"W	33.39'
L23	S88°42'37"W	195.90'
L24	S01°17'32"E	62.99'
L25	S88°42'28"W	66.00'
L26	S01°17'32"E	116.00'
L27	S88°42'28"W	253.50'
L28	S01°17'32"E	15.00'
L29	S88°42'28"W	120.00'
L30	N01°17'32"W	38.50'
L31	S88°42'28"W	211.11'

SHEET <b>1</b> OF <b>5</b>	PROJ. MGR.: SJP PROJ. ASSOC.: MGS DRAWN BY: MGS DATE: 07-31-19 SCALE: 1"=120'
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GRANDE RESERVE UNIT - 27 UNITED CITY OF YORKVILLE, ILLINOIS FINAL PLAT OF SUBDIVISION
---

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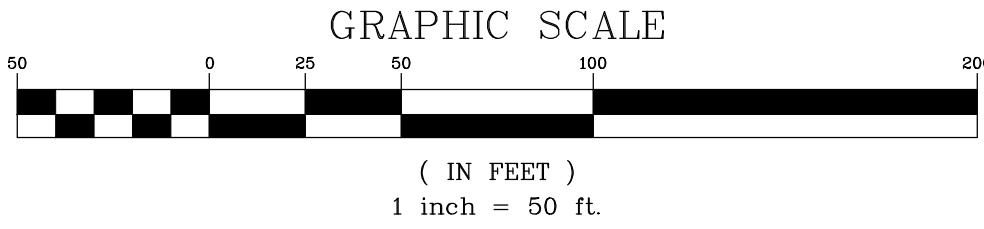
DATE	REVISIONS	DRAWN BY
09-03-19	REVISED PER CITY COMMENTS	MGS
08-15-19	REVISED PER CITY COMMENTS	MGS





FINAL PLAT OF SUBDIVISION  
OF  
GRANDE RESERVE UNIT - 27

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT - 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	LOT LINE	
	EASEMENT LINE	
	SETBACK LINE	
	B.S.L.	BUILDING SETBACK LINE
	S.W.M.E.	STORMWATER MANAGEMENT EASEMENT
	XXX.XX	MEASURED INFORMATION
	(XXX.XX)	RECORD INFORMATION
	PUBLIC UTILITY AND DRAINAGE EASEMENT, & INGRESS/EGRESS EASEMENT	
	HEREBY GRANTED	

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14.00'	13.08'	S61°56'59"W	12.61'
C2	60.00'	56.04'	S61°56'59"W	54.03'
C3	60.00'	56.04'	S64°32'02"E	54.03'
C4	14.00'	13.08'	S64°32'02"E	12.61'
C5	170.00'	44.98'	S83°36'27"E	44.85'
C6	14.00'	13.08'	N62°03'18"E	12.61'
C7	60.00'	56.04'	N62°03'18"E	54.03'
C8	60.00'	56.04'	N64°25'43"W	54.03'
C9	14.00'	13.08'	N64°25'43"W	12.61'
C10	230.00'	63.66'	N83°15'27"W	63.46'
C11	165.00'	53.26'	N81°56'25"W	53.03'
C12	14.00'	19.33'	S49°15'57"W	17.83'
C13	60.00'	82.83'	S49°15'57"W	76.41'
C14	225.00'	73.62'	S81°48'47"E	73.29'
C15	30.00'	47.12'	N46°11'13"W	42.43'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C16	14.00'	21.99'	N46°11'13"W	19.80'
C17	60.00'	82.83'	N51°38'23"W	76.41'
C18	14.00'	19.33'	N51°38'23"W	17.83'
C19	14.00'	19.33'	N49°15'57"E	17.83'
C20	60.00'	82.83'	N49°15'57"E	76.41'
C21	121.50'	57.66'	S12°56'28"W	57.12'
C22	130.00'	65.71'	N78°15'39"E	65.01'
C23	60.00'	37.50'	S05°50'09"E	36.89'
C24	70.00'	65.10'	S89°34'31"E	62.78'
C25	367.00'	5.41'	N63°21'29"E	5.41'
C26	14.00'	13.08'	S61°30'17"E	12.61'
C27	60.00'	56.04'	S61°30'17"E	54.03'
C28	60.00'	56.04'	N07°59'19"W	54.03'
C29	14.00'	13.08'	N07°59'19"W	12.61'

DETAIL "B"

SCALE: 1"=20'

LINE	BEARING	LENGTH
L1	S63°46'49"W	25.99'
L2	S26°13'11"E	66.00'
L3	N63°46'49"E	31.35'
L4	S34°44'48"E	185.58'
L5	S55°15'12"W	46.00'
L6	S34°44'48"E	136.00'
L7	S55°15'12"W	180.00'
L8	S01°11'13"E	18.62'
L9	N88°48'47"E	20.74'
L10	S01°11'13"E	180.00'
L11	S88°48'47"W	16.00'
L12	S01°11'13"E	60.00'
L13	S01°11'13"E	41.00'
L14	S88°48'47"W	38.65'
L15	S01°11'13"E	41.00'
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L21	N01°11'13"W	33.39'
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L24	S88°42'28"W	66.00'
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L28	S88°42'28"W	120.00'
L29	S01°17'32"E	38.50'
L30	S88°42'28"W	211.11'

LINE	BEARING	LENGTH
L32	S23°38'18"W	11.17'
L33	N42°44'13"E	26.93'
L34	S45°19'16"E	26.93'
L35	S26°13'21"E	23.03'
L36	N23°44'37"E	11.17'
L37	S26°07'02"E	11.17'
L38	N23°44'37"E	11.17'
L39	N42°50'32"E	26.93'
L40	S45°12'57"E	26.93'
L41	N26°07'02"W	11.17'
L42	N44°47'03"E	23.45'
L43	N63°52'58"E	11.17'
L44	N50°49'47"W	31.15'
L45	N23°44'37"E	11.17'
L46	S26°07'02"E	11.17'
L47	N12°51'18"E	12.08'
L48	N37°33'30"E	29.18'
L49	N88°42'39"E	11.17'
L50	S72°11'26"E	23.45'
L51	N19°45'05"E	23.45'
L52	S38°51'00"W	11.17'
L53	N80°11'01"E	11.17'
L54	S80°43'04"E	23.45'
L55	S11°13'27"W	23.45'
L56	N30°19'22"E	11.17'



MATCHLINE - SEE SHEET 04

SHEET <b>3</b> OF <b>5</b>	PROJ. MGR.: SJP	GRANDE RESERVE UNIT - 27 UNITED CITY OF YORKVILLE, ILLINOIS FINAL PLAT OF SUBDIVISION
	PROJ. ASSOC.: MGS	
	DRAWN BY: MGS	
	DATE: 07-31-19	
GRCYVLO2	SCALE: 1"=50'	

DATE	REVISIONS	DRAWN BY
09-03-19	REVISED PER CITY COMMENTS	MGS
08-15-19	REVISED PER CITY COMMENTS	MGS

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FINAL PLAT OF SUBDIVISION  
OF  
**GRANDE RESERVE UNIT - 27**

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT - 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	SETBACK LINE
	B.S.L. BUILDING SETBACK LINE
	S.W.M.E. STORMWATER MANAGEMENT EASEMENT
	XXX.XX MEASURED INFORMATION (XXX.XX) RECORD INFORMATION
	PUBLIC UTILITY AND DRAINAGE EASEMENT, & INGRESS/EGRESS EASEMENT HEREBY GRANTED

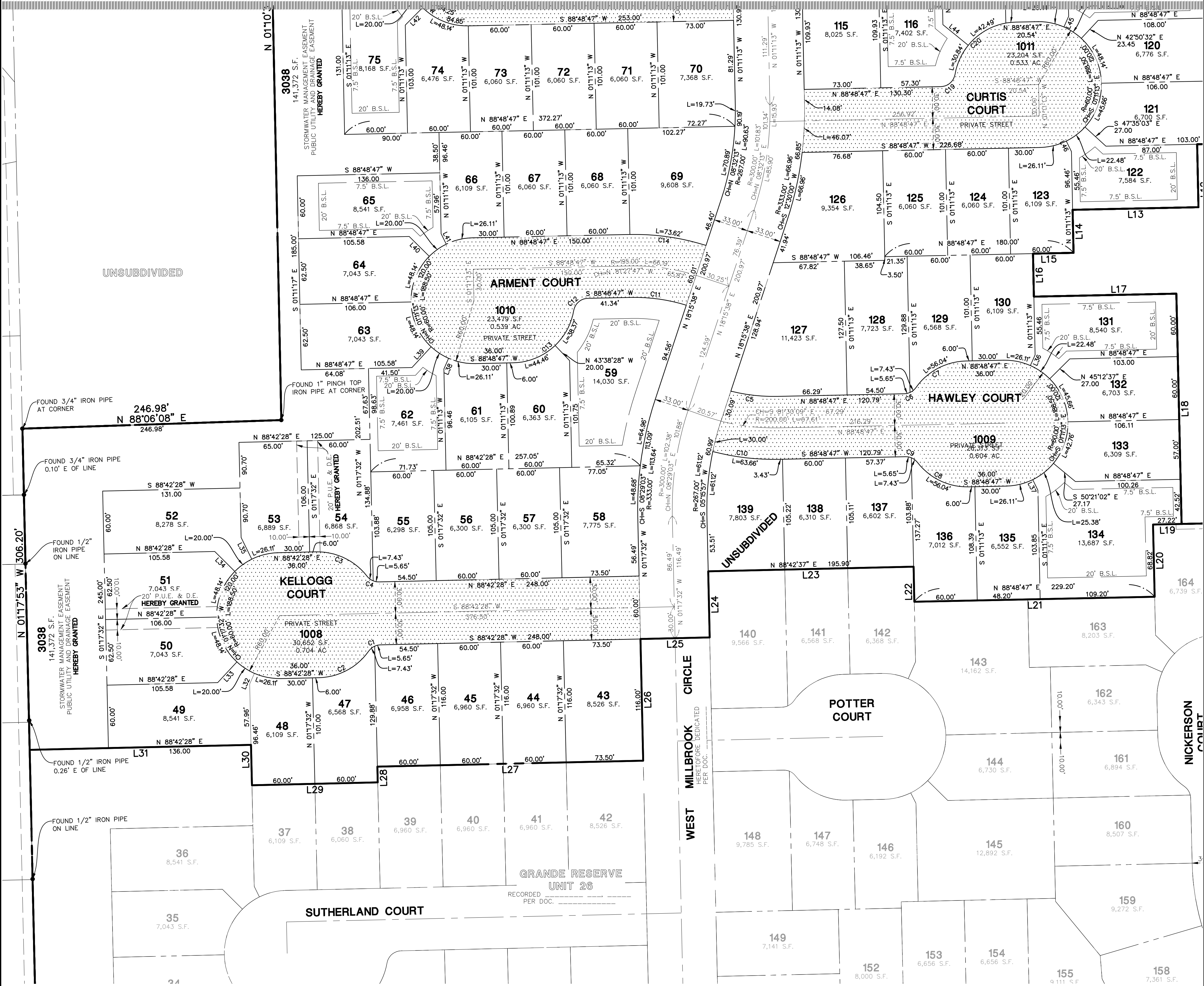
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C20	60.00'	82.83'	N49°15'57"E	76.41'
C21	121.50'	57.66'	S12°56'28"W	57.12'
C22	130.00'	65.71'	N78°15'39"E	65.01'
C23	60.00'	37.50'	S05°50'09"E	36.89'
C24	70.00'	65.10'	S89°34'31"E	62.78'
C25	367.00'	5.41'	N63°21'29"E	5.41'
C26	14.00'	13.08'	S61°30'17"E	12.61'
C27	60.00'	56.04'	S61°30'17"E	54.03'
C28	60.00'	56.04'	N07°59'19"W	54.03'
C29	14.00'	13.08'	N07°59'19"W	12.61'

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

MATCHLINE - SEE SHEET 03





[illegible]









*Engineering Enterprises, Inc.*

August 13, 2019

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

**Re: Grande Reserve-Units 26 and 27  
United City of Yorkville, Kendall County, Illinois**

Dear Krysti:

We are in receipt of the following items for the above referenced project:

- Final Plat of Subdivision, dated July 12, 2019 prepared by Manhard.

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

1. A reference to Lot 3034 in Grande Reserve Unit 23 needs to be added to the short legal description under the title.
2. All lots will need to be numbered. Letters and outlots will not be allowed.
3. The City Plan Commission Certificate needs to be changed to read "City Planning and Zoning Commission Certificate".
4. Easement provisions are needed for the ingress/egress easements.
5. We will need to review the plat against the engineering plans when they are submitted.

Ms. Krysti Barksdale-Noble

August 13, 2019

Page 2 of 2

The plat should be revised and resubmitted for further review. If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

A handwritten signature in dark ink, appearing to read 'B. Sanderson', with a long horizontal flourish extending to the right.

Bradley P. Sanderson, P.E.  
Vice President

pc: Mr. Bart Olson, City Administrator (via e-mail)  
Ms. Erin Willrett, Assistant City Administrator (via e-mail)  
Mr. Jason Engberg, Senior Planner (via e-mail)  
Mr. Eric Dhuse, Director of Public Works (via e-mail)  
Ms. Lisa Pickering, City Clerk (via e-mail)  
Ms. Kathy Field-Orr, City Attorney (Via e-mail)  
Mr. Dean Edmeier, North Branch Land Company, LLC (Via e-mail)  
JAM, TNP, EEI (Via e-mail)



*Engineering Enterprises, Inc.*

September 27, 2019

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

**Re: Grande Reserve-Units 26 and 27  
United City of Yorkville, Kendall County, Illinois**

Dear Krysti:

We are in receipt of the following items for the above referenced project:

- Final Plat of Subdivision, dated July 31, 2019 prepared by Manhard.

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

1. A reference to Lot 3034 in Grande Reserve Unit 23 needs to be added to the short legal description under the title on pages 3-5 on the Unit 26 plat.
2. The area summary tables for both units need the outlot reference removed.
3. On sheet 4 of 5 in Unit 26 plat, move the callout for the Lot 1004 off of the radius callout and on sheet 4 of 5 in the Unit 27 plat, move the callout for Lot 1009 off of the private street text.
4. The text "UNSUBDIVIDED" should be removed from Lot 139.

5. The text "UNSUBDIVIDED" should be removed from West Millbrook Circle on page one of Unit 27.
6. The text "UNSUBDIVIDED" should be removed from West Millbrook Circle on page one of Unit 26.
7. The building setback lines for lot 1 in Unit 26 and Lot 101 in Unit 27 need to be shown on the plat.
8. We will need to review the plat against the engineering plans when they are submitted.

The plat should be revised and resubmitted for further review. If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.  
Vice President

pc: Mr. Bart Olson, City Administrator (via e-mail)  
Ms. Erin Willrett, Assistant City Administrator (via e-mail)  
Mr. Jason Engberg, Senior Planner (via e-mail)  
Mr. Eric Dhuse, Director of Public Works (via e-mail)  
Ms. Lisa Pickering, City Clerk (via e-mail)  
Ms. Kathy Field-Orr, City Attorney (Via e-mail)  
Mr. Dean Edmeier, North Branch Land Company, LLC (Via e-mail)  
JAM, TNP, EEI (Via e-mail)





# Memorandum

To: Planning and Zoning Commission  
From: Lisa Pickering, City Clerk  
CC: Bart Olson, City Administrator  
Krysti Barksdale-Noble, Community Development Director  
Date: October 1, 2019  
Subject: Planning and Zoning Commission Meeting Schedule for 2020

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## **Summary**

Proposed 2020 meeting schedule for the Planning and Zoning Commission.

## **Meeting Schedule for 2020**

For 2020, if the Planning and Zoning Commission would like to continue meeting the second Wednesday of the month at 7:00 p.m., the proposed meeting dates would be as follows:

- January 8, 2019
- February 12, 2019
- March 11, 2019
- April 8, 2019
- May 13, 2019
- June 10, 2019
- July 8, 2019
- August 12, 2019
- September 9, 2019
- October 14, 2019
- November 18, 2019 (Please note: 3<sup>rd</sup> Wednesday of month due to Veterans Day holiday)
- December 9, 2019

## **Recommendation**

Staff recommends review of the proposed meeting dates and time so that a meeting schedule can be finalized for 2020.