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

AGENDA
ECONOMIC DEVELOPMENT COMMITTEE MEETING
Tuesday, June 7, 2022
6:00 p.m.
City Hall Conference Room
800 Game Farm Road, Yorkville, IL

This meeting has been cancelled.

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AGENDA
ECONOMIC DEVELOPMENT COMMITTEE MEETING
Tuesday, June 7, 2022
6:00 p.m.
City Hall Conference Room
800 Game Farm Road, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: May 3, 2022

New Business:

1. EDC 2022-30 Building Permit Report for April 2022
2. EDC 2022-31 Building Inspection Report for April 2022
3. EDC 2022-32 Property Maintenance Report for April 2022
4. EDC 2022-33 Economic Development Report for May 2022
5. EDC 2022-34 Graham C Stores (Rezoning, Special Use, Sign Variance, Final Plat) – 107 E. Stagecoach Trl. – Proposed New Fuel Station & Convenience Store
6. EDC 2022-35 Comprehensive Plan Amendment (Bricolage Wellness/Windmill Farms)
7. EDC 2022-36 Bristol Bay Units 10 & 12 Proposed Final Plat Approval for Multi-Family Townhome Units

Old Business:

1. EDC 2020-32 Urban Chickens
2. EDC 2021-44 Lisa Pickering Loop – Proposed Virtual Bike Path & Monument

Additional Business:

2019 – 2021 City Council Goals – Economic Development Committee		
Goal	**Priority**	**Staff**
"Southside Development"	4	Bart Olson, Krysti Barksdale-Noble & Lynn Dubajic
"Downtown and Riverfront Development"	5	Bart Olson, Tim Evans & Krysti Barksdale-Noble
"Metra Extension"	7	Bart Olson, Rob Fredrickson, Eric Dhuse, Krysti Barksdale-Noble & Erin Willrett
"Manufacturing and Industrial Development"	8 (tie)	Bart Olson, Krysti Barksdale-Noble, Erin Willrett, Lynn Dubajic, Eric Dhuse & Brad Sanderson
"Expand Economic Development Efforts"	10	Krysti Barksdale-Noble & Lynn Dubajic
"Revenue Growth"	13	Rob Fredrickson, Krysti Barksdale-Noble & Lynn Dubajic
"Entrance Signage"	17	Krysti Barksdale-Noble & Erin Willrett

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, June 7, 2022
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

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1. May 3, 2022
   - ☐ Approved _____
     - ☐ As presented
     - ☐ With corrections

NEW BUSINESS:

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1. EDC 2022-30 Building Permit Report for April 2022
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

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2. EDC 2022-31 Building Inspection Report for April 2022
   - ☐ Informational Item
   - ☐ Notes _____

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3. EDC 2022-32 Property Maintenance Report for April 2022
   - ☐ Informational Item
   - ☐ Notes _____

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4. EDC 2022-33 Economic Development Report for May 2022
   - ☐ Informational Item
   - ☐ Notes _____

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5. EDC 2022-34 Graham C Stores (Rezoning, Special Use, Sign Variance, Final Plat) – 107 E. Stagecoach Trl. – Proposed New Fuel Station & Convenience Store
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

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6. EDC 2022-35 Comprehensive Plan Amendment (Bricolage Wellness/Windmill Farms)
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

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7. EDC 2022-36 Bristol Bay Units 10 & 12 Proposed Final Plat Approval for Multi-Family Townhome Units
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

OLD BUSINESS:

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1. EDC 2020-32 Urban Chickens
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

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2. EDC 2021-44 Lisa Pickering Loop – Proposed Virtual Bike Path and Monument
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

ADDITIONAL BUSINESS:

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

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – May 3, 2022

Meeting and Date: Economic Development Committee – June 7, 2022

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker

Name Department

Agenda Item Notes:

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

UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, May 3, 2022, 6:00pm
City Council Chambers
800 Game Farm Rd., Yorkville, IL

Note: In accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Agency Act, remote attendance was allowed for this meeting to encourage social distancing due to the ongoing Covid-19 pandemic.

In Attendance:
Committee Members
Chairman Jason Peterson/in-person Alderman Ken Koch/in-person
Alderman Chris Funkhouser/in-person

Absent: Alderman Joe Plocher

Other City Officials
City Administrator Bart Olson/in-person
Assistant City Administrator Erin Willrett/in-person
Community Development Director Krysti Barksdale-Noble/electronic attendance
Senior Planner Jason Engberg/electronic attendance
Code Official Pete Ratos/in-person

Other Guests
City Consultant Lynn Dubajic Kellogg/in-person
Mark Foster, *Kendall County Record*/in-person

The meeting was called to order at 6:00pm by Chairman Jason Peterson.

Citizen Comments None

Minutes for Correction/Approval April 5, 2022
The minutes were approved as presented.

New Business
1. EDC 2022-24 Building Permit Report for March 2022
Mr. Ratos reported 151 permits issued including 28 single-family permits and 15 commercial. This represents $9 million in construction value. He said many of the permits were issued for Raintree Village.

2. EDC 2022-25 Building Inspection Report for March 2022
There were 767 inspections in March with 201 outsourced and 566 done in-house. Mr. Ratos said he did several inspections for Kendall County.

3. EDC 2022-26 Property Maintenance Report for March 2022

There was one case heard in March which involved motor vehicles on property and it was dismissed since the cars were removed. Other cases were responded to, however, only one citation was necessary.

4. EDC 2022-27 Economic Development Report for April 2022

Ms. Dubajic Kellogg reported that Noodles, Gerber Collision and Glass, Chipotle, Belle Tire and Iconic Coffee will be coming to Yorkville and Pet Supplies Plus will be remodeled. The Williams Group has their space 100% leased. Second Chance Cardio has moved and the We Grow Kids has sold their building to the school district. Dakotas will be moving into the Butcher Block space.

5. EDC 2022-28 Microbrewery/Brewpub/Microwinery Zoning Code Text Amendment

Mr. Engberg said this is a staff text amendment. The liquor license code was earlier amended and placed several breweries in the same class for liquor code licenses. Staff proposed changes to better align with the zoning ordinance and the liquor license code. Mr. Engberg discussed the primary changes and said they include a limit of 50,000 gallons of wine per year which matches the state statute. The changes also remove any requirements that the facility must be ancillary to a restaurant. He said this matter will go to Public Hearing at the Planning and Zoning Commission next week.

Alderman Funkhouser asked if there is a definition for "hand-capped" and said he interpreted it as a manual sealing of bottles. It was decided that the word "sealed" should be used instead. Chairman Peterson asked what the state statute said and if this amendment will make it easier for businesses to start. There is no quantity limit for licenses for the 3 categories and the process will be monitored by the state. It was stated that mead is a type of wine, rather than beer.

6. EDC 2022-29 Future Land Use Change – South Eldamain Corridor Properties

Mr. Engberg said last year the city had discussions with the county about changing future land uses on Eldamain and Highpoint Rd. Much of the city uses were for residential while the county uses were mixed use business. The east side of Eldamain is within the city limits and Plano has the west side. In the Comp Plan, the city focused on the unfinished subdivisions and the county reached out to property owners of some of the farm land. One owner preferred mixed use business, while others preferred to wait to state a preference. Kendall County took this information to their Planning Board and ZBA. Mr. Engberg is seeking comments from the committee and staff will continue to look at the area trends. This item will proceed to PZC in June. Chairman Peterson asked for further landowner feedback from the county. Staff will also re-evaluate potential uses when the city updates the Comp Plan.

Old Business:

1. EDC 2020-32 Urban Chickens

This was discussed last year and was placed on the agenda at Alderman Funkhouser's request since a handful of residents have continued interest. No action was taken when it was last discussed and he hopes it can move forward. Chairman Peterson said that most subdivision HOA's do not allow chickens. Alderman Funkhouser noted that a survey of 28 HOA's, showed a split on allowing vs. not allowing. Alderman Koch noted that he is

aware of 2 subdivisions that would put restrictions in place if chickens were allowed by ordinance. Possible problems include dogs chasing chickens, smell, noise, and others. Chairman Peterson shared some of the comments he has received from residents. The committee talked about some of the restrictions that would be put in place if chickens were to be allowed such as solid fencing, limit on number of chickens, lot size, setbacks, etc. Alderman Funkhouser said he wishes to re-address the lot size and setbacks and also does not want chickens on multi-tenant building lots.

Staff was asked to look at size lots – 8,000 to 10,000 sq. ft., maximum number of chickens, language about fencing/other enclosure and other restrictions. Alderman Funkhouser asked for a map of lot sizes which staff will compile for next month.

Additional Business: None

There was no further business and the meeting adjourned at 6:46pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker/in-person

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

Agenda Item Number

New Business #1

Tracking Number

EDC 2022-30

Agenda Item Summary Memo

Title: Building Permit Report for April 2022

Meeting and Date: Economic Development Committee – June 7, 2022

Synopsis: All permits issued in April 2022.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert (Name) Community Development (Department)

Agenda Item Notes:

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UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

April 2022

TYPES OF PERMITS

	Number of Permits Issued	SFD *Single Family Detached*	SFA *Single Family Attached*	Multi-Family *Apartments Condominiums*	Commercial *Includes all Permits Issued for Commercial Use*	Industrial	Misc.	Construction Cost	Permit Fees
April 2022	133	12	4	0	5	0	112	3,850,576.00	127,363.13
Calendar Year 2022	401	59	12	0	33	0	297	18,759,555.00	493,882.15
Fiscal Year 2022	1519	209	148	0	108	0	1054	70,278,932.00	2,425,315.04
April 2021	253	32	2	0	23	0	196	8,588,651.00	272,385.41
Calendar Year 2021	536	99	24	0	50	0	363	24,710,660.00	890,237.69
Fiscal Year 2021	1975	272	118	0	101	0	1484	73,332,344.00	3,185,398.02
April 2020	184	13	2	0	12	0	157	3,467,956.00	131,472.16
Calendar Year 2020	386	46	4	0	39	0	297	11,738,512.00	466,252.02
Fiscal Year 2020	2247	141	34	0	113	0	1959	53,402,962.00	1,724,672.01
April 2019	131	7	5	0	6	0	113	4,318,097.00	132,864.78
Calendar Year 2019	281	48	5	0	43	0	185	17,469,980.00	606,829.72
Fiscal Year 2019	980	217	5	0	118	0	640	56,778,613.00	2,066,352.00

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

Agenda Item Number

New Business #2

Tracking Number

EDC 2022-31

Agenda Item Summary Memo

Title: Building Inspection Report for April 2022

Meeting and Date: Economic Development Committee – June 7, 2022

Synopsis: All inspections scheduled in April 2022.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert (Name) Community Development (Department)

Agenda Item Notes:

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INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	003-FIN FINAL INSPECTION	20180142	1933 PRAIRIE ROSE LN	99		04/12/2022
		Comments1: BASEMENT FINISH MARK 630-391-3316 -- SEE					
		Comments2: INSPECTION REPORT					
BC	_____	004-FEL FINAL ELECTRIC					04/12/2022
		Comments1: SEE INSPECTION TICKET					
BC	_____ AM	005-REI REINSPECTION					04/27/2022
		Comments1: MARK DILDAY 630-691-3316					
GH	_____	019-FIN FINAL INSPECTION	20190886	2061 WREN RD	29		04/12/2022
		Comments1: STEVE 630-546-1085 -- SEE INSPECTION REP					
		Comments2: ORT					
GH	_____	020-FEL FINAL ELECTRIC					04/12/2022
GH	_____	021-FMC FINAL MECHANICAL					04/12/2022
PR	_____	022-PLF PLUMBING - FINAL OSR READ					04/12/2022
		Comments1: STEVE 630-546-1085					
BF	_____ AM	019-FIN FINAL INSPECTION	20201307	928 GILLESPIE LN	141		04/20/2022
		Comments1: ABBY 630-365-7229 RE BUILDING					
BF	_____ AM	012-FIN FINAL INSPECTION	20201310	924 GILLESPIE LN	139		04/20/2022
		Comments1: ABBY 630-365-7229					
BF	_____ AM	013-FEL FINAL ELECTRIC					04/20/2022
BF	_____ AM	014-FMC FINAL MECHANICAL					04/20/2022
PBF	_____ AM	015-PLF PLUMBING - FINAL OSR READ					04/20/2022
		Comments1: KENDALL MARKETPLACE -- ABBY 630-365-7229					
GH	_____	016-FIN FINAL INSPECTION	20210149	3732 BAILEY RD	135		04/14/2022
		Comments1: ZACH --224-340-5860					
GH	_____	017-FEL FINAL ELECTRIC					04/14/2022
GH	_____	018-FMC FINAL MECHANICAL					04/14/2022
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					04/14/2022
		Comments1: GRANDE RESERVE -- ZACH 224-340-5860					
EEI	_____	020-EFL ENGINEERING - FINAL INSPE					04/18/2022
		Comments1: WINTER CONDITIONS					
GH	_____ AM	021-WK SERVICE WALK				04/28/2022	
		Comments1: 630-232-2255					

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	022-EPW ENGINEERING- PUBLIC WALK					04/28/2022
		Comments1: PARTIAL - NEED TO INSTALL ACROSS DRIVEWA					
		Comments2: Y AND SQUARE NORTH OF DRIVEWAY					
GH	_____	016-FIN FINAL INSPECTION	20210150	3734 BAILEY RD	1354		04/01/2022
		Comments1: ZACH 224-340-5860					
GH	_____	017-FEL FINAL ELECTRIC					04/01/2022
GH	_____	018-FMC FINAL MECHANICAL					04/01/2022
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					04/01/2022
		Comments1: GRANDE RESERVE -- ZACH 224-340-5860					
GH	_____ AM	020-WK SERVICE WALK				04/28/2022	
		Comments1: WEST SUB 630-232-2255					
GH	_____ AM	021-WK SERVICE WALK	20210151	3736 BAILEY RD	1351	04/28/2022	
		Comments1: WEST SUB 630-232-2255					
GH	_____ AM	021-WK SERVICE WALK	20210152	3738 BAILEY RD	1352	04/28/2022	
		Comments1: WEST SUB 630-232-2255					
GH	_____ AM	020-WK SERVICE WALK	20210153	3740 BAILEY RD	1351	04/28/2022	
		Comments1: WEST SUB -- 630-232-2255					
GH	_____	022-EPW ENGINEERING- PUBLIC WALK	20210154	3722 BAILEY RD	1361		04/28/2022
		Comments1: PARTIAL					
GH	_____	021-EPW ENGINEERING- PUBLIC WALK	20210155	3724 BAILEY RD	1362		04/28/2022
GH	_____	020-EPW ENGINEERING- PUBLIC WALK	20210156	3726 BAILEY RD	1363		04/28/2022
GH	_____	019-EPW ENGINEERING- PUBLIC WALK	20210157	3728 BAILEY RD	1364		04/28/2022
GH	_____	019-EPW ENGINEERING- PUBLIC WALK	20210158	3730 BAILEY RD	1365		04/28/2022
BC	_____	019-EPW ENGINEERING- PUBLIC WALK	20210416	2072 WHITEKIRK LN	97		04/05/2022
		Comments1: MIDWESTERN 815-839-8175					
BC	_____ AM	020-EPW ENGINEERING- PUBLIC WALK					04/12/2022
		Comments1: MIDWEST 815-839-8175					
BC	_____ AM	020-EPW ENGINEERING- PUBLIC WALK	20210421	2078 WHITEKIRK LN	98		04/05/2022
		Comments1: MIDWESTERN 815-839-8175					
BC	_____ AM	021-EPW ENGINEERING- PUBLIC WALK					04/12/2022
		Comments1: MIDWEST 815-839-8175					

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____ AM	021-EPW ENGINEERING- PUBLIC WALK	20210422	2066 DUNBAR CT	95		04/05/2022
	Comments1: MIDWESTERN -- 815-839-8175						
BC	_____ AM	020-EPW ENGINEERING- PUBLIC WALK	20210530	2068 WHITEKIRK LN	96		04/05/2022
	Comments1: MIDWESTERN 815-839-8175						
BC	_____	021-EPW ENGINEERING- PUBLIC WALK					04/12/2022
	Comments1: MIDWEST 815-839-8175						
GH	_____	016-STP STOOP	20210558	1232 HAWK HOLLOW DR	273		04/08/2022
	Comments1: UPLAND 630-465-1159 -- FRONT						
GH	_____	017-PHD POST HOLE - DECK					04/26/2022
	Comments1: JOSE 630-465-1159						
GH	_____	018-PPS PRE-POUR, SLAB ON GRADE					04/28/2022
	Comments1: JOSE 630-465-1159						
GH	_____	014-STP STOOP	20210559	1234 HAWK HOLLOW DR	273		04/08/2022
	Comments1: UPLAND 630-465-1159--FRONT						
GH	_____	015-PHD POST HOLE - DECK					04/26/2022
	Comments1: JOSE 630-465-1159						
GH	_____ AM	016-PPS PRE-POUR, SLAB ON GRADE					04/28/2022
	Comments1: JOSE -- 630-465-1159						
EEI	_____ AM	028-REI REINSPECTION	20210577	3965 SHOEGER DR	34		04/25/2022
	Comments1: UNABLE TO KEY B-BOX						
EEI	_____	027-REI REINSPECTION	20210578	3963 SHOEGER DR	34	04/25/2022	
GH	_____ AM	017-EPW ENGINEERING- PUBLIC WALK	20210793	3126 JUSTICE DR	616		04/19/2022
	Comments1: JOSE UPLAND 630-465-1159						
GH	_____	018-PWK PRIVATE WALKS				04/25/2022	
	Comments1: JOSE UPLAND 630-465-1159 ((((CANCELLED))						
	Comments2:))						
GH	_____ AM	018-EPW ENGINEERING- PUBLIC WALK	20210794	3129 JUSTICE DR	687		04/19/2022
	Comments1: JOSE UPLAND 630-465-1159						
GH	_____	019-PWK PRIVATE WALKS					04/25/2022
	Comments1: JOSE UPLAND 630-465-1159						
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20210809	3161 JUSTICE DR	697		04/06/2022
	Comments1: CHRIS 224-358-1606						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	006-BSM BASEMENT FLOOR					04/13/2022
		Comments1: CHRIS 224-358-1606					
GH	_____	007-GAR GARAGE FLOOR					04/13/2022
GH	_____	008-GPL GREEN PLATE INSPECTION					04/28/2022
		Comments1: CHRIS 224-358-1606					
GH	_____	014-FIN FINAL INSPECTION	20210892	1272 HAWK HOLLOW DR	2691		04/05/2022
		Comments1: GEORGE -- 630-549-9538					
GH	_____	015-FEL FINAL ELECTRIC					04/05/2022
GH	_____	016-FMC FINAL MECHANICAL					04/05/2022
PBF	_____	017-PLF PLUMBING - FINAL OSR READ					04/05/2022
		Comments1: RAINTREE -- GEORGE 630-549-9538					
EEI	_____	018-EFL ENGINEERING - FINAL INSPE					04/04/2022
		Comments1: WINTER CONDITIONS, OK TO TEMP					
GH	_____	014-FIN FINAL INSPECTION	20210893	1274 HAWK HOLLOW DR	2691		04/04/2022
		Comments1: GEORGE 630-549-9538					
GH	_____	015-FEL FINAL ELECTRIC					04/04/2022
GH	_____	016-FMC FINAL MECHANICAL					04/04/2022
PR	_____	017-PLF PLUMBING - FINAL OSR READ					04/04/2022
		Comments1: GEORGE -- 630-549-9538					
EEI	_____	018-EFL ENGINEERING - FINAL INSPE					04/04/2022
		Comments1: WINTER CONDITIONS, OK TO TEMP					
GH	_____	009-RFR ROUGH FRAMING	20210894	1244 HAWK HOLLOW DR	2722		04/05/2022
		Comments1: GEORGE 630-549-9538 -- SEE INSPECTION RE					
		Comments2: PORT					
GH	_____	010-REL ROUGH ELECTRICAL					04/05/2022
GH	_____	011-RMC ROUGH MECHANICAL					04/05/2022
		Comments1: SEE INSPECTION TICKET					
PR	_____	012-PLR PLUMBING - ROUGH					04/05/2022
		Comments1: GEORGE 630-549-9538					
GH	_____	013-INS INSULATION					04/07/2022
		Comments1: GEORGE 630-549-9538					

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	014-SUM SUMP					04/08/2022
	Comments1: RAINTREE -- CATHY 630-387-2001						
GH	_____	015-PPS PRE-POUR, SLAB ON GRADE					04/08/2022
	Comments1: UPLAND 630-465-1159 GAR STP						
GH	_____	016-REI REINSPECTION					04/07/2022
	Comments1: ROUGH FRAMING						
GH	_____	017-REI REINSPECTION					04/07/2022
	Comments1: ROUGH MECHANICAL						
GH	_____	018-PHD POST HOLE - DECK					04/26/2022
	Comments1: JOSE 630-465-1159						
GH	_____ AM	019-PPS PRE-POUR, SLAB ON GRADE					04/28/2022
	Comments1: PATIO -- JOSE -- 630-465-1159						
GH	_____	009-RFR ROUGH FRAMING	20210895	1242 HAWK HOLLOW DR	2722		04/06/2022
	Comments1: GEORGE 630-549-9538 SEE INSPECTION REPOR						
	Comments2: T						
GH	_____	010-REL ROUGH ELECTRICAL					04/06/2022
GH	_____	011-RMC ROUGH MECHANICAL					04/06/2022
PBF	_____	012-PLR PLUMBING - ROUGH					04/06/2022
	Comments1: RAINTREE -- GEORGE 630-549-9538						
GH	_____	013-INS INSULATION					04/08/2022
	Comments1: GEORGE 630-549-9538						
PR	_____ PM	014-SUM SUMP					04/08/2022
	Comments1: RAINTREE - CATHY 630-387-2001						
GH	_____	015-PPS PRE-POUR, SLAB ON GRADE					04/08/2022
	Comments1: UPLAND 630-465-1159 GAR STP						
GH	_____	016-PHD POST HOLE - DECK					04/26/2022
	Comments1: JOSE 630-465-1159						
GH	_____ AM	017-PPS PRE-POUR, SLAB ON GRADE					04/28/2022
	Comments1: PATIO -- JOSE -- 630-465-1159						
GH	_____ AM	022-EPW ENGINEERING- PUBLIC WALK	20210942	2954 OLD GLORY DR	265		04/12/2022
	Comments1: CLEAN EDGE 630-364-0224						
GH	_____ AM	023-WK SERVICE WALK					04/12/2022

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ AM	019-EPW ENGINEERING- PUBLIC WALK	20210949	3121 JUSTICE DR	685		04/19/2022
	Comments1: JOSE UPLAND 630-465-1159						
GH	_____	020-PWK PRIVATE WALKS					04/25/2022
	Comments1: JOSE UPLAND 630-465-1159						
GH	_____ AM	019-EPW ENGINEERING- PUBLIC WALK	20210950	3125 JUSTICE DR	686		04/19/2022
	Comments1: JOSE UPLAND 630-465-1159						
GH	_____	020-PWK PRIVATE WALKS					04/25/2022
	Comments1: JOSE UPLAND 630-465-1159						
BC	_____	007-GPL GREEN PLATE INSPECTION	20210951	1264 HAWK HOLLOW DR	270-1		04/19/2022
	Comments1: JEFF-- 847-456-8082						
GH	_____	008-PHD POST HOLE - DECK					04/26/2022
	Comments1: JOSE 630-465-1159						
GH	_____ AM	009-PPS PRE-POUR, SLAB ON GRADE					04/28/2022
	Comments1: PATIO -- JOSE -- 630-465-1159						
BC	_____	008-GPL GREEN PLATE INSPECTION	20210952	1262 HAWK HOLLOW DR	270-2		04/19/2022
	Comments1: JEFF -- 847-456-8082						
GH	_____	009-PHD POST HOLE - DECK					04/26/2022
	Comments1: JOSE 630-465-1159						
GH	_____ AM	010-PPS PRE-POUR, SLAB ON GRADE					04/28/2022
	Comments1: PATIO -- JOSE -- 630-465-1159						
PR	_____ PM	008-SUM SUMP	20210953	1254 HAWK HOLLOW DR	271-1		04/08/2022
	Comments1: RAINTREE - CATHY 630-387-2001						
GH	_____	009-PHD POST HOLE - DECK					04/26/2022
	Comments1: JOSE 630-465-1159						
GH	_____ AM	010-PPS PRE-POUR, SLAB ON GRADE					04/28/2022
	Comments1: PATIO -- JOSE -- 630-465-1159						
PR	_____ PM	008-SUM SUMP	20210954	1252 HAWK HOLLOW DR	271-2		04/08/2022
	Comments1: RAINTREE - CATHY 630-387-2001						
GH	_____	009-PHD POST HOLE - DECK					04/26/2022
	Comments1: JOSE 630-465-1159						
GH	_____ AM	010-PPS PRE-POUR, SLAB ON GRADE					04/28/2022
	Comments1: PATIO -- JOSE -- 630-465-1159						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	021-WK SERVICE WALK	20210974	2721 POTTER CT	142		04/27/2022
	Comments1: MIDWEST 815-839-8175						
GH	_____	021-WK SERVICE WALK	20210975	2725 POTTER CT	143		04/27/2022
	Comments1: MIDWEST 815-839-8175						
GH	_____ AM	018-EPW ENGINEERING- PUBLIC WALK	20211002	2463 JUSTICE CT	618		04/19/2022
	Comments1: JOSE UPLAND 630-465-1159						
GH	_____	019-PWK PRIVATE WALKS				04/25/2022	
	Comments1: JOSE UPLAND 630-465-1159 (((((((CANCE						
	Comments2: LLED))))						
GH	_____ AM	019-EPW ENGINEERING- PUBLIC WALK	20211003	2461 JUSTICE CT	617		04/19/2022
	Comments1: JOSE UPLAND 630-465-1159						
GH	_____	020-PWK PRIVATE WALKS				04/25/2022	
	Comments1: JOSE UPLAND 630-465-1159 (((((CANCELLED)						
	Comments2:))))						
GH	_____ AM	018-EPW ENGINEERING- PUBLIC WALK	20211004	3109 JUSTICE DR	684		04/19/2022
	Comments1: JOSE UPLAND 630-465-1159						
GH	_____	019-PWK PRIVATE WALKS					04/25/2022
	Comments1: JOSE UPLAND 630-465-1159 -- ADD REBAR						
GH	_____ AM	018-EPW ENGINEERING- PUBLIC WALK	20211036	3105 JUSTICE DR	683		04/19/2022
	Comments1: JOSE UPLAND 630-465-1159						
GH	_____	019-PWK PRIVATE WALKS					04/25/2022
	Comments1: JOSE UPLAND 630-465-1159 -- ADD REBAR						
GH	_____ AM	019-EPW ENGINEERING- PUBLIC WALK	20211040	2161 COUNTRY HILLS DR	445		04/21/2022
	Comments1: PARTIAL, NOT ACROSS ENTIRE DRIVEWAY AREA						
	Comments2: (FOR H/O ACCESS)						
GH	_____ AM	020-PWK PRIVATE WALKS					04/21/2022
	Comments1: COMEX 847-551-9066						
GH	_____ AM	019-EPW ENGINEERING- PUBLIC WALK	20211041	2141 COUNTRY HILLS DR	446		04/21/2022
	Comments1: PARTIAL, NOT ACROSS ENTIRE DRIVEWAY AREA						
	Comments2: (FOR H/O ACCESS)						
GH	_____ AM	020-PWK PRIVATE WALKS					04/21/2022
	Comments1: COMEX 847-551-9066						
GH	_____ AM	020-EPW ENGINEERING- PUBLIC WALK	20211042	2121 COUNTRY HILLS DR	447		04/20/2022
	Comments1: COMEX 847-551-9066						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ AM	021-PWK PRIVATE WALKS					04/20/2022
	Comments1: COMEX 847-551-9066						
GH	_____ AM	014-EPW ENGINEERING- PUBLIC WALK	20211043	2091 COUNTRY HILLS DR	449		04/20/2022
	Comments1: COMEX 847-551-9066						
GH	_____ AM	015-PWK PRIVATE WALKS					04/20/2022
	Comments1: COMEX 847-551-9066						
GH	_____	016-FIN FINAL INSPECTION					04/25/2022
	Comments1: JEFF LENNAR 847-456-8082						
GH	_____	017-FEL FINAL ELECTRIC					04/25/2022
	Comments1: JEFF LENNAR 847-456-8082						
GH	_____	018-FME FINAL MECHANICAL					04/25/2022
	Comments1: JEFF LENNAR 847-456-8082						
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					04/25/2022
	Comments1: JEFF LENNAR 847-456-8082						
EEI	_____	020-EFL ENGINEERING - FINAL INSPE					04/22/2022
	Comments1: WINTER CONDITIONS JEFF LENNAR 847-456-80						
	Comments2: 82						
GH	_____	012-FIN FINAL INSPECTION	20211044	2101 COUNTRY HILLS DR	448		04/14/2022
	Comments1: JEFF -- 847-456-8082						
GH	_____	013-FEL FINAL ELECTRIC					04/14/2022
GH	_____	014-FMC FINAL MECHANICAL					04/14/2022
PBF	_____	015-PLF PLUMBING - FINAL OSR READ					04/14/2022
	Comments1: RAINTREE -- JEFF - 847-456-8082						
EEI	_____	016-EFL ENGINEERING - FINAL INSPE					04/14/2022
	Comments1: WINTER CONDITIONS, OK TO TEMP						
GH	_____ AM	017-EPW ENGINEERING- PUBLIC WALK					04/20/2022
	Comments1: COMEX 847-551-9066						
GH	_____ AM	018-PWK PRIVATE WALKS					04/20/2022
	Comments1: COMEX 847-551-9066						
EEI	_____	020-EFL ENGINEERING - FINAL INSPE	20211073	2058 SQUIRE CIR	188		04/14/2022
	Comments1: FINAL SITE						
BF	_____ PM	019-EPW ENGINEERING- PUBLIC WALK	20211074	2851 ALDEN AVE	288		04/06/2022
	Comments1: MIDWEST 815-839-8175						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 022-EPW ENGINEERING- PUBLIC WALK	20211098	2078 ABERDEEN CT	103	04/05/2022	
	Comments1: MIDWESTERN 815-839-8175 -- NOT READY FOR						
	Comments2: INSPECTION						
GH	_____	AM 023-REI REINSPECTION					04/06/2022
	Comments1: PUBLIC WALKS -- MIDWEST 815-839-8175						
GH	_____	AM 024-EPW ENGINEERING- PUBLIC WALK					04/27/2022
	Comments1: MDW 815-839-8175 -- NEEDS REBAR						
GH	_____	AM 019-EPW ENGINEERING- PUBLIC WALK	20211099	2102 WHITEKIRK LN	104		04/27/2022
	Comments1: MDW 815-839-8175 -- NEEDS REBAR						
BC	_____	AM 023-EPW ENGINEERING- PUBLIC WALK	20211100	2068 ABERDEEN CT	102	04/05/2022	
	Comments1: MIDWESTERN 815-839-8175 -- NOT READY FOR						
	Comments2: INSPECTION						
GH	_____	AM 024-REI REINSPECTION					04/06/2022
	Comments1: PUBLIC WALKS -- MIDWEST 815-839-8175						
BC	_____	AM 025-EPW ENGINEERING- PUBLIC WALK					04/12/2022
	Comments1: MIDWEST 815-839-8175						
BC	_____	AM 020-EPW ENGINEERING- PUBLIC WALK	20211101	2077 ABERDEEN CT	100		04/05/2022
	Comments1: MIDWESTERN 815-839-8175						
BC	_____	AM 021-EPW ENGINEERING- PUBLIC WALK					04/12/2022
	Comments1: MIDWEST 815-839-8175						
GH	_____	008-RFR ROUGH FRAMING	20211105	1142 HAWK HOLLOW DR	302-1		04/12/2022
	Comments1: SEE INSPECTION REPORT						
GH	_____	009-REL ROUGH ELECTRICAL					04/12/2022
GH	_____	010-RMC ROUGH MECHANICAL					04/12/2022
PBF	_____	011-PLR PLUMBING - ROUGH					04/12/2022
	Comments1: JEFF 847-456-8082						
GH	_____	PM 012-INS INSULATION					04/14/2022
	Comments1: JEFF -- 847-456-8082						
GH	_____	013-GPL GREEN PLATE INSPECTION					04/13/2022
	Comments1: JEFF 847-456-8082						
GH	_____	014-STP STOOP					04/27/2022
	Comments1: JOSE UPLAND 630-465-1159						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	008-RFR ROUGH FRAMING	20211106	1138 HAWK HOLLOW DR	302-2		04/14/2022
	Comments1: JEFF 847-456-8082						
BF	_____	009-REL ROUGH ELECTRICAL					04/14/2022
BF	_____	010-RMC ROUGH MECHANICAL					04/14/2022
PBF	_____	011-PLR PLUMBING - ROUGH					04/14/2022
	Comments1: RAINTREE -- JEFF 847-456-8082						
GH	_____	012-INS INSULATION					04/20/2022
GH	_____	013-GPL GREEN PLATE INSPECTION					04/14/2022
	Comments1: JEFF 847-456-8082						
GH	_____	014-STP STOOP					04/27/2022
	Comments1: JOSE UPLAND 630-465-1159						
BF	_____	008-RFR ROUGH FRAMING	20211107	1136 HAWK HOLLOW DR	302-3		04/20/2022
	Comments1: JEFF 847-456-8082						
BF	_____	009-REL ROUGH ELECTRICAL					04/20/2022
	Comments1: JEFF 847-456-8082						
BF	_____	010-RMC ROUGH MECHANICAL					04/20/2022
	Comments1: JEFF 847-456-8082						
PBF	_____	011-PLR PLUMBING - ROUGH					04/20/2022
	Comments1: JEFF 847-456-8082						
GH	_____	012-INS INSULATION					04/25/2022
BF	_____	013-GPL GREEN PLATE INSPECTION					04/20/2022
	Comments1: JEFF 847-456-8082						
GH	_____	014-STP STOOP					04/27/2022
	Comments1: JOSE UPLAND 630-465-1159						
GH	_____	008-RFR ROUGH FRAMING	20211108	1134 HAWK HOLLOW DR	302-4		04/25/2022
GH	_____	009-REL ROUGH ELECTRICAL					04/25/2022
GH	_____	010-RMC ROUGH MECHANICAL					04/25/2022
PBF	_____	011-PLR PLUMBING - ROUGH					04/25/2022
	Comments1: JEFF 847-456-8082						
GH	_____	012-INS INSULATION					04/28/2022

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	013-GPL GREEN PLATE INSPECTION					04/25/2022
	Comments1: JEFF 847-456-8082						
GH	_____	014-STP STOOP					04/27/2022
	Comments1: JOSE UPLAND 630-465-1159						
BF	_____	015-FIN FINAL INSPECTION	20211113	1143 HAWK HOLLOW DR	307-1		04/26/2022
	Comments1: JEFF LENNAR 847-456-8082						
BF	_____	016-FEL FINAL ELECTRIC					04/26/2022
	Comments1: JEFF LENNAR 847-456-8082						
BF	_____	017-FME FINAL MECHANICAL					04/26/2022
	Comments1: JEFF LENNAR 847-456-8082						
EEI	_____	018-EFL ENGINEERING - FINAL INSPE					04/29/2022
	Comments1: JEFF LENNAR 847-456-8082 WINTER CONDITIO						
	Comments2: NS, OK TO TEMP						
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					04/26/2022
	Comments1: JEFF -- 847-456-8082						
EEI	_____	015-EFL ENGINEERING - FINAL INSPE	20211114	1145 HAWK HOLLOW DR	307-2		04/29/2022
	Comments1: WINTER CONDITIONS,						
EEI	_____	015-EFL ENGINEERING - FINAL INSPE	20211115	1147 HAWK HOLLOW DR	307-3		04/29/2022
	Comments1: WINTER CONDITIONS, OK TO TEMP						
EEI	_____	017-EFL ENGINEERING - FINAL INSPE	20211116	1149 HAWK HOLLOW DR	307-4		04/29/2022
	Comments1: WINTER CONDITIONS, OK TO TEMP						
GH	_____ AM	020-EPW ENGINEERING- PUBLIC WALK	20211121	2466 JUSTICE CT	621	04/19/2022	
	Comments1: JOSE UPLAND 630-465-1159** CANCELLED **						
GH	_____ AM	018-EPW ENGINEERING- PUBLIC WALK	20211122	2471 JUSTICE CT	620		04/19/2022
	Comments1: JOSE UPLAND 630-465-1159						
GH	_____	019-PWK PRIVATE WALKS				04/25/2022	
	Comments1: JOSE UPLAND 630-465-1159 -- ((((CANCELLE						
	Comments2: D))))						
GH	_____ AM	020-EPW ENGINEERING- PUBLIC WALK	20211123	2465 JUSTICE CT	619		04/19/2022
	Comments1: JOSE UPLAND 630-465-1159						
GH	_____	021-PWK PRIVATE WALKS				04/25/2022	
	Comments1: JOSE UPLAND 630-465-1159 (((((CANCELLED)						
	Comments2:)))						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____ AM	013-WKS PUBLIC & SERVICE WALKS	20211141	966 S CARLY CIR	104		04/14/2022
	Comments1: JOE 630-816-6908						
BC	_____ AM	014-STP STOOP					04/14/2022
	Comments1: JOE 630-816-6908						
EEI	_____ AM	015-EFL ENGINEERING - FINAL INSPE					04/19/2022
	Comments1: WINTER CONDITIONS						
PR	_____	016-FIN FINAL INSPECTION					04/18/2022
PR	_____	017-FEL FINAL ELECTRIC					04/18/2022
PR	_____	018-FME FINAL MECHANICAL					04/18/2022
PR	_____	019-PLF PLUMBING - FINAL OSR READ					04/18/2022
BC	_____ PM	020-PPS PRE-POUR, SLAB ON GRADE					04/26/2022
	Comments1: JOE 630-816-6908						
BF	_____ PM	017-FIN FINAL INSPECTION	20211152	4062 SHOEGER CT	29		04/06/2022
	Comments1: ABBY 630-365-7229						
BF	_____ PM	018-FEL FINAL ELECTRIC					04/06/2022
BF	_____ PM	019-FMC FINAL MECHANICAL					04/06/2022
PBF	_____ PM	020-PLF PLUMBING - FINAL OSR READ					04/08/2022
	Comments1: GRANDE RESERVE ABBY 630-365-7229						
EEI	_____	021-EFL ENGINEERING - FINAL INSPE					04/11/2022
	Comments1: WINTER CONDITIONS, OK TO TEMP						
BF	_____ PM	017-FIN FINAL INSPECTION	20211153	4064 SHOEGER CT	29		04/06/2022
	Comments1: ABBY 630-365-7229						
BF	_____ PM	018-FEL FINAL ELECTRIC					04/06/2022
BF	_____ PM	019-FMC FINAL MECHANICAL					04/06/2022
PBF	_____ PM	020-PLF PLUMBING - FINAL OSR READ					04/06/2022
	Comments1: GRANDE RESERVE -- ABBY 630-365-7229						
EEI	_____	021-EFL ENGINEERING - FINAL INSPE					04/11/2022
	Comments1: WINTER CONDITIONS, OK TO TEMP						
BC	_____	001-BND POOL BONDING	20211154	2011 RAINTREE RD	64	04/28/2022	

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ AM	020-WK SERVICE WALK	20211161	2710 NICKERSON CT	167		04/08/2022
	Comments1: MIDWEST 815-839-8175						
EEI	_____	022-EFL ENGINEERING - FINAL INSPE	20211162	2056 SQUIRE CIR	189		04/14/2022
	Comments1: FINAL SITE						
GH	_____	014-FIN FINAL INSPECTION	20211182	1157 HAWK HOLLOW DR	306		04/01/2022
	Comments1: JEFF--847-456-8082						
GH	_____	015-FEL FINAL ELECTRIC					04/01/2022
	Comments1: JEFF--847-456-8082						
GH	_____	016-FMC FINAL MECHANICAL					04/01/2022
PBF	_____	017-PLF PLUMBING - FINAL OSR READ					04/01/2022
	Comments1: RAINTREE -- JEFF 847-456-8082						
PR	_____	005-PLU PLUMBING - UNDERSLAB	20211199	1124 HAWK HOLLOW DR	301-4		04/01/2022
	Comments1: JEFF 847-456-8082						
BC	_____	006-PPS PRE-POUR, SLAB ON GRADE					04/06/2022
	Comments1: STOOPS -SLABS AND GARAGE JOSE 630-465-11						
	Comments2: 59						
PR	_____	005-PLU PLUMBING - UNDERSLAB	20211200	1126 HAWK HOLLOW DR	301-3		04/01/2022
BC	_____ PM	006-PPS PRE-POUR, SLAB ON GRADE					04/06/2022
	Comments1: GARAGE, STOOPS, SLAB						
PR	_____	005-PLU PLUMBING - UNDERSLAB	20211201	1128 HAWK HOLLOW DR	301-2		04/01/2022
	Comments1: JEFF 847-456-8082						
BC	_____ PM	006-PPS PRE-POUR, SLAB ON GRADE					04/06/2022
	Comments1: SLAB. GARAGE AND STOOPS						
PR	_____	005-PLU PLUMBING - UNDERSLAB	20211202	1132 HAWK HOLLOW DR	301-1		04/01/2022
	Comments1: JEFF 847-456-8082						
BC	_____ PM	006-PPS PRE-POUR, SLAB ON GRADE					04/06/2022
	Comments1: SLAB, STOOPS AND GARAGE						
BF	_____	015-FIN FINAL INSPECTION	20211211	2201 COUNTRY HILLS DR	470		04/25/2022
	Comments1: JEFF LENNAR 847-456-8082						
BF	_____	016-FEL FINAL ELECTRIC					04/25/2022
	Comments1: JEFF LENNAR 847-456-8082						
BF	_____	017-FME FINAL MECHANICAL					04/25/2022
	Comments1: JEFF LENNAR 847-456-8082						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	018-PLF PLUMBING - FINAL OSR READ					04/27/2022
		Comments1: JEFF LENNAR 847-456-8082					
EEI	_____	019-EFL ENGINEERING - FINAL INSPE					04/22/2022
		Comments1: WINTER CONDITIONS JEFF LENNAR 847-456-80					
		Comments2: 82					
GH	_____ AM	020-EPW ENGINEERING- PUBLIC WALK					04/21/2022
		Comments1: COMEX 847-551-9066					
GH	_____ AM	021-PWK PRIVATE WALKS					04/21/2022
		Comments1: COMEX 847-551-9066					
EEI	_____ AM	022-ADA ADA ACCESSIBLE WALK WAY					04/21/2022
		Comments1: COMEX 847-551-9066					
GH	_____	016-FIN FINAL INSPECTION	20211212	2221 COUNTRY HILLS DR	469		04/14/2022
		Comments1: JEFF -- 847-456-8082					
GH	_____	017-FEL FINAL ELECTRIC					04/14/2022
GH	_____	018-FMC FINAL MECHANICAL					04/14/2022
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					04/14/2022
		Comments1: JEFF -- 847-456-8082					
EEI	_____	020-EFL ENGINEERING - FINAL INSPE					04/14/2022
		Comments1: WINTER CONDITIONS, OK TO TEMP					
GH	_____ AM	021-PWK PRIVATE WALKS					04/21/2022
		Comments1: COMEX 847-551-9066					
GH	_____ AM	022-EPW ENGINEERING- PUBLIC WALK					04/21/2022
		Comments1: COMEX 847-551-9066					
BF	_____	008-RFR ROUGH FRAMING	20211229	3848 BAILEY RD	1191		04/05/2022
		Comments1: CHRIS -- 224-358-1606 -- SEE INSPECTION					
		Comments2: REPORT					
BF	_____	009-REL ROUGH ELECTRICAL					04/05/2022
BF	_____	010-RMC ROUGH MECHANICAL					04/05/2022
PBF	_____	011-PLR PLUMBING - ROUGH					04/05/2022
		Comments1: GRANDE RESERVE-- CHRIS 224-358-1606					
GH	_____	012-INS INSULATION					04/07/2022
		Comments1: SEE INSPECTION REPORT					

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	008-RFR ROUGH FRAMING	20211230	3846 BAILEY RD	1192		04/07/2022
GH	_____	009-REL ROUGH ELECTRICAL					04/07/2022
GH	_____	010-RMC ROUGH MECHANICAL					04/07/2022
PBF	_____	011-PLR PLUMBING - ROUGH					04/07/2022
GH	_____	012-INS INSULATION					04/11/2022
	Comments1: CHRIS 224-358-1606						
BF	_____	008-RFR ROUGH FRAMING	20211231	3844 BAILEY RD	1193		04/20/2022
	Comments1: CHRIS DR HORTON 224-358-1606						
BF	_____	009-REL ROUGH ELECTRICAL					04/20/2022
	Comments1: CHRIS DR HORTON 224-358-1606						
BF	_____	010-RMC ROUGH MECHANICAL					04/20/2022
	Comments1: CHRIS DR HORTON 224-358-1606						
PBF	_____	011-PLR PLUMBING - ROUGH					04/20/2022
	Comments1: CHRIS DR HORTON 224-358-1606						
GH	_____	012-REI REINSPECTION					04/22/2022
	Comments1: RE-ROUGH MECHANICAL ZACH 224-340-5860						
GH	_____	013-INS INSULATION					04/27/2022
	Comments1: CHRIS 224-358-1606						
BF	_____	008-RFR ROUGH FRAMING	20211232	3842 BAILEY RD	1194		04/25/2022
	Comments1: ZACH/HORTON 224-340-5860						
BF	_____	009-REL ROUGH ELECTRICAL					04/25/2022
	Comments1: ZACH/HORTON 224-340-5860						
BF	_____	010-RMC ROUGH MECHANICAL					04/25/2022
	Comments1: ZACH/HORTON 224-340-5860						
PBF	_____	011-PLR PLUMBING - ROUGH					04/25/2022
	Comments1: ZACH/HORTON 224-340-5860						
GH	_____	012-INS INSULATION					04/27/2022
	Comments1: CHRIS 224-358-1606						
GH	_____	020-WK SERVICE WALK	20211243	2719 POTTER CT	141		04/27/2022
	Comments1: MIDWEST 815-839-8175						
BF	_____ PM	020-EPW ENGINEERING- PUBLIC WALK	20211244	2902 ALDEN AVE	323		04/06/2022
	Comments1: MIDWEST 815-839-8175						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____ PM	019-EPW ENGINEERING- PUBLIC WALK	20211245	2898 ROOD ST	303		04/07/2022
	Comments1: MIDWEST 815-839-8175 -- SEE INSPECTION R						
	Comments2: EPORT						
BF	_____	009-RFR ROUGH FRAMING	20211246	621 ASHWORTH LN	513		04/07/2022
	Comments1: JEFF 847-456-8082 -- SEE INSPECTION REPO						
	Comments2: RT						
BF	_____	010-REL ROUGH ELECTRICAL					04/07/2022
BF	_____	011-RMC ROUGH MECHANICAL					04/07/2022
PBF	_____	012-PLR PLUMBING - ROUGH					04/07/2022
	Comments1: JEFF -847-456-8082						
GH	_____	013-INS INSULATION					04/12/2022
	Comments1: JEFF 847-456-8082						
BC	_____	019-EPW ENGINEERING- PUBLIC WALK	20211258	2067 ABERDEEN CT	101		04/05/2022
	Comments1: MIDWESTERN 815-839-8175						
BC	_____ AM	020-EPW ENGINEERING- PUBLIC WALK					04/12/2022
	Comments1: MIDWEST 815-839-8175						
GH	_____	022-WK SERVICE WALK	20211272	4822 W MILLBROOK CIR	11		04/27/2022
	Comments1: MIDWEST 815-839-8175						
PR	_____	018-PWK PRIVATE WALKS	20211282	2861 CRYDER WAY	475		04/20/2022
PR	_____	019-EPW ENGINEERING- PUBLIC WALK					04/20/2022
PR	_____	020-EDA ENGINEERING - DRIVEWAY AP					04/20/2022
GH	_____	015-FIN FINAL INSPECTION	20211290	2464 JUSTICE CT	622		04/11/2022
	Comments1: ZACH 224-340-5860						
GH	_____	016-FEL FINAL ELECTRIC					04/11/2022
GH	_____	017-FMC FINAL MECHANICAL					04/11/2022
PR	_____	018-PLF PLUMBING - FINAL OSR READ					04/11/2022
	Comments1: ZACH 224-340-5860						
EEI	_____	019-EFL ENGINEERING - FINAL INSPE					04/11/2022
	Comments1: WINTER CONDITIONS, OK TO TEMP						
BC	_____	013-FIN FINAL INSPECTION	20211291	2462 JUSTICE CT	623		04/20/2022
	Comments1: ZACH 224-340-5860						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	014-FEL FINAL ELECTRIC					04/20/2022
BC	_____	015-FMC FINAL MECHANICAL					04/20/2022
PBF	_____	016-PLF PLUMBING - FINAL OSR READ					04/20/2022
	Comments1: GRANDE RESERVE--ZACH 224-350-5860						
EEI	_____	017-EFL ENGINEERING - FINAL INSPE					04/20/2022
	Comments1: WINTER CONDITIONS						
BC	_____	020-EPW ENGINEERING- PUBLIC WALK	20211308	2082 WHITEKIRK LN	99		04/05/2022
	Comments1: MIDWESTERN 815-839-8175						
BC	_____ AM	021-EPW ENGINEERING- PUBLIC WALK					04/12/2022
	Comments1: MIDWEST 815-839-8175						
PR	_____ PM	015-SUM SUMP	20211309	2274 RICHMOND AVE	473		04/08/2022
	Comments1: RAINTREE - CATHY 630-387-2001						
BF	_____ AM	019-EPW ENGINEERING- PUBLIC WALK	20211310	2875 ROOD ST	319	04/14/2022	
	Comments1: MIDWEST 815-839-8175						
BF	_____ PM	019-EPW ENGINEERING- PUBLIC WALK	20211311	2898 ALDEN AVE	324		04/06/2022
	Comments1: MIDWEST 815-839-8175						
GH	_____ AM	017-GAR GARAGE FLOOR	20211312	2282 RICHMOND AVE	474		04/04/2022
	Comments1: JUAN 847-551-9066						
PR	_____ PM	018-SUM SUMP					04/08/2022
	Comments1: RAINTREE - CATHY 630-387-2001						
GH	_____	012-INS INSULATION	20211318	2288 RICHMOND AVE	475		04/05/2022
	Comments1: JEFF 847-456-8082						
GH	_____ AM	013-GAR GARAGE FLOOR					04/04/2022
	Comments1: JUAN 847-551-9066						
PR	_____ PM	014-SUM SUMP					04/08/2022
	Comments1: RAINTREE -- CATHY 630-387-2001						
BC	_____ AM	015-PHD POST HOLE - DECK					04/20/2022
	Comments1: COMEX 847-551-9066						
GH	_____ AM	009-GAR GARAGE FLOOR	20211319	581 ASHWORTH LN	515		04/04/2022
	Comments1: JUAN 847-551-9066						
GH	_____ AM	010-STP STOOP					04/11/2022
	Comments1: FRONT AND REAR OSCAR 847-551-9066						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	011-RFR ROUGH FRAMING					04/18/2022
		Comments1: JEFF 847-456-8082					
GH	_____	012-REL ROUGH ELECTRICAL					04/18/2022
		Comments1: JEFF 847-456-8082					
GH	_____	013-RMC ROUGH MECHANICAL					04/18/2022
		Comments1: JEFF 847-456-8082					
PBF	_____	014-PLR PLUMBING - ROUGH					04/15/2022
		Comments1: JEFF 847-456-8082					
GH	_____	015-INS INSULATION					04/20/2022
		Comments1: JEFF 847-456-8082					
BF	_____ AM	020-WK SERVICE WALK	20211329	4838 W MILLBROOK CIR	9		04/28/2022
		Comments1: MIDWEST 815-839-8175					
PBF	_____ AM	007-PLU PLUMBING - UNDERSLAB	20211332	4028 BRADY ST	6		04/26/2022
		Comments1: GRANDE RESERVE ----ABBY 630-365-7229					
PBF	_____ AM	008-REI REINSPECTION					04/28/2022
		Comments1: UNDERGROUND PLUMBING -- ABBY 630-365-722					
		Comments2: 9					
PBF	_____ AM	006-PLU PLUMBING - UNDERSLAB	20211333	4026 BRADY ST	6		04/26/2022
		Comments1: GRANDE RESERVE -- ABBY 630-365-7229					
PBF	_____ AM	007-REI REINSPECTION					04/28/2022
		Comments1: UNDERGROUND PLUMBING -- ABBY 630-365-722					
		Comments2: 9					
PR	_____ PM	008-RFR ROUGH FRAMING	20211375	807 ALEXANDRA LN	11		04/04/2022
		Comments1: MARKER 630-977-1868					
PR	_____ PM	009-REL ROUGH ELECTRICAL					04/04/2022
		Comments1: MARKER 630-977-1868					
PR	_____ PM	010-RMC ROUGH MECHANICAL					04/04/2022
		Comments1: MARKER 630-977-1868					
PR	_____ PM	011-PLR PLUMBING - ROUGH					04/04/2022
		Comments1: MARKER 630-977-1868					
BF	_____	012-PPS PRE-POUR, SLAB ON GRADE					04/06/2022
		Comments1: GAR & STOOPS, GARY/MARKER 630-877-1868					
GH	_____	013-INS INSULATION					04/07/2022
		Comments1: MARKER 630-877-1868					

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	003-RFR ROUGH FRAMING	20211385	2525 EMERALD LN	123		04/21/2022
	Comments1: MICHAEL 224-629-0248						
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20211396	3159 JUSTICE DR	696		04/06/2022
	Comments1: CHRIS 224-358-1606						
GH	_____	006-GPL GREEN PLATE INSPECTION					04/07/2022
	Comments1: CHRIS -- 224-358-1606						
GH	_____	007-BSM BASEMENT FLOOR					04/13/2022
	Comments1: CHRIS 224-358-1606						
GH	_____	008-GAR GARAGE FLOOR					04/13/2022
BC	_____	009-STP STOOP					04/19/2022
	Comments1: VIRTUAL						
PBF	_____	006-PLU PLUMBING - UNDERSLAB	20211397	3155 JUSTICE DR	695		04/06/2022
	Comments1: CHRIS 224-358-1606						
GH	_____	007-BSM BASEMENT FLOOR					04/13/2022
	Comments1: CHRIS 224-358-1606						
GH	_____	008-GAR GARAGE FLOOR					04/13/2022
GH	_____	009-GPL GREEN PLATE INSPECTION					04/28/2022
	Comments1: CHRIS 224-358-1606						
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20211398	3151 JUSTICE DR	694		04/06/2022
	Comments1: CHRIS 224-358-1606						
GH	_____	006-BSM BASEMENT FLOOR					04/13/2022
	Comments1: CHRIS 224-358-1606						
GH	_____	007-GAR GARAGE FLOOR					04/13/2022
GH	_____	008-GPL GREEN PLATE INSPECTION					04/28/2022
	Comments1: CHRIS 224-358-1606						
GH	_____	005-GPL GREEN PLATE INSPECTION	20211399	3149 JUSTICE DR	693		04/05/2022
	Comments1: CHRIS 224-358-1606						
PBF	_____	006-PLU PLUMBING - UNDERSLAB					04/06/2022
	Comments1: CHRIS 224-358-1606						
GH	_____	015-FIN FINAL INSPECTION	20211400	3361 SEELEY ST	805		04/07/2022
	Comments1: ZACH 224-340-5860						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	016-FEL FINAL ELECTRIC					04/07/2022
GH	_____	017-FMC FINAL MECHANICAL					04/07/2022
PR	_____	018-PLF PLUMBING - FINAL OSR READ					04/06/2022
		Comments1: ZACH 224-340-5860					
EEI	_____	019-EFL ENGINEERING - FINAL INSPE					04/04/2022
		Comments1: ZACH 224-340-5860, WINTER CONDITIONS. OK					
		Comments2: TO TEMP					
BF	_____	012-FIN FINAL INSPECTION	20211401	3365 SEELEY ST	806		04/28/2022
		Comments1: ZACH 224-340-5860					
BF	_____	013-FEL FINAL ELECTRIC					04/28/2022
BF	_____	014-FMC FINAL MECHANICAL					04/28/2022
PBF	_____	015-PLF PLUMBING - FINAL OSR READ					04/28/2022
		Comments1: GRANDE RESERVE -- ZACH 224-340-5860					
EEI	_____	016-EFL ENGINEERING - FINAL INSPE					04/28/2022
		Comments1: WINTER CONDITIONS					
BC	_____	017-REI REINSPECTION					04/28/2022
		Comments1: FINAL PLUMBING --					
GH	_____	007-RFR ROUGH FRAMING	20211403	3364 SEELEY ST	724		04/01/2022
		Comments1: CHRIS 224-358-1606 -- SEE INSPECTION REP					
		Comments2: ORT					
GH	_____	008-REL ROUGH ELECTRICAL					04/01/2022
GH	_____	009-RMC ROUGH MECHANICAL					04/01/2022
PR	_____	010-PLR PLUMBING - ROUGH					04/01/2022
		Comments1: CHRIS 224-358-1606					
GH	_____	011-REI REINSPECTION					04/01/2022
		Comments1: ROUGH FRAMING -- CHRIS 224-358-1606					
GH	_____	012-INS INSULATION					04/05/2022
		Comments1: CHRIS 224-358-1606					
PBF	_____ AM	006-PLU PLUMBING - UNDERSLAB	20211411	4006 BRADY ST	7		04/26/2022
		Comments1: ABBY 630-365-7229					
PBF	_____ AM	007-REI REINSPECTION					04/28/2022
		Comments1: UNDERGROUND PLUMBING -- ABBY 630-365-722					
		Comments2: 9					

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____ AM	006-PLU PLUMBING - UNDERSLAB	20211412	4008 BRADY ST	7		04/26/2022
	Comments1: ABBY 630-365-7229						
PBF	_____ AM	007-REI REINSPECTION					04/28/2022
	Comments1: UNDERGROUND PLUMBING -- ABBY 630-365-722						
	Comments2: 9						
GH	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20211421	521 OMAHA DR	4		04/08/2022
	Comments1: JOHN 630-862-8053						
BF	_____ AM	001-FTG FOOTING	20211434	2196 FAIRFAX WAY	509		04/06/2022
	Comments1: JUAN 847-551-9066						
BF	_____ AM	002-FOU FOUNDATION					04/12/2022
	Comments1: JUAN 847-551-9066						
BF	_____ AM	003-BKF BACKFILL					04/18/2022
	Comments1: OSCAR 847-551-9066						
PBF	_____ PM	004-ESW ENGINEERING - SEWER / WAT					04/20/2022
	Comments1: 630-387-2001 VERUNA						
GH	_____ AM	008-BSM BASEMENT FLOOR	20211435	2182 FAIRFAX WAY	510		04/07/2022
	Comments1: JUAN CARLOS 847-551-9066						
GH	_____	009-STP STOOP					04/11/2022
	Comments1: FRONT & REAR						
BF	_____	010-RFR ROUGH FRAMING					04/28/2022
	Comments1: JEFF -- 847-456-8082						
BF	_____	011-REL ROUGH ELECTRICAL					04/28/2022
BF	_____	012-RMC ROUGH MECHANICAL					04/28/2022
PBF	_____	013-PLR PLUMBING - ROUGH					04/28/2022
	Comments1: RAINTREE -- JEFF 847-456-8082						
BF	_____ PM	012-PPS PRE-POUR, SLAB ON GRADE	20211438	1965 MEADOWLARK LN	125		04/20/2022
	Comments1: RICH 630-273-5932 GARAGE, STOOP						
BF	_____	009-RFR ROUGH FRAMING	20211454	3102 JUSTICE DR	627		04/25/2022
	Comments1: ZACH/HORTON 224-340-5860						
BF	_____	010-REL ROUGH ELECTRICAL					04/25/2022
	Comments1: ZACH/HORTON 224-340-5860						
BF	_____	011-RMC ROUGH MECHANICAL					04/25/2022
	Comments1: ZACH/HORTON 224-340-5860						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	012-PLR PLUMBING - ROUGH					04/25/2022
		Comments1: ZACH/HORTON 224-340-5860					
GH	_____	013-INS INSULATION					04/28/2022
		Comments1: CHRIS 224-358-1606					
GH	_____	009-RFR ROUGH FRAMING	20211456	3104 JUSTICE DR	626		04/12/2022
		Comments1: CHRIS 224-358-1606					
GH	_____	010-REL ROUGH ELECTRICAL					04/12/2022
GH	_____	011-RMC ROUGH MECHANICAL					04/12/2022
PBF	_____	012-PLR PLUMBING - ROUGH					04/12/2022
		Comments1: CHRIS 224-358-1606					
GH	_____	013-INS INSULATION					04/18/2022
		Comments1: SEE INSPECTION REPORT CHRIS 224-358-1606					
BF	_____	007-RFR ROUGH FRAMING	20211457	3360 SEELEY ST	725		04/14/2022
		Comments1: CHRIS 224-358-1606					
BF	_____	008-REL ROUGH ELECTRICAL					04/14/2022
BF	_____	009-RMC ROUGH MECHANICAL					04/14/2022
PBF	_____	010-PLR PLUMBING - ROUGH					04/14/2022
		Comments1: CHRIS 224-358-1606					
GH	_____	011-INS INSULATION					04/18/2022
		Comments1: SEE INSPECTION REPORT -- CHRIS 224-358-1					
		Comments2: 606					
BF	_____	008-RFR ROUGH FRAMING	20211458	3356 SEELEY ST	726		04/28/2022
		Comments1: CHRIS 224-358-1606					
BF	_____	009-REL ROUGH ELECTRICAL					04/28/2022
BF	_____	010-RMC ROUGH MECHANICAL					04/28/2022
PBF	_____	011-PLR PLUMBING - ROUGH					04/28/2022
		Comments1: GRANDE RESERVE -- CHRIS 224-358-1606					
PR	_____	005-PLU PLUMBING - UNDERSLAB	20211464	3828 BAILEY RD	123-1		04/21/2022
		Comments1: CHRIS/DR HORTON 224-358-1606					
GH	_____ AM	006-GAR GARAGE FLOOR					04/29/2022
		Comments1: WEST SUB 630-232-2255					

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 007-BSM BASEMENT FLOOR					04/29/2022
	Comments1: WEST SUB 630-232-2255 VAPOR BARRIER SHOR						
	Comments2: T IN BASEMENT, FAR WEST						
PR	_____	005-PLU PLUMBING - UNDERSLAB	20211465	3826 BAILEY RD	123-2		04/21/2022
	Comments1: CHRIS/DR HORTON 224-358-1606						
GH	_____	AM 006-GAR GARAGE FLOOR					04/29/2022
	Comments1: WEST SUB 630-232-2255						
GH	_____	AM 007-BSM BASEMENT FLOOR					04/29/2022
	Comments1: WEST SUB 630-232-2255						
PR	_____	005-PLU PLUMBING - UNDERSLAB	20211466	3824 BAILEY RD	123-3		04/21/2022
	Comments1: CHRIS/DR HORTON 224-358-1606						
GH	_____	AM 006-GAR GARAGE FLOOR					04/29/2022
	Comments1: WEST SUB 630-232-2255						
GH	_____	AM 007-BSM BASEMENT FLOOR					04/29/2022
	Comments1: WEST SUB 630-232-2255						
PR	_____	005-PLU PLUMBING - UNDERSLAB	20211467	3822 BAILEY RD	123-4		04/21/2022
	Comments1: CHRIS/DR HORTON 224-358-1606						
GH	_____	AM 006-GAR GARAGE FLOOR					04/29/2022
	Comments1: WEST SUB 630-232-2255						
GH	_____	AM 007-BSM BASEMENT FLOOR					04/29/2022
	Comments1: WEST SUB 630-232-2255						
BF	_____	PM 002-FOU FOUNDATION	20211468	3739 BISSEL DR	124-1		04/04/2022
	Comments1: WEST SUBURBAN 630-232-2255						
GH	_____	003-BKF BACKFILL					04/08/2022
	Comments1: WEST SUB. 630-232-2255						
PR	_____	PM 004-WAT WATER					04/19/2022
	Comments1: TERRI 847-526-3788						
BF	_____	PM 002-FOU FOUNDATION	20211469	3741 BISSEL DR	124-2		04/04/2022
	Comments1: WEST SUBURBAN 630-232-2255						
GH	_____	003-BKF BACKFILL					04/08/2022
	Comments1: WEST SUB. 630-232-2255						
PR	_____	PM 004-WAT WATER					04/18/2022
	Comments1: TERRI 847-526-3788						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____ PM	002-FOU FOUNDATION	20211470	3743 BISSEL DR	124-3		04/04/2022
	Comments1: WEST SUB 630-232-2255						
GH	_____	003-BKF BACKFILL					04/08/2022
	Comments1: WEST SUB -- 630-232-2255						
PR	_____ PM	004-WAT WATER					04/18/2022
	Comments1: TERRI -847-526-3788						
BF	_____ PM	002-FOU FOUNDATION	20211471	3745 BISSEL DR	124-4		04/04/2022
	Comments1: WEST SUB 630-232-2255						
GH	_____	003-BKF BACKFILL					04/08/2022
	Comments1: WEST SUB 630-232-2255						
PR	_____ PM	004-WAT WATER					04/18/2022
	Comments1: TERRI 847-526-3788						
BF	_____ PM	002-FOU FOUNDATION	20211472	3747 BISSEL DR	124-5		04/04/2022
	Comments1: WEST SUB -- 630-232-2255						
GH	_____	003-BKF BACKFILL					04/08/2022
	Comments1: WEST SUB 630-232-2255						
PR	_____ PM	004-WAT WATER					04/18/2022
	Comments1: TERRI 847-526-3788						
BF	_____ PM	002-FOU FOUNDATION	20211473	3749 BISSEL DR	124-6		04/04/2022
	Comments1: WEST SUB 630-232-2255						
GH	_____	003-BKF BACKFILL					04/08/2022
	Comments1: WEST SUB 630-232-2255						
PR	_____ PM	004-WAT WATER					04/18/2022
	Comments1: TERRI 847-526-3788						
GH	_____	016-FIN FINAL INSPECTION	20211480	4814 W MILLBROOK CIR	12		04/06/2022
	Comments1: ANDREW 331-431-7342						
GH	_____	017-FEL FINAL ELECTRIC					04/06/2022
GH	_____	018-FMC FINAL MECHANICAL					04/06/2022
PR	_____	019-PLF PLUMBING - FINAL OSR READ					04/06/2022
	Comments1: ANDREW 331-431-7342						
EEI	_____	020-EFL ENGINEERING - FINAL INSPE					04/06/2022
	Comments1: WINTER CONDITIONS, OK TO TEMP						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	021-WK SERVICE WALK					04/27/2022
	Comments1: MIDWEST 815-839-8175						
GH	_____ AM	007-BSM BASEMENT FLOOR	20211483	641 ASHWORTH LN	512		04/11/2022
	Comments1: JUAN 847-551-9066						
GH	_____	008-GAR GARAGE FLOOR					04/11/2022
GH	_____ AM	010-GAR GARAGE FLOOR	20211484	2276 FAIRFAX WAY	503		04/04/2022
	Comments1: JUAN 847-551-9066						
BF	_____	011-RFR ROUGH FRAMING					04/08/2022
	Comments1: JEFF 847-456-8082						
BF	_____	012-REL ROUGH ELECTRICAL					04/08/2022
BF	_____	013-RMC ROUGH MECHANICAL					04/08/2022
PBF	_____	014-PLR PLUMBING - ROUGH					04/08/2022
	Comments1: RAINTREE JEFF-847-456-8082						
GH	_____	015-INS INSULATION					04/12/2022
	Comments1: JEFF 847-456-8082						
BF	_____ AM	001-FTG FOOTING	20211485	2204 FAIRFAX WAY	508		04/06/2022
	Comments1: JUAN 847-551-9066						
BF	_____ AM	002-FOU FOUNDATION					04/08/2022
	Comments1: JUAN 847-551-9066						
PBF	_____ PM	003-ESW ENGINEERING - SEWER / WAT					04/21/2022
	Comments1: 630-387-2001 VERUNA						
BF	_____ AM	002-FOU FOUNDATION	20211486	661 ASHWORTH LN	511		04/07/2022
	Comments1: JUAN -- 847-551-9066						
GH	_____ AM	003-BKF BACKFILL					04/12/2022
	Comments1: JUAN 847-551-9066						
PBF	_____ PM	004-ESW ENGINEERING - SEWER / WAT					04/14/2022
	Comments1: CATHY 630-387-2001						
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20211487	2282 FAIRFAX WAY	502		04/05/2022
	Comments1: JEFF- 847-456-8082						
BF	_____ AM	002-FOU FOUNDATION	20211488	2222 FAIRFAX WAY	507		04/05/2022
	Comments1: JUAN 847-551-9066						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____ AM	003-BKF BACKFILL					04/08/2022
	Comments1: JUAN 847-551-9066						
PBF	_____ PM	004-ESW ENGINEERING - SEWER / WAT					04/14/2022
	Comments1: CATHY 630-387-2001						
PR	_____ PM	002-FTG FOOTING	20211517	1133 TAUS CIR	108		04/05/2022
	Comments1: JOHN/SOPRIS 630-546-8057						
PR	09:00	003-FOU FOUNDATION					04/08/2022
	Comments1: SOPRIS 630-546-8087						
BC	_____	004-BKF BACKFILL					04/14/2022
	Comments1: SOPRIS 630-546-8057						
GH	_____	015-FIN FINAL INSPECTION	20211528	2142 WHITEKIRK LN	107		04/05/2022
	Comments1: STEVE 630-546-1085						
GH	_____	016-FEL FINAL ELECTRIC					04/05/2022
GH	_____	017-FMC FINAL MECHANICAL					04/05/2022
PBF	_____	018-PLF PLUMBING - FINAL OSR READ					04/05/2022
	Comments1: PRESTWICK -- STEVE 630-546-1085						
EEI	_____	019-EFL ENGINEERING - FINAL INSPE					04/06/2022
	Comments1: WINTER CONDITIONS, OK TO TEMP						
GH	_____ AM	020-EPW ENGINEERING- PUBLIC WALK					04/27/2022
	Comments1: MDW 815-839-8175 -- NEED REBAR AND SLEEV						
	Comments2: ES						
BF	_____	019-FIN FINAL INSPECTION	20211529	2162 WHITEKIRK LN	108		04/14/2022
	Comments1: STEVE 630-546-1085 -- SEE INSPECTION REP						
	Comments2: ORT						
BF	_____	020-FEL FINAL ELECTRIC					04/14/2022
	Comments1: STEVE 630-546-1085						
BF	_____	021-FMC FINAL MECHANICAL					04/14/2022
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					04/14/2022
	Comments1: PRESTWICK -- 630-546-1085						
EEI	_____	023-EFL ENGINEERING - FINAL INSPE					04/14/2022
	Comments1: WINTER CONDITIONS, OK TO TEMP						
GH	_____ AM	024-EPW ENGINEERING- PUBLIC WALK					04/27/2022
	Comments1: MDW 815-839-8175 - NEED REBAR AND SLEEVE						
	Comments2: S						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 021-EPW ENGINEERING- PUBLIC WALK	20211530	2112 WHITEKIRK LN	105		04/27/2022
	Comments1: MDW 815-839-8175 -- NEED REBAR AND SLEEV						
	Comments2: ES						
GH	_____	AM 022-EPW ENGINEERING- PUBLIC WALK	20211531	2122 WHITEKIRK LN	106		04/27/2022
	Comments1: MDW 815-839-8175 -- NEED REBAR AND SLEEV						
	Comments2: ES						
BC	_____	AM 014-GAR GARAGE FLOOR	20211540	722 OMAHA DR	46		04/13/2022
	Comments1: KATHY 630-904-2288						
BC	_____	AM 015-STP STOOP					04/13/2022
	Comments1: KATHY 630-904-2288						
GH	_____	AM 016-STP STOOP					04/18/2022
	Comments1: NORWOOD 630-904-2288						
GH	_____	AM 001-PWK PRIVATE WALKS	20211548	2684 PATRIOT CT	221		04/08/2022
	Comments1: BACK YARD -- JOHN 630-862-8053						
PBF	_____	AM 004-WAT WATER	20211572	2702 NICKERSON CT	171		04/01/2022
	Comments1: GRANDE RESERVE -- AL'S 630-492-7635						
BF	_____	AM 005-BKF BACKFILL					04/04/2022
	Comments1: ANDREW 331-431-7342						
PBF	_____	006-PLU PLUMBING - UNDERSLAB					04/13/2022
	Comments1: GRANDE RESERVE -- ANDREW 331-431-7342						
BF	_____	007-PPS PRE-POUR, SLAB ON GRADE					04/18/2022
	Comments1: SLAB AND GARAGE -- MIDWEST 815-839-8175						
BC	_____	AM 020-EPW ENGINEERING- PUBLIC WALK	20211573	2881 ALDEN AVE	293		04/11/2022
	Comments1: MIDWEST 815-839-8175						
GH	_____	AM 021-EPW ENGINEERING- PUBLIC WALK					04/19/2022
	Comments1: MIDWEST 815-839-8175 ADD REBAR AT B-BOX						
PR	_____	004-ABC ABOVE CEILING	20211599	945 ERICA LN			04/05/2022
	Comments1: FRANK/SEPHORA KOHLS 630-329-3435						
BC	_____	PM 005-FEL FINAL ELECTRIC					04/07/2022
	Comments1: FRANK/SEPHORA 630-329-3435						
PR	_____	006-FIN FINAL INSPECTION					04/07/2022
	Comments1: FINAL OCCUPANCY						
GH	_____	016-FIN FINAL INSPECTION	20211605	2056 DUNBAR CT	94		04/18/2022
	Comments1: STEVE 630-546-1085						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	017-FEL FINAL ELECTRIC					04/18/2022
GH	_____	018-FMC FINAL MECHANICAL					04/18/2022
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					04/15/2022
	Comments1: PRESTWICK STEVE 630-546-1085						
EEI	_____	020-EFL ENGINEERING - FINAL INSPE					04/18/2022
	Comments1: WINTER CONDITIONS, OK TO TEMP						
GH	_____ AM	021-EPW ENGINEERING- PUBLIC WALK				04/27/2022	
	Comments1: MDW 815-839-8175						
BF	_____ AM	022-EPW ENGINEERING- PUBLIC WALK					04/28/2022
	Comments1: MIDWEST 815-839-8175						
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20211606	2716 POTTER CT	148		04/04/2022
	Comments1: GRANDE RESERVE -- ANDREW 331-431-7342						
GH	_____ AM	006-PPS PRE-POUR, SLAB ON GRADE					04/07/2022
GH	_____ AM	007-GAR GARAGE FLOOR					04/07/2022
GH	_____ AM	008-STP STOOP					04/07/2022
	Comments1: FRONT AND REAR						
GH	_____	017-FIN FINAL INSPECTION	20211607	3002 MCLELLAN BLVD	526		04/04/2022
	Comments1: JIM 331-223-6615						
GH	_____	018-FEL FINAL ELECTRIC					04/04/2022
	Comments1: JIM 331-223-6615						
GH	_____	019-FME FINAL MECHANICAL					04/04/2022
	Comments1: JIM 331-223-6615						
PBF	_____	020-PLF PLUMBING - FINAL OSR READ					04/04/2022
	Comments1: JIM 331-223-6615						
BF	_____ PM	021-WKS PUBLIC & SERVICE WALKS					04/06/2022
	Comments1: MIDWEST 815-839-8175						
BC	_____	004-REI REINSPECTION	20211627	1162 TAUS CIR	126		04/13/2022
	Comments1: DECK FINAL ANDY 630-514-9062						
BC	_____	001-FIN FINAL INSPECTION	20211635	402 OAKWOOD ST			04/11/2022
	Comments1: 603-521-0444 WINDOWS						
GH	_____ AM	007-GAR GARAGE FLOOR	20211660	2362 RICHMOND AVE	480		04/04/2022
	Comments1: JUAN 847-551-9066						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____ PM	008-SUM SUMP					04/08/2022
	Comments1: RAINTREE - CATHY 630-387-2001						
GH	_____ AM	009-STP STOOP					04/11/2022
	Comments1: FRONT AND REAR -- OSCAR 847-551-9066						
PR	_____	010-RFR ROUGH FRAMING				04/19/2022	
	Comments1: JEFF -847-456-8082						
PR	_____	011-REL ROUGH ELECTRICAL				04/19/2022	
PR	_____	012-RMC ROUGH MECHANICAL				04/19/2022	
PR	_____	013-PLR PLUMBING - ROUGH				04/19/2022	
	Comments1: JEFF -- 847-456-8082						
GH	_____	014-INS INSULATION					04/22/2022
	Comments1: JEFF - 847-456-8082						
GH	_____ AM	015-WK SERVICE WALK	20211676	2722 POTTER CT	145		04/08/2022
	Comments1: MIDWEST 815-839-8175						
GH	_____	016-FIN FINAL INSPECTION					04/29/2022
	Comments1: ANDREW 331-431-7342 ANCHOR LAUNDRY TUB						
GH	_____	017-FEL FINAL ELECTRIC					04/29/2022
GH	_____	018-FMC FINAL MECHANICAL					04/29/2022
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					04/29/2022
	Comments1: GRANDE RESERVE -- ANDREW 331-431-7342						
BC	10:00	001-FTG FOOTING	20211679	1735 MARKETVIEW DR			04/26/2022
	Comments1: BELLE TIRE DON 630-878-9312						
BC	10:00	002-FTG FOOTING					04/27/2022
	Comments1: BELLE TIRE -- DON 630-878-9312						
BC	11:00	003-FTG FOOTING					04/28/2022
	Comments1: DON -- 630-878-9312						
BC	_____	017-WKS PUBLIC & SERVICE WALKS	20211683	2892 ROOD ST	304		04/07/2022
	Comments1: MIDWEST 815-839-8175						
EEI	_____	018-EFL ENGINEERING - FINAL INSPE					04/14/2022
	Comments1: WINTER CONDITIONS -- JIM 331-223-6615						
BF	_____	019-FIN FINAL INSPECTION					04/29/2022
	Comments1: JIM/RYAN 331-223-6615						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	020-FEL FINAL ELECTRIC					04/29/2022
		Comments1: JIM/RYAN 331-223-6615					
BF	_____	021-FME FINAL MECHANICAL					04/29/2022
		Comments1: JIM/RYAN 331-223-6615					
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					04/29/2022
		Comments1: JIM/RYAN 331-223-6615					
BF	_____	008-RFR ROUGH FRAMING	20211684	2717 POTTER CT	140		04/22/2022
		Comments1: ANDREW/RYAN 331-431-7342					
BF	_____	009-REL ROUGH ELECTRICAL					04/22/2022
		Comments1: ANDREW/RYAN 331-431-7342					
BF	_____	010-RMC ROUGH MECHANICAL					04/22/2022
		Comments1: ANDREW/RYAN 331-431-7342					
PBF	_____	011-PLR PLUMBING - ROUGH					04/22/2022
		Comments1: ANDREW/RYAN 331-431-7342					
GH	_____	012-INS INSULATION					04/26/2022
		Comments1: ANDREW/RYAN 331-431-7342 -- SEE INSPECTI					
		Comments2: ON REPORT					
GH	_____	013-WK SERVICE WALK					04/27/2022
		Comments1: MIDWEST 815-839-8175					
EEI	_____	021-EFL ENGINEERING - FINAL INSPE	20211685	3063 GRANDE TR	556		04/14/2022
		Comments1: JIM 331-223-6615 WINTER CONDITIONS, OK T					
		Comments2: O TEMP					
GH	_____ AM	022-EPW ENGINEERING- PUBLIC WALK					04/12/2022
		Comments1: MIDWEST 815-839-8175					
BF	_____	023-FIN FINAL INSPECTION					04/29/2022
		Comments1: JIM/RYAN 331-223-6615					
BF	_____	024-FEL FINAL ELECTRIC					04/29/2022
		Comments1: JIM/RYAN 331-223-6615					
BF	_____	025-FME FINAL MECHANICAL					04/29/2022
		Comments1: JIM/RYAN 331-223-6615					
PBF	_____	026-PLF PLUMBING - FINAL OSR READ					04/29/2022
		Comments1: JIM/RYAN 331-223-6615					
GH	_____	018-FIN FINAL INSPECTION	20211686	3053 GRANDE TR	558		04/13/2022
		Comments1: JIM 331-223-6615					

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	019-FEL FINAL ELECTRIC					04/13/2022
GH	_____	020-FMC FINAL MECHANICAL					04/13/2022
PBF	_____	021-PLF PLUMBING - FINAL OSR READ					04/13/2022
		Comments1: GRANDE RESERVE -- JEFF -- 331-223-6615					
BC	_____	PM 022-EPW ENGINEERING- PUBLIC WALK					04/07/2022
BC	_____	002-FIN FINAL INSPECTION	20211699	462 SUNFLOWER CT	2		04/26/2022
		Comments1: PHIL 630-631-7403					
GH	_____	AM 017-WK SERVICE WALK	20211710	2712 NICKERSON CT	166		04/08/2022
		Comments1: MIDWEST 815-839-8175					
GH	_____	018-STP STOOP					04/27/2022
		Comments1: REAR STOOP ONLY MIDWEST 815-839-8175					
GH	_____	AM 018-WK SERVICE WALK	20211711	3020 MCLELLAN BLVD	528		04/18/2022
		Comments1: MIDWEST 815-839-8175					
GH	_____	AM 019-EPW ENGINEERING- PUBLIC WALK					04/18/2022
BF	_____	AM 001-FIN FINAL INSPECTION	20211716	1932 WESTON AVE	51		04/20/2022
		Comments1: SOLAR PHIL 518-859-6282					
BF	_____	AM 002-FEL FINAL ELECTRIC					04/20/2022
		Comments1: SOLAR PHIL 518-859-6282					
BC	_____	001-FIN FINAL INSPECTION	20211723	1865 WILD INDIGO LN	3		04/11/2022
		Comments1: WINDOWS 630-531-0139					
BC	_____	001-FIN FINAL INSPECTION	20211724	1004 STATE ST			04/08/2022
		Comments1: WINDOWS, CARL 630-209-7117					
GH	_____	016-INS INSULATION	20211725	3012 MCLELLAN BLVD	527		04/04/2022
		Comments1: JIM 331-223-6615					
BC	_____	PM 017-WKS PUBLIC & SERVICE WALKS					04/07/2022
		Comments1: MIDWEST 815-839-8175					
BF	_____	010-RFR ROUGH FRAMING	20211726	2885 ROOD ST	320		04/18/2022
		Comments1: JIM 331-223-6615					
BF	_____	011-REL ROUGH ELECTRICAL					04/18/2022
BF	_____	012-RMC ROUGH MECHANICAL					04/18/2022

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	013-PLR PLUMBING - ROUGH					04/15/2022
	Comments1: GRANDE RESERVE JIM 331-223-6615						
GH	_____	014-INS INSULATION					04/20/2022
	Comments1: JIM 331-223-6615						
GH	_____	015-EPW ENGINEERING- PUBLIC WALK					04/27/2022
	Comments1: MIDWEST 815-839-8175 -- PARTIAL						
GH	_____	016-WK SERVICE WALK					04/27/2022
	Comments1: MIDWEST 815-839-8175						
PR	_____	006-RFR ROUGH FRAMING	20211732	841 GREENFIELD TURN	48		04/14/2022
	Comments1: DAVE 630-878-5792						
PR	_____	007-REL ROUGH ELECTRICAL					04/14/2022
PR	_____	008-RMC ROUGH MECHANICAL					04/14/2022
PR	_____	009-PLR PLUMBING - ROUGH					04/14/2022
	Comments1: COUNTRY HILLS - DAVE 630-878-5792						
GH	_____	010-INS INSULATION					04/21/2022
	Comments1: DAVE MCCUE 630-878-5792						
PR	_____ PM	004-ESW ENGINEERING - SEWER / WAT	20211748	521 ASHWORTH LN	518		04/04/2022
	Comments1: CATHY 630-387-2001						
PR	_____ PM	003-ESW ENGINEERING - SEWER / WAT	20211749	501 ASHWORTH LN	519		04/04/2022
	Comments1: CATHY 630-387-2001						
GH	_____ AM	004-BKF BACKFILL					04/05/2022
	Comments1: JUAN 847-551-9066						
GH	_____ AM	007-BSM BASEMENT FLOOR	20211750	2493 FAIRFIELD AVE	485		04/07/2022
	Comments1: JUAN CARLOS 847-551-9066						
PR	_____ PM	008-SUM SUMP					04/08/2022
	Comments1: RAINTREE - CATHY 630-387-2001						
GH	_____ AM	009-STP STOOP					04/11/2022
	Comments1: FRONT ONLY -- OSCAR 847-551-9066						
BF	_____	010-RFR ROUGH FRAMING					04/26/2022
	Comments1: JEFF LENNAR 847 456 8082						
BF	_____	011-REL ROUGH ELECTRICAL					04/26/2022
	Comments1: JEFF LENNAR 847 456 8082						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	012-RMC ROUGH MECHANICAL					04/26/2022
	Comments1: JEFF LENNAR 847 456 8082						
PBF	_____	013-PLR PLUMBING - ROUGH					04/26/2022
	Comments1: JEFF LENNAR 847 456 8082						
GH	_____	014-INS INSULATION					04/28/2022
	Comments1: JEFF LENNAR 847 456 8082						
BC	_____ AM	015-PHD POST HOLE - DECK					04/20/2022
	Comments1: COMEX 847-551-9066						
PR	_____	006-PLU PLUMBING - UNDERSLAB	20211751	2001 PRAIRIE GRASS LN	45		04/14/2022
	Comments1: PRAIRIE MEADOWS REMY 630-973-6699						
GH	_____ AM	007-PPS PRE-POUR, SLAB ON GRADE					04/19/2022
	Comments1: REAR STOOP						
GH	_____ AM	008-BSM BASEMENT FLOOR					04/19/2022
	Comments1: NEED TO TAPE SEAMS & PENETRATIONS						
GH	_____ AM	009-GAR GARAGE FLOOR					04/19/2022
BC	09:00	010-ROF ROOF UNDERLAYMENT ICE & W					04/20/2022
	Comments1: 630-973-6699 RMT REMY						
BC	_____ AM	006-REI REINSPECTION	20211752	936 HAYDEN DR	44		04/12/2022
	Comments1: ELEC SEVICE RMT/REMY 630-973-9610						
BC	09:30	007-ROF ROOF UNDERLAYMENT ICE & W					04/12/2022
	Comments1: RMT/REMY 630-973-9610						
PR	_____	008-PLU PLUMBING - UNDERSLAB					04/13/2022
	Comments1: REMY 630-379-9610						
GH	_____ AM	009-GAR GARAGE FLOOR					04/19/2022
	Comments1: REMY- 630-973-6699						
GH	_____ AM	010-BSM BASEMENT FLOOR					04/19/2022
	Comments1: NO VAPOR BARRIER, PLUMBERS WORKING IN BA						
	Comments2: SEMENT						
GH	_____ AM	011-PPS PRE-POUR, SLAB ON GRADE					04/19/2022
	Comments1: PATIO						
BF	_____ AM	012-BSM BASEMENT FLOOR					04/20/2022
	Comments1: REMY 630-973-6699 GARAGE & STOOPS (ADDED						
	Comments2: & APPROVED)						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ AM	006-BSM BASEMENT FLOOR	20220002	2333 FAIRFIELD AVE	498		04/11/2022
	Comments1: JUAN 847-551-9066						
GH	_____	008-GAR GARAGE FLOOR					04/11/2022
GH	_____	009-GPL GREEN PLATE INSPECTION					04/12/2022
PBF	_____	006-PLU PLUMBING - UNDERSLAB	20220003	2327 FAIRFIELD AVE	499		04/05/2022
	Comments1: JEFF 847-456-8082						
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20220004	2305 FAIRFIELD AVE	500		04/05/2022
	Comments1: RAINTREE JEFF- 847-456-8082						
PR	_____	006-PLU PLUMBING - UNDERSLAB				04/19/2022	
	Comments1: JEFF -- 847-456-8082						
GH	_____ AM	007-BSM BASEMENT FLOOR					04/19/2022
	Comments1: JUAN 847-551-9066						
GH	_____ AM	008-GAR GARAGE FLOOR					04/19/2022
BC	_____	008-GPL GREEN PLATE INSPECTION	20220006	2248 FAIRFAX WAY	505		04/28/2022
	Comments1: JEFF -- 847-456-8082						
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20220007	2236 FAIRFAX WAY	506		04/05/2022
	Comments1: JEFF -- 847-456-8082						
BF	_____ AM	001-FTG FOOTING	20220017	2711 NICKERSON CT	162		04/18/2022
	Comments1: MIDWEST 815-839-8175						
BF	_____ AM	002-FOU FOUNDATION					04/19/2022
	Comments1: MIDWEST 815-839-8175						
PBF	_____ PM	003-WAT WATER					04/21/2022
	Comments1: AL'S 630-492-7635						
BC	_____ AM	004-BKF BACKFILL					04/21/2022
	Comments1: 815.839.8175 MIDWEST						
PR	_____ AM	005-ABC ABOVE CEILING	20220024	608 E VETERANS PKWY			04/05/2022
	Comments1: GREG MARKER 630-977-1869						
BF	_____	006-FIN FINAL INSPECTION					04/28/2022
	Comments1: MARKER 630-977 1869 CROSSROADS FINAL FOR						
	Comments2: OCCUPANCY						
PBF	_____	007-PLF PLUMBING - FINAL OSR READ					04/28/2022
	Comments1: MARKER 630-977 1869 CROSSROADS FINAL FOR						
	Comments2: OCCUPANCY						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ AM	008-BSM BASEMENT FLOOR	20220031	2288 FAIRFAX WAY	501		04/19/2022
	Comments1: JUAN 847-551-9066						
GH	_____	006-GPL GREEN PLATE INSPECTION	20220032	2401 FAIRFIELD AVE	493		04/07/2022
	Comments1: JEFF 847-456-8082						
GH	_____ AM	007-BSM BASEMENT FLOOR					04/11/2022
	Comments1: OSCAR 847-551-9066						
GH	_____	008-GAR GARAGE FLOOR					04/11/2022
PBF	_____	006-PLU PLUMBING - UNDERSLAB	20220033	508 BRAEMORE LN	535		04/07/2022
	Comments1: RAINTREE -- JEFF 847-456-8082						
BC	_____	007-GPL GREEN PLATE INSPECTION					04/20/2022
	Comments1: JEFF LENNAR 847 456 8082						
BF	_____ AM	008-PPS PRE-POUR, SLAB ON GRADE					04/20/2022
	Comments1: COMEX 847-551-9066 BSM, CRAWL GAR						
BC	_____ AM	002-FOU FOUNDATION	20220034	362 BENJAMIN ST	36		04/12/2022
	Comments1: TOM - 708-417-4841						
BC	_____ PM	003-BKF BACKFILL					04/20/2022
	Comments1: JASON--630-632-7433 LACK OF GRAVEL OVR D						
	Comments2: RAIN TILE & FOOTING						
BC	_____ AM	004-BKF BACKFILL					04/26/2022
	Comments1: RE INSPECTION -GRAVEL OVER DRAIN TILE &						
	Comments2: FOOTING JASON 630-632-7433						
PBF	_____ AM	005-PLU PLUMBING - UNDERSLAB					04/27/2022
	Comments1: JASON 630-632-7433						
BC	_____ AM	006-GPL GREEN PLATE INSPECTION					04/28/2022
	Comments1: JASON 630-632-7433						
PBF	_____ AM	007-ESW ENGINEERING - SEWER / WAT				04/27/2022	
	Comments1: WINNINGER 630-364-8785						
BC	_____ AM	002-RFR ROUGH FRAMING	20220035	4830 W MILLBROOK CIR	10		04/05/2022
	Comments1: CHRIS-UPPER DECK 630-330-8038						
BC	_____ AM	003-FIN FINAL INSPECTION					04/19/2022
	Comments1: DECK -- CHRIS 630-330-8038 LATERAL LOAD						
	Comments2: RESTRAINTS						
BC	_____ AM	004-REI REINSPECTION					04/21/2022
	Comments1: DECK FINAL CHRIS UPPERDECK 630-330-8038						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____ AM	001-FTG FOOTING	20220038	2706 NICKERSON CT	169		04/08/2022
	Comments1: MIDWEST 815-839-8175						
BF	_____ AM	002-FOU FOUNDATION					04/12/2022
	Comments1: MIDWEST 815-839-8175						
PBF	_____ PM	003-WAT WATER					04/14/2022
	Comments1: AL'S 630-492-7635						
BF	_____ AM	004-BKF BACKFILL					04/14/2022
	Comments1: MIDWEST 815-839-8175						
PBF	_____ AM	005-PLU PLUMBING - UNDERSLAB					04/21/2022
	Comments1: ANDREW/RYAN 331-431-7342						
BF	_____ PM	006-BSM BASEMENT FLOOR					04/25/2022
	Comments1: MIDWEST 815-839-8175						
GH	_____	007-GAR GARAGE FLOOR					04/27/2022
	Comments1: MIDWEST 815-839-8175 -- FIBER MESH						
GH	_____	008-STP STOOP					04/27/2022
	Comments1: FRONT AND REAR MIDWEST 815-839-8175 --						
	Comments2: PIN TO FOUNDATION						
BF	_____	006-BG BASEMENT AND GARAGE FLOOR	20220049	3073 GRANDE TR	554		04/04/2022
	Comments1: ANDREW/RYAN 331-431-7342						
GH	_____	007-GPL GREEN PLATE INSPECTION					04/05/2022
	Comments1: JIM/ RYAN 331-223-6615						
GH	_____ AM	008-STP STOOP					04/06/2022
	Comments1: STOOPS -- MIDWEST 815-839-8175						
BC	_____ PM	001-FIN FINAL INSPECTION	20220057	1565 SYCAMORE RD	2		04/28/2022
	Comments1: MARY 331-551-6332 -- DOOR OPENING ONLY						
BF	_____ AM	001-FTG FOOTING	20220067	2727 ELLORY CT	127		04/22/2022
	Comments1: 815.839.8175						
midwesternconcrete.com							
BF	_____ PM	002-FOU FOUNDATION					04/25/2022
	Comments1: MIDWEST 815-839-8175						
PBF	_____ PM	003-WAT WATER					04/27/2022
	Comments1: AL'S 630-492-7635						
BF	_____ AM	004-BKF BACKFILL					04/28/2022
	Comments1: MIDWEST 815-839-8175						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	004-PLU PLUMBING - UNDERSLAB	20220073	1125 HAWK HOLLOW DR	309-1		04/19/2022
	Comments1: JEFF 847-456-8082						
GH	_____	005-PPS PRE-POUR, SLAB ON GRADE					04/27/2022
	Comments1: JOSE UPLAND 630-465-1159						
GH	_____ AM	006-GAR GARAGE FLOOR					04/28/2022
	Comments1: JOSE -- 630-465-1159						
GH	_____ AM	007-STP STOOP					04/28/2022
	Comments1: JOSE -- 630-465-1159						
PR	_____	004-PLU PLUMBING - UNDERSLAB	20220074	1127 HAWK HOLLOW DR	309-2		04/19/2022
	Comments1: JEFF 847-456-8082						
GH	_____	005-PPS PRE-POUR, SLAB ON GRADE					04/27/2022
	Comments1: JOSE UPLAND 630-465-1159						
GH	_____ AM	006-GAR GARAGE FLOOR					04/28/2022
	Comments1: JOSE -- 630-465-1159						
GH	_____ AM	007-STP STOOP					04/28/2022
	Comments1: JOSE -- 630-465-1159						
PR	_____	004-PLU PLUMBING - UNDERSLAB	20220075	1129 HAWK HOLLOW DR	309-3		04/19/2022
	Comments1: JEFF -- 847-456-8082						
GH	_____	005-PPS PRE-POUR, SLAB ON GRADE					04/27/2022
	Comments1: JOSE UPLAND 630-465-1159						
GH	_____ AM	006-GAR GARAGE FLOOR					04/28/2022
	Comments1: JOSE -- 630-465-1159						
GH	_____ AM	007-STP STOOP					04/28/2022
	Comments1: JOSE -- 630-465-1159						
PR	_____	004-PLU PLUMBING - UNDERSLAB	20220076	1131 HAWK HOLLOW DR	309-4		04/19/2022
	Comments1: JEFF -- 847-456-8082						
GH	_____	005-PPS PRE-POUR, SLAB ON GRADE					04/27/2022
	Comments1: JOSE UPLAND 630-465-1159						
GH	_____ AM	006-GAR GARAGE FLOOR					04/28/2022
	Comments1: JOSE -- 630-465-1159						
GH	_____ AM	007-STP STOOP					04/28/2022
	Comments1: JOSE -- 630-465-1159						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	004-PLU PLUMBING - UNDERSLAB	20220077	1122 HAWK HOLLOW DR	300-1		04/12/2022
		Comments1: LENNAR 847-456-8082					
GH	_____	005-PPS PRE-POUR, SLAB ON GRADE					04/26/2022
		Comments1: JOSE 630-465-1159					
GH	_____	006-GAR GARAGE FLOOR					04/26/2022
		Comments1: JOSE 630-465-1159					
GH	_____ AM	007-STP STOOP					04/29/2022
		Comments1: JOSE 630-465-1159					
PBF	_____	004-PLU PLUMBING - UNDERSLAB	20220078	1120 HAWK HOLLOW DR	300-2		04/12/2022
		Comments1: LENNAR 847-456-8082					
GH	_____	005-PPS PRE-POUR, SLAB ON GRADE					04/26/2022
		Comments1: JOSE 630-465-1159					
GH	_____	006-GAR GARAGE FLOOR					04/26/2022
		Comments1: JOSE 630-465-1159					
GH	_____ AM	007-STP STOOP					04/29/2022
		Comments1: JOSE 630-465-1159					
PBF	_____	004-PLU PLUMBING - UNDERSLAB	20220079	1112 HAWK HOLLOW DR	300-3		04/12/2022
		Comments1: LENNAR 847-456-8082					
GH	_____	005-PPS PRE-POUR, SLAB ON GRADE					04/26/2022
		Comments1: JOSE 630-465-1159					
GH	_____	006-GAR GARAGE FLOOR					04/26/2022
		Comments1: JOSE 630-465-1159					
GH	_____ AM	007-STP STOOP					04/29/2022
		Comments1: JOSE 630-465-1159					
PBF	_____	004-PLU PLUMBING - UNDERSLAB	20220080	1110 HAWK HOLLOW DR	300-4		04/12/2022
		Comments1: LENNAR 847-456-8082					
GH	_____	005-PPS PRE-POUR, SLAB ON GRADE					04/26/2022
		Comments1: JOSE - 630-465-1159					
GH	_____	006-GAR GARAGE FLOOR					04/26/2022
		Comments1: JOSE 630-465-1159					
GH	_____ AM	007-STP STOOP					04/29/2022
		Comments1: JOSE 630-465-1159					

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-FIN FINAL INSPECTION	20220082	217 ELIZABETH ST			04/26/2022
	Comments1: WINDOWS BILL 217-741-6848						
GH	_____	AM 003-FIN FINAL INSPECTION	20220084	2484 ELLSWORTH CT	355		04/08/2022
	Comments1: CHRIS 630-688-0331						
GH	_____	AM 004-FEL FINAL ELECTRIC					04/08/2022
BF	_____	PM 001-FTG FOOTING	20220087	3069 GRANDE TR	555	04/05/2022	
	Comments1: MIDWESTERN 815-839-8175 (((CANCELLED)))						
GH	_____	AM 002-FTG FOOTING					04/06/2022
	Comments1: MIDWEST 815839-8175						
BF	_____	PM 003-FOU FOUNDATION					04/07/2022
	Comments1: MIDWEST 815-839-8175						
BF	_____	AM 004-BKF BACKFILL					04/13/2022
	Comments1: MIDWEST 815-839-8175						
PBF	_____	PM 005-WAT WATER					04/14/2022
	Comments1: AL'S 630-492-7635						
PR	_____	006-PLU PLUMBING - UNDERSLAB					04/19/2022
	Comments1: GRANDE RESERVE -- JIM - 331-223-6615						
BF	_____	AM 007-BG BASEMENT AND GARAGE FLOOR					04/20/2022
	Comments1: MIDWEST 815-839-8175						
GH	_____	AM 008-STP STOOP					04/26/2022
	Comments1: FRONT -- MIDWEST 815-839-8175						
BC	_____	AM 009-GPL GREEN PLATE INSPECTION					04/28/2022
	Comments1: JIM 331-223-6615						
BF	_____	PM 001-FTG FOOTING	20220088	2868 OLD GLORY DR	275		04/13/2022
	Comments1: MIDWEST 815-839-8175						
BF	_____	AM 002-FOU FOUNDATION					04/14/2022
	Comments1: MIDWEST 815-839-8175						
BF	_____	AM 003-BKF BACKFILL					04/19/2022
	Comments1: MIDWEST0815-839-8175						
PBF	_____	PM 004-WAT WATER					04/21/2022
	Comments1: AL'S 630-492-7635						
PBF	_____	005-PLU PLUMBING - UNDERSLAB					04/27/2022
	Comments1: JIM/RYAN 331-231-6615						

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE					04/28/2022
	Comments1: BASEMENT, GARAGE, AND FRONT STOOP-- MIDW						
	Comments2: EST 815-839-8175						
PBF	_____	PM 004-WAT WATER	20220089	2863 ROOD ST	318		04/01/2022
	Comments1: AL'S 630-492-7635						
PBF	_____	005-PLU PLUMBING - UNDERSLAB					04/06/2022
	Comments1: JIM 331-223-6615						
BF	_____	PM 006-BG BASEMENT AND GARAGE FLOOR					04/07/2022
	Comments1: MIDWEST 815-839-8175						
GH	_____	AM 007-GPL GREEN PLATE INSPECTION					04/14/2022
GH	_____	AM 008-STP STOOP					04/18/2022
	Comments1: FRONT AND REAR -- MIDWEST 815-839-8175						
BF	_____	001-FTG FOOTING	20220090	3022 GRANDE TR	535		04/27/2022
	Comments1: MIDWEST 815-839-8175 -- SEE INSPECTION R						
	Comments2: EPORT						
BF	_____	AM 002-FOU FOUNDATION					04/28/2022
	Comments1: MIDWEST 815-839-8175						
BF	_____	AM 001-FIN FINAL INSPECTION	20220091	356 TWINLEAF TR	66		04/11/2022
	Comments1: SOLAR EDDY 801-837-4586						
BF	_____	002-FEL FINAL ELECTRIC					04/11/2022
	Comments1: SOLAR EDDY 801-837-4586						
GH	_____	001-PHF POST HOLE - FENCE	20220098	906 GILLESPIE LN	134		04/18/2022
	Comments1: WILL SEND PICTURES OF POSTHOLES (HOLIDAY						
	Comments2:) RECEIVED PICTURES 4/18/22						
PR	_____	001-FTG FOOTING	20220112	8710 RT 71			04/18/2022
	Comments1: TOM 630-702-9576 -- SEE INSPECTION TICKE						
	Comments2: T						
PR	_____	AM 002-FTG FOOTING					04/20/2022
	Comments1: DAN WILSON 630-392-3007						
PR	10:00	003-FOU FOUNDATION					04/21/2022
	Comments1: DAN WILSON RESTORE CHURCH 630-392-3007						
BC	_____	AM 001-RFR ROUGH FRAMING	20220117	1789 MARKETVIEW DR	8		04/14/2022
	Comments1: DREW 630-849-5766						

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-PHD POST HOLE - DECK	20220118	1835 COLUMBINE DR	69		04/29/2022
	Comments1: VIRTUAL CHRIS 630-921-0869						
BC	_____ PM	001-PPS PRE-POUR, SLAB ON GRADE	20220119	3129 JUSTICE DR	687		04/28/2022
	Comments1: PATIO ---- CHEUY -- 630-330-7580						
GH	_____ PM	001-PPS PRE-POUR, SLAB ON GRADE	20220120	2076 SQUIRE CIR	183		04/29/2022
	Comments1: EMAILED PICTURES						
BC	_____ AM	001-PHF POST HOLE - FENCE	20220131	3977 SHOEGER DR	37		04/04/2022
	Comments1: YARENY 815-981-0472						
BC	_____	002-FIN FINAL INSPECTION					04/07/2022
	Comments1: FENCE MIKE 630-888-8915						
BF	_____	001-FTG FOOTING	20220133	3341 SEELEY ST	800		04/01/2022
	Comments1: UPLAND 630-453-9281						
BF	_____	002-FOU FOUNDATION					04/07/2022
	Comments1: CHRIS 224-358-1606						
PBF	_____ PM	003-WSS WATER & STORM SEWER					04/13/2022
	Comments1: GRANDE RESERVE -- JOE 708-278-3109						
BF	_____	001-FTG FOOTING	20220134	2809 BERRYWOOD LN	799		04/01/2022
	Comments1: CHRIS 224-358-1606						
BF	_____	002-FOU FOUNDATION					04/06/2022
	Comments1: CHRIS -- 224-358-1606						
PBF	_____ PM	003-WSS WATER & STORM SEWER					04/13/2022
	Comments1: GRANDE RESERVE --JOE 708-278-3109						
BC	_____ AM	001-TRN TRENCH - (GAS, ELECTRIC,	20220135	181 CLAREMONT CT	22		04/06/2022
	Comments1: ERIC 630-335-6776						
GH	_____ AM	005-INS INSULATION	20220137	1102 GRACE DR	98		04/05/2022
	Comments1: MATT 630-995-5513						
BC	13:00	001-PHF POST HOLE - FENCE	20220141	2289 FAIRFAX WAY	372		04/04/2022
	Comments1: CEDAR CARLA 815-460-3449						
BF	_____ PM	001-FIN FINAL INSPECTION	20220143	2347 EMERALD LN	105		04/12/2022
	Comments1: SOLAR JOSH 512-619-5854						
BF	_____ PM	002-FEL FINAL ELECTRIC					04/12/2022
	Comments1: SOLAR JOSH 512-619-5854						

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 001-PHF POST HOLE - FENCE	20220144	2912 OLD GLORY DR	271		04/05/2022
	Comments1: CLASSIC 630-551-3400						
BC	_____	002-FIN FINAL INSPECTION					04/11/2022
	Comments1: CARRIE 847-421-6868						
BC	_____	AM 001-ROF ROOF UNDERLAYMENT ICE & W	20220149	1052 HOMESTEAD DR			04/04/2022
	Comments1: JASON 331-575-7705 --- WOULD LIKE 10:00						
	Comments2: IF POSSIBLE						
BC	_____	001-BND POOL BONDING	20220151	2277 NORTHLAND LN	100		04/12/2022
	Comments1: SEE INSPECTION REPORT						
BC	_____	AM 002-BND POOL BONDING					04/26/2022
	Comments1: BRAIN STEELE 630-253-9167						
PBF	_____	AM 004-ESW ENGINEERING - SEWER / WAT	20220153	1956 MEADOWLARK LN	82		04/06/2022
	Comments1: COUNTRY HILLS -- BOB 630-918-2348						
BC	_____	PM 001-PPS PRE-POUR, SLAB ON GRADE	20220158	2541 ANNA MARIA LN	716		04/19/2022
	Comments1: PATIO -- PAT -- 630-747-6068						
BC	_____	AM 001-ROF ROOF UNDERLAYMENT ICE & W	20220159	611 WHITE OAK WAY			04/07/2022
	Comments1: 630-844-2553						
BF	_____	AM 001-FTG FOOTING	20220160	542 ASHWORTH LN	522		04/12/2022
	Comments1: JUAN 847-551-9066						
BF	_____	AM 002-FOU FOUNDATION					04/18/2022
	Comments1: OSCAR 847-551-9066						
PBF	_____	PM 003-ESW ENGINEERING - SEWER / WAT				04/21/2022	
	Comments1: 630-387-2001 VERUNA						
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT					04/22/2022
	Comments1: 630-387-2001 VERUNA						
BF	_____	AM 005-BKF BACKFILL					04/27/2022
	Comments1: OSCAR 847-551-9066						
BF	_____	AM 001-FTG FOOTING	20220163	502 ASHWORTH LN	520		04/28/2022
	Comments1: RAINTREE JUAN -- 847-551-9066						
BF	_____	AM 001-FTG FOOTING	20220165	572 ASHWORTH LN	523		04/28/2022
	Comments1: RAINTREE JUAN -- 847-551-9066						
BF	_____	AM 001-FTG FOOTING	20220166	561 ASHWORTH LN	516		04/12/2022
	Comments1: JUAN 847-551-9066						

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 002-FOU FOUNDATION					04/18/2022
	Comments1: OSCAR 847-551-9066						
PBF	_____	PM 003-ESW ENGINEERING - SEWER / WAT					04/21/2022
	Comments1: 630-387-2001 VERUNA						
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT					04/02/2022
	Comments1: 630-387-2001 VERUNA -- WORK NOT COMPLETE						
PBF	_____	PM 005-ESW ENGINEERING - SEWER / WAT					04/27/2022
	Comments1: HMD 630-387-2004						
BF	_____	AM 006-BKF BACKFILL					04/27/2022
	Comments1: COMEX 847-551-9066						
BC	_____	001-WK SERVICE WALK	20220172	861 OMAHA DR	21		04/07/2022
	Comments1: JEANETTE 708-674-1867						
BC	_____	AM 001-RFR ROUGH FRAMING	20220175	2051 RAINTREE RD	69		04/19/2022
	Comments1: JAKE 346-212-0994 BASEMENT FINISH						
BC	_____	AM 002-REL ROUGH ELECTRICAL					04/19/2022
	Comments1: JAKE 346-212-0994 BASEMENT FINISH						
BC	_____	AM 003-RMC ROUGH MECHANICAL					04/19/2022
	Comments1: JAKE 346-212-0994 BASEMENT FINISH						
BC	_____	004-INS INSULATION					04/26/2022
	Comments1: JAKE 847-363-4770 BASEMENT FINISH						
GH	_____	001-PPS PRE-POUR, SLAB ON GRADE	20220177	3188 JUSTICE DR	600		04/05/2022
	Comments1: TRAVIS LAFFEY 630-688-4528						
BC	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE	20220194	398 BERTRAM DR			04/19/2022
	Comments1: CEMENTRIX JOHN 630-862-8053						
GH	_____	001-PPS PRE-POUR, SLAB ON GRADE	20220195	862 HOMESTEAD DR	23		04/22/2022
	Comments1: PATIO CEMENTRIX JOHN 630-862-8053						
BC	_____	AM 001-FIN FINAL INSPECTION	20220199	221 W VETERANS PKWY			04/27/2022
	Comments1: ROOF -- JOHN 800-303-8392 -- NO ACCESS T						
	Comments2: O ROOF, COULDN'T INSPECT						
GH	_____	003-FIN FINAL INSPECTION	20220203	613 GREENFIELD TURN	74		04/01/2022
	Comments1: ROOF -- AUSTIN 815-280-8501						
BC	_____	001-FIN FINAL INSPECTION	20220204	2243 RICHMOND AVE	442		04/26/2022
	Comments1: PAVERS -- JIM 630-251-0346						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	09:00 AM	001-PHF POST HOLE - FENCE	20220205	2581 ANNA MARIA LN	720		04/07/2022
	Comments1: NETWORK 630-554-0385						
BC	_____ PM	001-PPS PRE-POUR, SLAB ON GRADE	20220207	367 PENSECOLA ST	1148		04/12/2022
	Comments1: ANDREW 630-677-4848						
GH	_____ PM	003-RFR ROUGH FRAMING	20220208	577 MANCHESTER LN	398		04/22/2022
	Comments1: DAVE 6302-664-3283 NEED TO FIRE SEAL VER						
	Comments2: TICALLY EVERY 10FT, NEED TO FIRE SEAL AL						
	Comments3: L PENETRATIONS AT TOP PLATE						
BC	10:00	001-PHF POST HOLE - FENCE	20220214	873 N CARLY CIR	23		04/05/2022
	Comments1: CHERI 815-836-8731						
BC	_____	001-TRN TRENCH - (GAS, ELECTRIC,	20220215	2112 HARTFIELD AVE	348		04/13/2022
	Comments1: FOR FIRE PIT, AMANDA 815-252-8777						
BC	_____	002-FIN FINAL INSPECTION					04/27/2022
	Comments1: PAVERS, GATE ON LEFT OPEN, AMANDA 815-25						
	Comments2: 2-8777						
PR	_____	001-PPS PRE-POUR, SLAB ON GRADE	20220216	2227 FAIRFAX WAY	379		04/25/2022
	Comments1: GLEN 630-774-0333						
GH	_____	001-PHF POST HOLE - FENCE	20220217	1732 CALLANDER TR	58	04/01/2022	
	Comments1: JULIE 630-802-1317 -- NOT READY						
GH	_____	002-PHF POST HOLE - FENCE					04/04/2022
	Comments1: JULIE 630-802-1317						
BC	_____ AM	001-ROF ROOF UNDERLAYMENT ICE & W	20220219	639 WHITE OAK WAY	15		04/11/2022
	Comments1: RICK 815-272-7574						
BF	_____ AM	001-BND POOL BONDING	20220222	789 KENTSHIRE DR	142		04/18/2022
	Comments1: AUSTIN 815-954-9673						
BF	_____ AM	002-TRN TRENCH - (GAS, ELECTRIC,					04/18/2022
	Comments1: AUSTIN 815-954-9673						
BC	_____ AM	003-RFR ROUGH FRAMING	20220226	492 BIRCHWOOD DR	160		04/13/2022
	Comments1: DECK -- DENISE 630-222-6763 OR 630-222-6						
	Comments2: 317						
BC	_____	001-FIN FINAL INSPECTION	20220228	1151 BLACKBERRY SHORE LN	49		04/21/2022
	Comments1: PAVERS YORKVILLE HILL LANDSCAPING 630-74						
	Comments2: 2-0158						
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20220229	2001 S BRIDGE ST			04/13/2022

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____ AM	001-PHF POST HOLE - FENCE	20220235	1702 CALLANDER TR	54		04/06/2022
	Comments1: ACOSTA 815-255-2132						
BC	_____	002-FIN FINAL INSPECTION					04/11/2022
	Comments1: FENCE ACOSTA -- 815-255-2132						
BC	11:00	001-PHF POST HOLE - FENCE	20220236	1712 CALLANDER TR	55		04/07/2022
	Comments1: ACCOSTA/BONNIE 815-255-2132						
BC	_____	002-FIN FINAL INSPECTION					04/11/2022
	Comments1: FENCE -- ACOSTA 815-255-2132						
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20220237	436 SUTTON ST	228		04/04/2022
	Comments1: HI-5 630-888-4069						
GH	_____ AM	001-ROF ROOF UNDERLAYMENT ICE & W	20220240	2583 OVERLOOK CT	23		04/19/2022
	Comments1: 11:00 am Dana 630-664-6793						
BC	_____ AM	001-PHF POST HOLE - FENCE	20220241	115 PALMER CT	37		04/14/2022
	Comments1: SHERI -- 815-836-8731						
BC	_____ AM	001-ROF ROOF UNDERLAYMENT ICE & W	20220242	2343 SUMAC DR	18		04/20/2022
	Comments1: JESS -- 630-383-1907						
GH	_____	001-PHF POST HOLE - FENCE	20220246	601 TERI LN			04/29/2022
	Comments1: CLASSIC -- 630-551-3400						
GH	_____	001-PHF POST HOLE - FENCE	20220254	1782 CALLANDER TR	66		04/08/2022
	Comments1: AMERICA'S BACKYARD 331-452-2271 DID POST Comments2: HOLES ON 4/7/22 BUT DID NOT CHANGE DATE Comments3: WITH US, WILL SEND PICTURES						
BC	_____	002-FIN FINAL INSPECTION					04/26/2022
	Comments1: FENCE -- AMERICA'S BACKYARD 331-452-2271						
BC	_____	001-FTG FOOTING	20220258	3345 SEELEY ST	801		04/29/2022
BC	_____	001-FTG FOOTING	20220259	3349 SEELEY ST	802		04/29/2022
BC	_____	001-FTG FOOTING	20220260	3353 SEELEY ST	803		04/29/2022
BC	_____	001-FTG FOOTING	20220261	3357 SEELEY ST	804		04/29/2022
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20220265	2561 ANNA MARIA LN	718		04/04/2022
	Comments1: PATIO -- DENNIS 773-297-9616						
BC	10:00	001-PHF POST HOLE - FENCE	20220270	2155 HARTFIELD AVE	421		04/11/2022
	Comments1: AM BKYD 815-836-8731						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-PHF POST HOLE - FENCE	20220281	2001 WREN RD	23		04/11/2022
GH	13:30	001-PHF POST HOLE - FENCE	20220284	202 SPRUCE CT	19		04/21/2022
	Comments1: CARLA 815-460-3449						
BC	_____ PM	001-RFR ROUGH FRAMING	20220285	1923 PRAIRIE ROSE LN	100		04/27/2022
	Comments1: GARAGE DOOR -- ED 847-878-4089						
BC	_____	002-FIN FINAL INSPECTION					04/27/2022
BC	_____	001-PHD POST HOLE - DECK	20220286	181 CLAREMONT CT	22		04/14/2022
	Comments1: DERRICK 630-878-9539						
BC	_____ AM	001-PHD POST HOLE - DECK	20220289	617 GREENFIELD TURN	72		04/06/2022
	Comments1: CHRIS 630-330-8038						
BC	_____ AM	002-RFR ROUGH FRAMING					04/19/2022
	Comments1: CHRIS 630-330-8038 DECK						
BC	_____	003-FIN FINAL INSPECTION					04/27/2022
	Comments1: CHRIS 630-330-8038						
BF	_____ AM	001-FTG FOOTING	20220290	101 S BRIDGE ST			04/29/2022
	Comments1: SLAB POUR IN BASEMENT GEORGE 630-327-127						
	Comments2: 1 JUST SOUTH OF RIVER ON WEST SIDE						
PR	_____ AM	001-FTG FOOTING	20220291	1222 CANNONBALL TR	1	04/14/2022	
	Comments1: RICH 630-273-5932						
PR	_____	002-FOU FOUNDATION					04/25/2022
	Comments1: RICH 630-273-5932						
BC	_____	001-FIN FINAL INSPECTION	20220293	2692 MCLELLAN BLVD	51		04/28/2022
	Comments1: PAVERS AMY 630-696-7237						
BC	_____ PM	001-FIN FINAL INSPECTION	20220295	1346 E SPRING ST	175		04/21/2022
	Comments1: ELEC CAR CHARGING STATION STEVE 312-206-						
	Comments2: 6285						
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20220297	401 HAZELTINE WAY	14		04/27/2022
	Comments1: JOSE GNT 331-717-8254						
GH	_____	001-PPS PRE-POUR, SLAB ON GRADE	20220298	467 PARKSIDE LN	361		04/22/2022
	Comments1: JOSE 331-717-8254						
GH	_____	001-PPS PRE-POUR, SLAB ON GRADE	20220300	2022 INGEMUNSON LN	140		04/21/2022
	Comments1: JOSE - 331-717-8254						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	11:00	001-PHF POST HOLE - FENCE	20220303	2828 ALDEN AVE	331		04/21/2022
	Comments1: AMERI DREAM FENCE GISELLE 815-726-1127						
GH	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20220304	574 REDHORSE	142		04/06/2022
	Comments1: TTL/AUSTIN 815-280-8501						
BC	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20220307	10346 GALENA RD	2		04/14/2022
	Comments1: PATIO, SIDEWALK AND DRIVE WAY -- CAROLIN						
	Comments2: A 630-201-3276						
BC	_____	002-REI REINSPECTION					04/26/2022
	Comments1: PRE-POUR						
BC	_____ AM	001-PHD POST HOLE - DECK	20220309	367 WINDETT RIDGE RD	48		04/13/2022
	Comments1: CHRIS 630-330-8038						
GH	11:00	001-PHF POST HOLE - FENCE	20220312	1571 CORAL DR	165		04/21/2022
	Comments1: 630-551-3400 CLASSIC						
PR	_____	001-PH POST HOLES / PILES	20220320	402 E PARK ST	59		04/20/2022
	Comments1: DECK AND FENCE						
GH	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20220336	408 WOODWORTH ST	25	04/15/2022	
	Comments1: WILL SEND PICTURES (HOLIDAY)						
GH	_____	002-FIN FINAL INSPECTION					04/21/2022
	Comments1: ROOF						
GH	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20220348	3182 MATLOCK DR	664		04/19/2022
	Comments1: VIC -- 630-915-7710						
BF	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20220362	662 ANDREA CT	9		04/29/2022
	Comments1: PATIO GARY 630-267-8514						
BC	_____ AM	002-PPS PRE-POUR, SLAB ON GRADE	20220374	1991 BANBURY AVE	30		04/28/2022
	Comments1: PATIO -- SERGIO -- 815-909-5737						
BC	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20220376	1381 CHESTNUT CIR	25		04/21/2022
	Comments1: JILL 630-675-7102						
GH	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20220377	1141 KATE DR	38		04/25/2022
	Comments1: PATIO KIMBERLEY 618-974-4411						
BC	_____	001-EPW ENGINEERING- PUBLIC WALK	20220384	2112 ALAN DALE LN	51		04/27/2022
	Comments1: REBECCA 630-820-1624						
GH	_____ PM	001-PPS PRE-POUR, SLAB ON GRADE	20220386	2141 COUNTRY HILLS DR	446		04/19/2022
	Comments1: JOSE 331-717-8254						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20220387	315 W KENDALL DR	6		04/29/2022
	Comments1: RANDY 630-854-7957 PARTIAL - BACK AND SI						
	Comments2: DES ONLY						
GH	11:00	001-PHF POST HOLE - FENCE	20220413	2772 CRANSTON CIR	106		04/28/2022
	Comments1: AMERI DREAM 815-726-1127						
GH	11:00	001-PHF POST HOLE - FENCE	20220421	557 MANCHESTER LN	396		04/29/2022
	Comments1: SHERRIE 815-836-8731						
BC	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20220427	4636 PLYMOUTH AVE	991		04/27/2022
	Comments1: PATIO -- JOHN 630-862-8053						
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20220431	2581 ANNA MARIA LN	720		04/28/2022
	Comments1: SHED SLAB -- JOSHUA 630-641-9087						

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

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

PERMIT TYPE SUMMARY:

ADD	ADDITION	3
AGP	ABOVE-GROUND POOL	4
BSM	BASEMENT REMODEL	11
COM	COMMERCIAL BUILDING	5
CRM	COMMERCIAL REMODEL	8
DCK	DECK	12
DRV	DRIVEWAY	2
EVS	ELECTRIC VEHICLE CHARGING STAT	1
FNC	FENCE	25
IGP	IN-GROUND POOL	2
MIS	MISCELLANEOUS	3
PTO	PATIO / PAVERS	26
ROF	ROOFING	12
SDW	SIDEWALK	2
SFA	SINGLE-FAMILY ATTACHED	224
SFD	SINGLE-FAMILY DETACHED	441
SHD	SHED/ACCESSORY BUILDING	1
SOL	SOLAR PANELS	6
SWK	PRIVATE SIDEWALK	1
WIN	WINDOW REPLACEMENT	4

INSPECTION SUMMARY:

ABC	ABOVE CEILING	2
ADA	ADA ACCESSIBLE WALK WAY	1
BG	BASEMENT AND GARAGE FLOOR	3
BKF	BACKFILL	21
BND	POOL BONDING	4
BSM	BASEMENT FLOOR	19
EDA	ENGINEERING - DRIVEWAY APRON	1
EFL	ENGINEERING - FINAL INSPECTION	26
EPW	ENGINEERING- PUBLIC WALK	62
ESW	ENGINEERING - SEWER / WATER	13
FEL	FINAL ELECTRIC	34
FIN	FINAL INSPECTION	58
FMC	FINAL MECHANICAL	21
FME	FINAL MECHANICAL	7
FOU	FOUNDATION	24
FTG	FOOTING	27
GAR	GARAGE FLOOR	30
GPL	GREEN PLATE INSPECTION	19
INS	INSULATION	27
PH	POST HOLES / PILES	1
PHD	POST HOLE - DECK	14
PHF	POST HOLE - FENCE	20
PLF	PLUMBING - FINAL OSR READY	29
PLR	PLUMBING - ROUGH	25
PLU	PLUMBING - UNDERSLAB	40
PPS	PRE-POUR, SLAB ON GRADE	54

INSPECTIONS SCHEDULED FROM 04/01/2022 TO 04/30/2022

INSPECTOR TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
	PWK PRIVATE WALKS		19			
	REI REINSPECTION		18			
	REL ROUGH ELECTRICAL		26			
	RFR ROUGH FRAMING		33			
	RMC ROUGH MECHANICAL		26			
	ROF ROOF UNDERLAYMENT ICE & WATER		11			
	STP STOOP		28			
	SUM SUMP		9			
	TRN TRENCH - (GAS, ELECTRIC, ETC)		3			
	WAT WATER		13			
	WK SERVICE WALK		19			
	WKS PUBLIC & SERVICE WALKS		4			
	WSS WATER & STORM SEWER		2			
INSPECTOR SUMMARY:	BC BOB CREADEUR		134			
	BF B&F INSPECTOR CODE SERVICE		142			
	EEI ENGINEERING ENTERPRISES		29			
	GH GINA HASTINGS		326			
	PBF BF PLUMBING INSPECTOR		91			
	PR PETER RATOS		71			
STATUS SUMMARY:	A GH		1			
	C BC		40			
	C BF		8			
	C EEI		2			
	C GH		8			
	C PBF		1			
	C PR		3			
	E GH		1			
	I BC		68			
	I BF		110			
	I EEI		9			
	I GH		213			
	I PBF		73			
	I PR		61			
	T BC		26			
	T BF		24			
	T EEI		18			
	T GH		103			
	T PBF		17			
	T PR		7			
REPORT SUMMARY:			793			

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

Agenda Item Number

New Business #3

Tracking Number

EDC 2022-32

Agenda Item Summary Memo

Title: Property Maintenance Report for April 2022

Meeting and Date: Economic Development Committee – June 7, 2022

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Pete Ratos (Name) Community Development (Department)

Agenda Item Notes:

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Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Jori Behland
Date April 28, 2022
Subject: April Property Maintenance

Property Maintenance Report April 2022

There were 3 cases heard in April 2022.

4/4/2022

N 5814	451 Honeysuckle Ln	Fencing Standards	Liable $1,000
N 5815	451 Honeysuckle Ln	Junk, Trash Refuse	Liable $1,000
N 5813	613 Greenfield Turn	Roofs/ Drainage	Dismissed

Case Report

04/01/2022 - 04/30/2022

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING
20220076	4/27/2022	403 West St	Two Residences on Lot	PENDING				
20220075	4/26/2022	451 Honeysuckle Ln	Electrical Outlets/Trash in Yard	CLOSED				
20220074	4/26/2022	307 Illini Dr	Hole in Roof	IN VIOLATION	4/26/2022			
20220073	4/26/2022	707 Morgan St	Vehicles Damaging Parkway/Yard	CLOSED				
20220072	4/26/2022	1308 Game Farm Rd	Grass Mowing	PENDING				
20220071	4/26/2022	112 E Fox St	Vehicles Damaging Parkway	CLOSED				
20220070	4/25/2022	302 N Bridge st	Working without a Permit	PENDING				
20220069	4/25/2022	2008 Raintree Rd	Working without a Permit	IN VIOLATION				
20220068	4/22/2022	2372 Sumac Dr	Trailer Parking	IN VIOLATION				
20220067	4/20/2022	Reserve at Fox River	Misc Property Maintenance	IN VIOLATION	4/21/2022			
20220066	4/20/2022	2352 Sumac Dr	Accessory Structure Too Close to Home	IN VIOLATION				

20220065	4/13/2022	408 Colton St	Automotive Business Being Run out of Home	TO BE INSPECTED				
20220064	4/13/2022	VACANT LOT	GARBAGE	DUPLICATE				
20220062	4/11/2022	Parcel 02-28-126-015	Mattresses Dumped on Property	IN VIOLATION				
20220061	4/8/2022	841 Greenfield Turn	Construction Debris	CLOSED		COMPLIANT		
20220060	4/5/2022	451 Honeysuckle	Junk, Trash, Refuse	IN VIOLATION	4/5/2022		4/22/2022	5/23/2022
20220059	4/5/2022	451 Honeysuckle Ln	Fence installed without permit	CLOSED	4/5/2022	COMPLIANT		
20220058	4/4/2022	110 Colonial Pkwy, Unit D	Junk, Trash, & Refuse	CLOSED		COMPLIANT		

Total Records: 18 **5/2/2022**

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

Agenda Item Number

New Business #4

Tracking Number

EDC 2022-33

Agenda Item Summary Memo

Title: Economic Development Report for May 2022

Meeting and Date: Economic Development Committee – June 7, 2022

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

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

Agenda Item Notes:

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651 Prairie Pointe Drive • Yorkville, Illinois • 60560
Phone 630-553-0843 • Mobile 630-209-7151

Monthly Report – for June 2022 EDC Meeting of the United City of Yorkville

May 2022 Activity New Development:

- **O'Neil Property Group**: This Yorkville business purchased the building at 201 E. Veterans Parkway on May 13, 2022. They have relocated their real estate office into this building, moving from a small office space on Van Emmon Street. The new building also offers office rentals for other businesses. Congratulation to Kaelan O'Neil, another YHS graduate, who has established and is growing his business in Yorkville.
- **Renew Therapy:** Eileen O'Neil (Kaelan's wife) is opening her business office at 201 E. Veterans Parkway in June 2022. Renew Therapy offers in-person and virtual therapy for all ages, to those struggling with issues such as anxiety, depression, life changes and stress.
- **Little Fox Clubhouse:** Yorkville resident Aizabelle Manuel, will be opening an indoor children's playground at 2645 N. Bridge Street (River North Center). She will use the 2,400 square foot to create a space for kids to play and also parties to be held. Entrance to "Clubhouse" can be purchased by the day, by purchasing a punch card for multiple play days, and there is also an option for a monthly membership, which offers unlimited pay dates. Aizabelle hopes to be open in August of 2022.
- **Sound Decision Inc:** Mike & Amara Fata are purchasing the building at 123 Hydraulic in downtown Yorkville. They are moving their business **Sound Decision Unlimited** into the building immediately. This business builds and installs all type of electronics for autos, motorcycles, boats and homes.
- **Yorkville Crossing: A/K/A Menard's Center: Belle Tire**, previously reported, construction has begun…opening in late 2022**.**
- **Yorkville Crossing: A/K/A Menard's Center: Multi-Tenant building:**
  Noodles & Co, Permits issued. Construction beginning.
- **Yorkville Crossing: A/K/A Menard's Center: Multi-Tenant building:**
  Pets Supply Plus, Remodeling will begin in the near future.
- **Gerber Collison & Glass,** previously reported. Architect, and civil are working on plans. They are planning to open in 2023.
- **BP and Graham's Marketplace.** Gasoline service station with convenience store located at the northeast corner of Route 47 & Route 71. Previously reported… opening in late 2022. They have applied for rezoning, and special use.
- **Chipotle Mexican Grill:** Permit has been issued. Demo and rebuild will begin shortly. Opening targeted for end of 2022.
- **Caring Hands Thrift Shop**: 4,000 square foot business expansion. The store will remain open during the construction. The project will be completed in summer 2022.
- **The Williams Group: Former Investor Tools.** Purchase complete and redevelopment continues. All space has been leased.
- **Second Chance Cardiac Solutions** – This Yorkville business will be relocating from their existing location on Garden Street to the office space in the Williams Group building, in June 2022.
- **Iconic Coffee Shop-** Yorkville resident, Laura Intrain, will open this new café in 750 square feet at 109 S. Bridge (The Williams Group). She is focusing on opening summer 2022, and will serve coffee, teas, expresso, baked goods, and snack bites.
- **Fox's Den Meadery:** Yorkville resident, Enrico "Rico" Bianchi, is preparing the space at in the 101 S. Bridge, redevelopment (The Williams Group). They will occupy 1,116 square feet on the first floor and 2,000 square feet in the basement. This business will make "Mead Wine". It is considered a micro-winery. Anticipated opening is late summer of 2022.
- **Dakotas** – New restaurant located at 227 Heustis Street, opened May 28, 2022.
- **Craft'd**– Barry Michael and Cory Knowles, restaurant industry veterans with a combined 50+ years of experience, are excited about purchasing the former property Millhurst Ale House. They will be remodeling the space and plan to open in the fall of 2022.
- **Continue working with a variety of other potential business owners.** There are a variety of parties doing due diligence on space to lease and buildings and land to purchase. Information will be forthcoming.
- Attended **ICSC RECON** Conference in Las Vegas from May 21st to May 25st.

Respectfully submitted,

Lynn Dubajic

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

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

Agenda Item Number

New Business #5

Tracking Number

EDC 2022-34

Agenda Item Summary Memo

Title: Graham C Stores & Gas Station (Rezoning, Special Use, Sign Variance, Final Plat)

Meeting and Date: Economic Development Committee – June 7, 2022

Synopsis: Proposed fuel station & convenience store development at the NEC of IL 47 & IL 71.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

Submitted by: Krysti J. Barksdale-Noble (Name) Community Development (Department)

Agenda Item Notes:

See attached memo.

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Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, City Engineer, EEI
Date: June 2, 2022
Subject: **PZC 2022-08 Graham C Stores & Gas Station**
107 E. Stagecoach Trl. - Proposed New Fuel Station & Convenience Store
(Rezoning, Special Use, Sign Variance & Final Plat)

SUMMARY:

The petitioner, Thomas Williamson, on behalf of Graham C Stores Company, has filed an application requesting rezoning, special use permit and final plat approval pursuant to Section 10-6-0 of the Yorkville City Code for a gasoline service station with accessory convenience store. The property is located at the northeast corner of IL Route 47 (Bridge Street) and IL Route 71 (Stagecoach Trail).

The petitioner is also seeking sign variance approval to increase the maximum sign area and height for a monument sign in a business district. The proposed sign area would increase from the maximum 64 square feet to 168 square feet and sign height would be 25 feet, exceeding the maximum 18 feet. The property is currently zoned M-1 Limited Manufacturing and requires rezoning to B-3 General Business District to permit a gas station use. The 5.51-acre property will be resubdivided into two (2) lots consisting the of the fuel station/convenience store and onsite detention, as well as a future buildable lot.

PROPERTY INFORMATION:

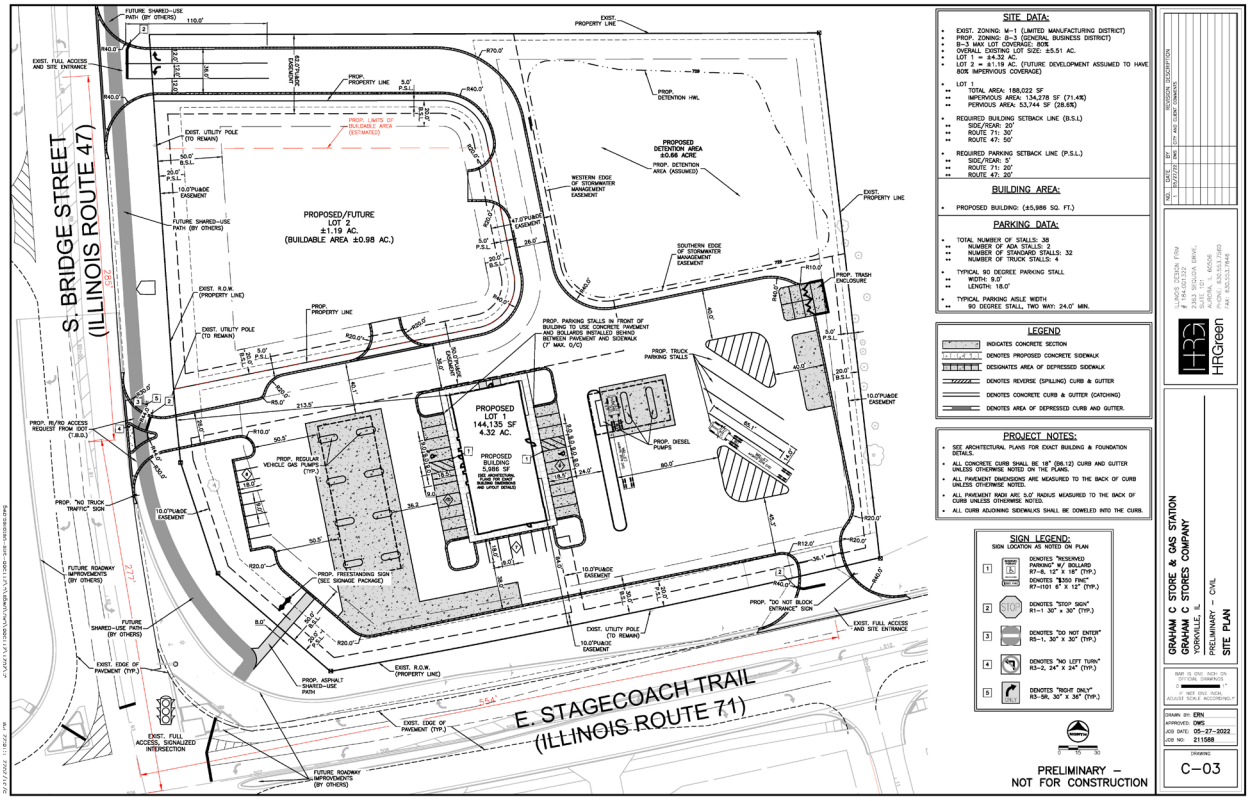
This property is currently improved with various detached metal structures on a gravel foundation utilized for industrial/farming storage and truck related services, as illustrated below.

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

	Zoning	Land Use
North	B3- SU (Unincorporated Kendall County)	Kendall County Highway Department
South	B-3 General Business District	Silver Dollar Restaurant All Season Motel Transportation Land Use (IL Route 71)
East	M-1 Limited Manufacturing District	Undeveloped Agricultural Land
West	B-3 Business District	Transportation Land Use (IL Route 47) Fountain Village Commercial Development

PROJECT DESCRIPTION:

Graham C-Stores is a large wholesale gasoline and diesel marketer of various fuel brands operating in Illinois and Indiana. The BP brand is proposed for the 107 E. Stagecoach Trail property offering fuel for automobiles and commercial/industrial trucks. The fuel station and a 4,500 square foot convenience food store will be located on a 4.32-acre parcel (Lot 1), along with a proposed .66-acre detention area. A 1.19-acre parcel (Lot 2) is also proposed as a future commercial outlot.



SITE PLAN:

The proposed 5.51-acre site plan was reviewed by various City departments and outside agencies to ensure compliance with applicable ordinances, regulations and standards with regard to building setbacks, parking/parking setbacks, circulation/access roads, stormwater management/utilities and signage. Below are the summaries of those reviews.

Bulk Regulations
The petitioner has depicted the following property's building setback locations:

BUILDING SETBACK	REQUIRED MINIMUM	PROPOSED SETBACK
Interior Side Yard (North)	20 feet	+/- 30' (C Store)
Front Yard (West/IL 47)	50 feet	+/- 216.5' (C Store) +/- 50.5' (Gas Pump Canopy)
Corner Side Yard (South/IL 71)	30 feet	+/- 91.1' (C Store) +/- 30' (Gas Pump Canopy)
Rear Yard (East)	20 feet	+/- 40' (Parking Endcap)

The maximum building height in the B-3 District is 80 feet. The overall height of the convenience store is approximately 24'-8" at its peak and the gas pump canopies have a maximum height of about 18 feet. The maximum lot coverage for the B-3 General Business District including all impervious surfaces is 80 percent. As stated on the site data table, the proposed impervious lot coverage for the gas station site is 71.4% (134,278 sq. ft.). Therefore, the petitioner meets all bulk regulations according to the submitted materials. Upon future development of the outlot (Lot 2), verification will be made that it meets the maximum lot coverage, as well.

Parking and Loading

The submitted plans show a total of 34 vehicle parking spaces, including two (2) handicap accessible spaces, and four (4) semi-truck parking stalls. The total minimum required parking spaces needed per the Yorkville Zoning Ordinance is 14 vehicle spaces (Section 10-16-3) which is exceeded by the on-site spaces provided. Additionally, the typical stall and drive aisle dimensions meet the minimum zoning standards.

Due to the overall gross floor area of the C-Store, the petitioner is not required to locate a loading berth as designated in Section 10-16-9. The petitioner has indicated most convenience store deliveries will occur via box trucks which can be easily accommodated onsite without interfering with onsite traffic and parking.

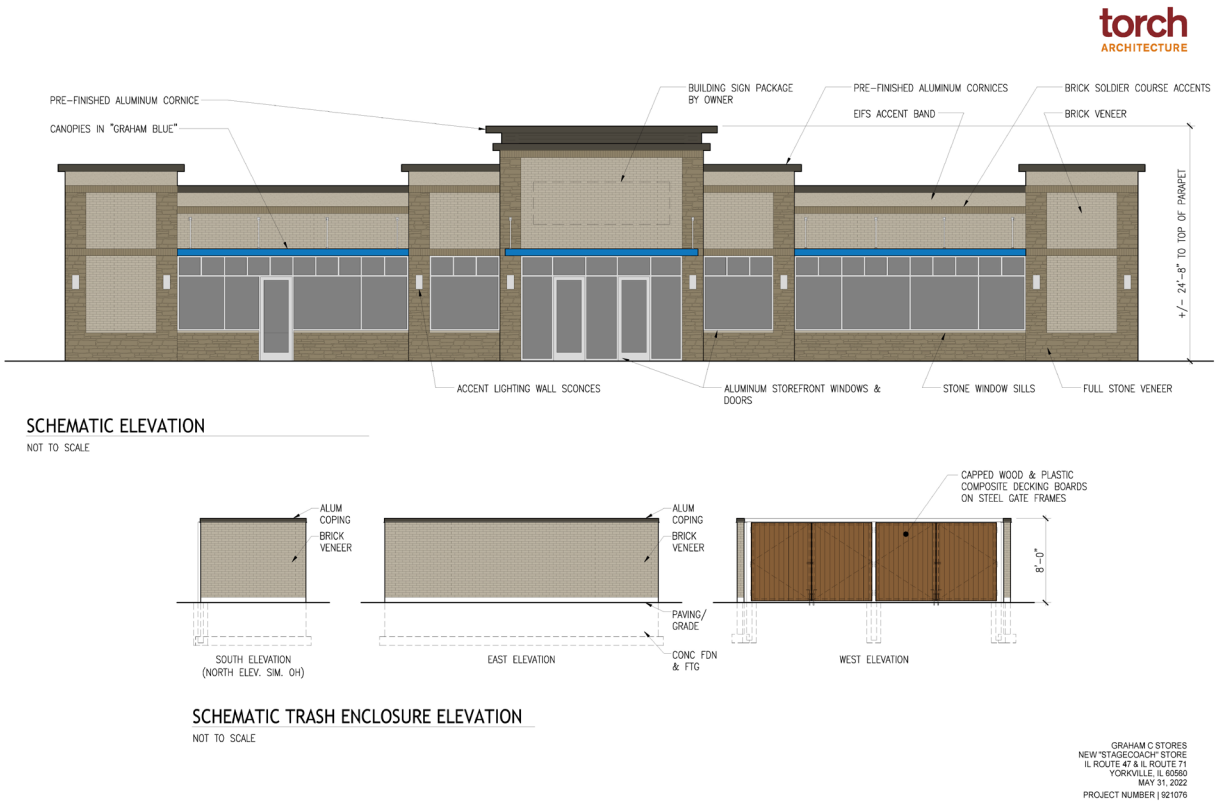
The petitioner meets the required parking lot setback of 20 feet from arterial roadways (IL Rte. 47 and IL Rte. 71), per Section 10-7-1 of the Zoning Ordinance, as indicated below:

PARKING LOT SETBACK	REQUIRED MINIMUM	PROPOSED PARKING LOT SETBACK
IL Rte. 47 – West (Arterial)	20'	+/- 20'
IL Rte. 71- South (Arterial)	20'	+/- 68'

Appearance Code
The petitioner has submitted elevations and renderings which illustrate that the project will comply with the City's Appearance Code (Section 8-15-5):

> Criteria for Appearance of the City Code, new non-residential structures shall have at least fifty percent (50%) of the total building constructed of masonry products or precast concrete incorporated as follows:

i. Front Façade: At least 50% shall incorporate masonry products or precast concrete.
ii. Any other facade that abuts a street shall incorporate masonry products or precast concrete.



Signage
The petitioner has submitted a sign package for the entire project and is requesting a sign variance for the size of the monument sign. Per Section 10-20-9-A of the Yorkville Zoning Ordinance, free standing monument signs on lots three (3) acres or larger with more than one street frontage, one freestanding sign sixty-four (64) square feet or less in area and twelve feet (12') or less in height per street frontage with an entrance/exit is allowed.

The petitioner is requesting a single monument sign on Lot 1 at the intersection of IL Rte. 47 and IL Rte. 71 which is approximately twenty-five (25) feet in height and about 168 square feet in area. The sign height exceeds the City's standards by 13 feet (or nearly 200%) and the sign area is 104 sq. feet larger than permitted by City Code. Therefore, the petitioner is requesting a sign variance to increase the maximum allowable sign area and overall height. Below is a comparison chart of recently approved gas station signs with the proposed request:

	Location	**Sign Height/Area**	**Approval Type**
Graham C Store	*NEC IL Rte. 47/IL Rte. 71*	*25 feet/168 sq. ft.*	*Proposed Variance (Sign Height & Area)*
Gas N Wash (2019)	NEC IL Rte. 47/Waterpark Way	12 feet/107 sq. ft.	Variance (Sign Area)
Casey's (2017)	SWC IL Rte. 34/McHugh Road	10 feet/47 sq. ft.	Variance (Sign Area)
Shell/Circle K (1990)	SWC IL Rte. 47/IL Rte. 71	20.6 feet/129 sq. ft.	Permitted by Ordinance

The Casey's Gas Station on US 34 and McHugh was granted a sign variance for a monument sign of approximately 47 square feet, which exceeded the maximum sign area for parcel less than 3 acres by 15 square feet or 32%. Also, the recently approved Gas N Wash on IL Rte. 47 and Waterpark Way was granted a sign variance for a monument sign of approximately 107 square feet (40% larger than permitted by code) and an overall height of 12 feet.

Staff supports the sign variance for increased sign height and area, as it is consistent with previously approved gasoline station sign immediately southwest of the subject property. The previously submitted sign had an overall height of 30 feet, which staff recommended be reduced to 20 feet by either removing a panel insert (e.g. BP Gasoline Invigorate) or removing a tenant panel or digital display. The petitioner revised the plan to remove two (2) tenant panels and the "Invigorate" branding insert, thereby lowering the sign by five (5) feet. Due to the speed and volume of vehicular and truck traffic along both IL Rte. 47 and IL Rte. 71, and the fact the petitioner is requesting only one (1) monument sign, staff is supportive of the request.

Driveways

Per Section 10-16-3-D of the Yorkville Zoning Ordinance, nonresidential driveways shall be a minimum of two hundred feet (200') when from the driveway edge to the nearest intersecting street right of way line. The proposed driveways/access points meet this standard. However, staff has recommended and the petitioner has provided a "Do Not Block Entrance" sign at the southern driveway entrance (IL Rte. 71) to avoid potential conflicts with vehicles in turning lanes exiting the gas station site, as this appears to be the prime ingress/egress access point for semi-trucks. IDOT has also provided comments regarding

driveways in a letter dated March 28, 2022 which the petitioner will need to address in order to obtain the necessary permits for commercial access on IL Rte. 47 and IL Rte. 71.

Lighting
A photometric plan has been provided of the proposed light standards to be installed within the parking lot area. Maximum illumination at the property line shall not exceed 0.1 foot-candle and no glare shall spill onto adjacent properties or rights of way. Section 10-16-3-D-7 of the Zoning Code requires the average foot candle to be between 2.0 and 2.5. Proposed average for "inside the curb" calculation is 2.59, which is slightly above the code requirement. **Staff is not opposed to this deviation but will defer to the City Engineer for further comments.**

Additionally, the Code requires the maximum to minimum light intensity ratio be no more than 20:1. The petitioner's submission indicates a 105:1 ratio, greatly exceeding this requirement. **The petitioner is aware of the maximum to minimum light intensity ratio requirement and states the requirement is difficult to meet based upon the unique shape of the site and the large truck area. Again, staff will defer to the city engineer and continue to work with the petitioner.**

Truck Turning Template
A truck turning template demonstrating the maneuverability of standard sized semitrucks within the site layout has been provided. It appears that there are a few spots where a truck may breach the curbs. Specifically, the full access point off IL Rte. 47 shows interference on both northbound ingress and egress. The petitioner will need to address this issue by enlarging the lanes or by making the island mountable to avoid damage to the curbs.

Sidewalks/Share Paths
Currently, no sidewalks are located along IL Rte. 47 and IL Rte. 71. All future sidewalks along IL Rte. 71 will occur as part of future IDOT roadway improvements. Additionally, a future shared path is proposed along IL Rte. 47 as part of IDOT roadway improvements. The petitioner will provide an asphalt path connection to the gas station development (Lot 1).

Stormwater Detention Area
A backup/dormant Special Service Area will be required per the Stormwater Ordinance to ensure future maintenance of the detention facility.

COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan designates this for Destination Commercial (DC). This land use is designated for small to medium scale auto-oriented commercial uses, such as retail centers and restaurants located near residential areas. Additionally, this land use should have landscaping treatments between front parking lots and rights-of-way as well as containing high quality signage which is scaled appropriately. Therefore, the proposed use is consistent with the designated future land use plan.

ENGINEERING/LANDSCAPE PLAN REVIEW:

The City Engineer has reviewed the plans and continues to work with the petitioner in updating the plans as comments are given. All requests made will be required as a condition of the special use request.

STAFF COMMENTS:

Staff is seeking input and comments from the Economic Development Committee. The proposed rezoning, special use, sign variance scheduled for a public hearing on July 13, 2022 before the Planning and Zoning Commission (PZC). The final plat will also be reviewed at the July PZC meeting. A recommendation will be forwarded to the City Council for consideration at the July 26, 2022 regularly scheduled meeting, if all requested materials are submitted and comments from the public and

commissions are addressed. Staff will be available to answer any question the Economic Development Committee may have at Tuesday night's meeting.

ATTACHMENTS:

1. Petitioner Applications
2. Email response from Petitioner's Architect, Rob Costello, dated 06/01/2022
3. Letter from HR Green dated May 31, 2022
4. Preliminary Engineering Plans prepared by HR Green, revised 05/27/2022 (Sheets C-01 to C-05)
5. Photometric Plans prepared by LSI revised 05-27-2022 (Sheet 1 of 1)
6. Final Plat prepared by HR Green Development, LLC, revised 05/31/2022 (Sheets 1-2)
7. Building Elevations prepared by Torch Architecture dated May 31, 2022
8. Landscape Plan prepared by HR Green dated05/27/2022 (Sheets L-01 to L-02)
9. Sign Plans prepared by Image FX, Corp. no date provided
10. Sign Plans prepared by Blair Companies dated 06.16.20
11. Preliminary Stormwater Report prepared by HR Green revised March 27, 2022
12. Truck Turning Exhibit prepared by HR Green dated 05/27/22
13. IDOT letter prepared by Michael Short, Program Development Engineer dated March 28, 2022
14. Plan Council Memo dated May 5, 2022
15. Letter from EEI dated May 9, 2022

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APPLICATION FOR REZONING

INTENT AND PURPOSE

Rezoning is a type of map amendment which allows for the reclassification of a property's zoning district. A request for rezoning must not be arbitrary. There are several land use factors which are considered during the review process for a rezoning request including the suitability of surrounding land uses and zoning districts, local development trends, potential traffic impacts, and the overall public health and safety of the community.

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

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 4, Section 7: Amendments" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP 1
APPLICATION SUBMITTAL

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

The following must be submitted:

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

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

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

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

STEP 2
PLAN COUNCIL

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

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

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APPLICATION FOR REZONING

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

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

STEP 4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

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

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

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

STEP 5

CITY COUNCIL

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

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

SUMMARY OF RESPONSIBILITIES

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

PETITIONER

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

CITY STAFF

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

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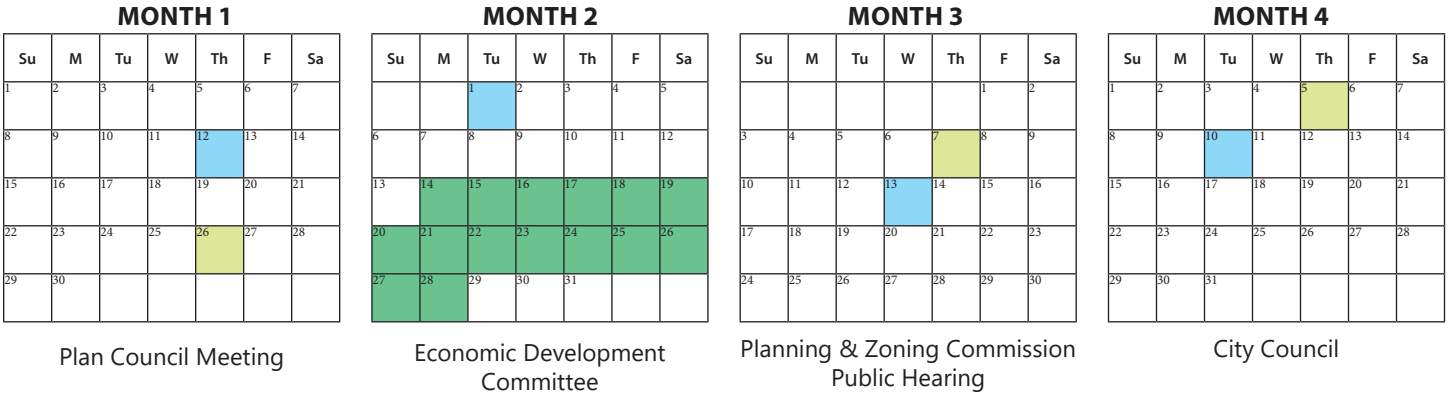
APPLICATION FOR REZONING

SAMPLE MEETING SCHEDULE



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

DORMANT APPLICATIONS

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

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

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

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

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APPLICATION FOR REZONING

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

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APPLICATION FOR REZONING

DATE: 03/10/2022	PZC NUMBER:	DEVELOPMENT NAME: GRAHAM C STORE

PETITIONER INFORMATION

NAME: Thomas Williamson	COMPANY: Graham C Stores Company
MAILING ADDRESS: 39109 N US Highway 41	
CITY, STATE, ZIP: Wadsworth, IL 60083	TELEPHONE: ◉ BUSINESS ○ HOME (847) 826-0660
EMAIL: thomas@grahamcstores.com	FAX: (847) 223-3719

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Graham C-Stores Company

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

PROPERTY STREET ADDRESS: 107 E Stagecoach Trail

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:
Existing manufacturing use at the northeast corner of the intersection of IL Rte. 47 and IL-71.

CURRENT ZONING CLASSIFICATION: M-1	REQUESTED ZONING CLASSIFICATION: B-3
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Destination Commercial	TOTAL ACREAGE: +/- 5.51 (239,935 SQ.FT.)

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH:	Kendall County Zoning (Kendall County Highway Department)
EAST:	M-1 LIMITED MANUFACTURING DISTRICT
SOUTH:	Roadway (Highway IL-71)
WEST:	Roadway (Highway IL-47)

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

05-05-400-050	05-04-300-031		

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APPLICATION FOR REZONING

ATTORNEY INFORMATION	
NAME: Tom Carroll	COMPANY: TRAA Law
MAILING ADDRESS: 20 N. Wacker Drive Suite 556	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-750-1166
EMAIL: tcarroll@traalaw.com	FAX:
ENGINEER INFORMATION	
NAME: David Schultz	COMPANY: HR GREEN DEVELOPMENT, LLC
MAILING ADDRESS: 2363 Sequoia Drive | Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5002
EMAIL: dschultz@hrgreen.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Bernie Bauer	COMPANY: HR GREEN DEVELOPMENT, LLC
MAILING ADDRESS: 2363 Sequoia Drive | Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5033
EMAIL: bbauer@hrgreen.com	FAX:

ATTACHMENTS

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

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

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APPLICATION FOR REZONING

REZONING STANDARDS

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

Existing site is zoned M-1 (Limited Manufacturing District) and is used for industrial/farming storage and uses. Existing conditions at that time was Farming Services and various agricultural services that also included trucking related services and storage.

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

According to Google Earth historical imagery, the property has had the same buildings and use since 1998 with no discernible changes to the property since then. It is not known to the developer when the property was first assigned its current zoning classification and may have been under Kendall County jurisdiction prior to the City.

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

The property value is expected to increase due to the increase in commercial revenue generated by the proposed development. The existing use appears to be vacated and the proposed development will result in a convenience store with gas station and an adjacent commercial out-lot available for commercial development at the intersection of two major roads.

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

The proposed development is not expected to diminish property values or harm the community as a whole by meeting both the City and State standards for said development based on similar uses.
Enhancements to the property's aesthetics will include meeting both landscaping and building appearance code requirements set forth by the City.
The vacant manufacturing use will be replaced by B-3 commercial uses that will provide additional services for the community.
The development will also include an out lot to bring another B-3 use for development and serve the community

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APPLICATION FOR REZONING

REZONING STANDARDS

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

It is not known how long the property has been vacant at the time of this submittal and only assumed the last couple of years.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

Highways 47 and 71 are due or have been recently updated with plans to finish off the existing intersection in the near future. The proposed development will replace the existing aggregate driveway connections to the highways with paved access with curb and gutter. The development will improve the value of the site, align the driveways with the future roadways, provide a commercial service for the community, and facilitate internal traffic through the immediate site.

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

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

It is expected that the proposed development will increase vehicle traffic on the site and to the area as a whole in order to fuel their vehicles in addition to generate trips of the community by being a destination location of the proposed future commercial use that can be used by the proposed out-lot.

The Illinois Department of Transportation (IDOT) has previously improved (Rte. 47 & Rte. 47) or currently in the works to make additional improvements to account for the additional growth and increase in traffic for this location. The immediate site location would compliment and be appropriate for this type of use and site selection would be yield an ideal location for this development.

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APPLICATION FOR REZONING

REZONING STANDARDS

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

The motoring public will gain a location to fuel their vehicles at a major intersection that will provide funds to the City to make additional roadway enhancements and the local community will have another place to shop and pickup convenience supplies.

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

The property is very suitable for the proposed commercial zoning because the majority of the nearby properties are also currently a commercial use and nearby residential areas that can be serviced by this type of development.

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:

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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 107 E Stagecoach Trail

PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME:	COMPANY: Graham C Stores 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 _____

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

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

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

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

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
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APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS: 107 E Stagecoach Trail	PARCEL NUMBER: TBD
SUBDIVISION: Kendall Township	LOT/UNIT: Proposed Lots 1 and 2

APPLICANT INFORMATION	
NAME:	TELEPHONE: ○ HOME ○ BUSINESS
ADDRESS:	E-MAIL: ○ HOME ○ BUSINESS
CITY, STATE, ZIP:	FAX:

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

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

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

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

_____ _____

SIGNATURE/AUTHORIZED AGENT DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

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APPLICATION FOR FINAL PLAT/REPLAT

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. The process for applying for a final plat or replat allows for the review of a proposed layout of divided lots and establishes standard design specification to ensure adequate roadways for safe and efficient traffic circulation is provided; safeguard against flood damage; promotes access and availability of utilities; and requires the provision of other necessary public improvements.

This packet explains the process to successfully submit and complete an Application for Final Plat/Replat. It includes a detailed description of the process, outlines required submittal materials, and contains the application.

For a complete explanation of what is legally required throughout the process, please refer to "Title 11 Subdivision Control" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP 1
APPLICATION SUBMITTAL

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

The following must be submitted:

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

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

The petitioner is responsible for payment of recording fees and outside consultant costs (i.e. legal review, engineering review, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

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

STEP 2
PLAN COUNCIL

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

This step is dependent on the complexity of the request and may be skipped at the discretion of staff.

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

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APPLICATION FOR FINAL PLAT/REPLAT

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

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

STEP 4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their plat to the Planning and Zoning Commission. The Planning and Zoning Commission will discuss the request and make a recommendation to City Council.

STEP 5

CITY COUNCIL

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

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

SAMPLE MEETING SCHEDULE

MONTH 1

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Plan Council Meeting

MONTH 2

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Economic Development Committee

MONTH 3

Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Planning & Zoning Commission

MONTH 4

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

City Council

Meeting Date

Updated Materials Submitted for Meeting

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

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APPLICATION FOR FINAL PLAT/REPLAT

DORMANT APPLICATIONS

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

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

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

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

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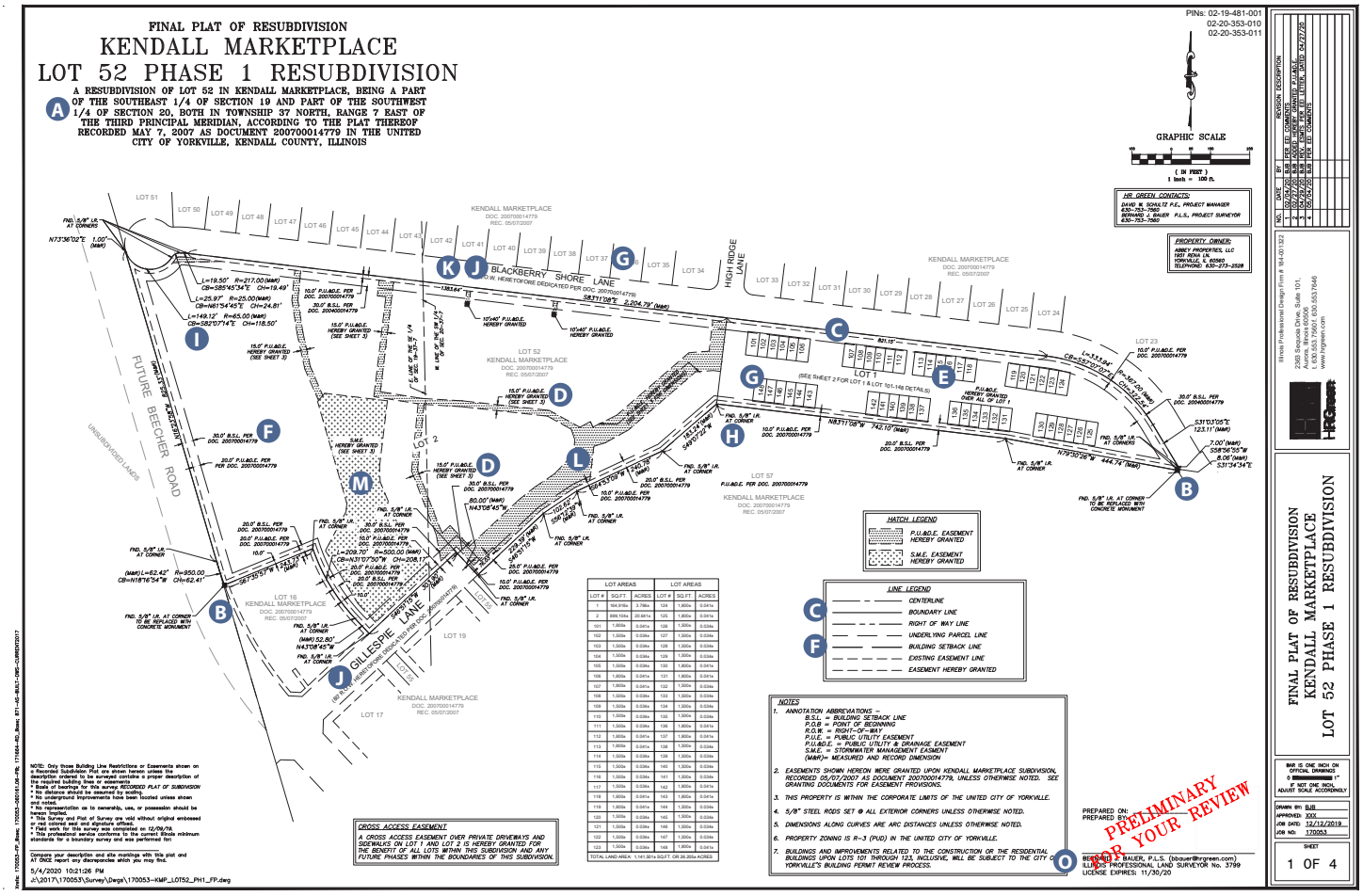
APPLICATION FOR FINAL PLAT/REPLAT

REQUIRED MATERIALS FOR FINAL PLAT OR SUBDIVISION PLAT

The following information must be shown on all final plats and final plats of resubdivision:

- A Legal Description
- B Monuments
- C Exterior Boundary Lines
- D Widths
- E Lot Lines
- F Setback Lines
- G Consecutive Numbering & Lettering
- H Lot Angles
- I Circular Curves
- J Street Names
- K Abutment
- L Dedicated Lands
- M Watercourses and Drainage
- N Access to Lake or Streams (not shown)
- O Survey
- P Certificates of Approval (not shown)

FINAL PLAT OF RESUBDIVISION EXAMPLE



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APPLICATION FOR FINAL PLAT/REPLAT

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

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APPLICATION FOR FINAL PLAT/REPLAT

DATE: 03/10/2022	PZC NUMBER:	DEVELOPMENT NAME: GRAHAM C STORE

PETITIONER INFORMATION

NAME: Thomas Williamson	COMPANY: Graham C Stores Company
MAILING ADDRESS: 39109 N US Highway 41	
CITY, STATE, ZIP: Wadsworth, IL 60083	TELEPHONE: ◉ HOME ○ BUSINESS (847) 826-0660
EMAIL: thomas@grahamcstores.com	FAX: (847) 223-3719

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Graham C-Stores Company

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

PROPERTY STREET ADDRESS: 107 E Stagecoach Trail

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

Existing manufacturing use at the northeast corner of the intersection of IL Rte. 47 and IL-71.

CURRENT ZONING CLASSIFICATION: M-1

TOTAL LOT ACREAGE: +/- 5.51 (239,935 SQ.FT.)	TOTAL NUMBER OF LOTS TO BE CREATED: 2

PROPOSED LOT AREAS AND DIMENSIONS

LOT NUMBER	LOT DIMENSIONS (W x L, IN FEET)	LOT AREA (IN SQUARE FEET)
See attached Plat		

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APPLICATION FOR FINAL PLAT/REPLAT

ATTORNEY INFORMATION	
NAME: Tom Carroll	COMPANY: TRAA Law
MAILING ADDRESS: 20 N. Wacker Drive Suite 556	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-750-1166
EMAIL: tcarroll@traalaw.com	FAX:
ENGINEER INFORMATION	
NAME: David Schultz	COMPANY: HR GREEN DEVELOPMENT, LLC
MAILING ADDRESS: 2363 Sequoia Drive | Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5002
EMAIL: dschultz@hrgreen.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Bernie Bauer	COMPANY: HR GREEN DEVELOPMENT, LLC
MAILING ADDRESS: 2363 Sequoia Drive | Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5033
EMAIL: bbauer@hrgreen.com	FAX:

ATTACHMENTS

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

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.

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PETITIONER SIGNATURE

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

OWNER SIGNATURE

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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NAME: GRAHAM C STORE & GAS STATION	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 107 E Stagecoach Trail

PETITIONER DEPOSIT ACCOUNT FUND:

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ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME:	COMPANY: Graham C Stores 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 _____

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

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

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APPLICATION FOR SPECIAL USE

INTENT AND PURPOSE

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

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

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

APPLICATION PROCEDURE

STEP 1
APPLICATION SUBMITTAL

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

The following must be submitted:

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

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

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

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

STEP 2
PLAN COUNCIL

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

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

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APPLICATION FOR SPECIAL USE

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

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

STEP 4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

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

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

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

STEP 5

CITY COUNCIL

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

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

SUMMARY OF RESPONSIBILITIES

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

PETITIONER

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

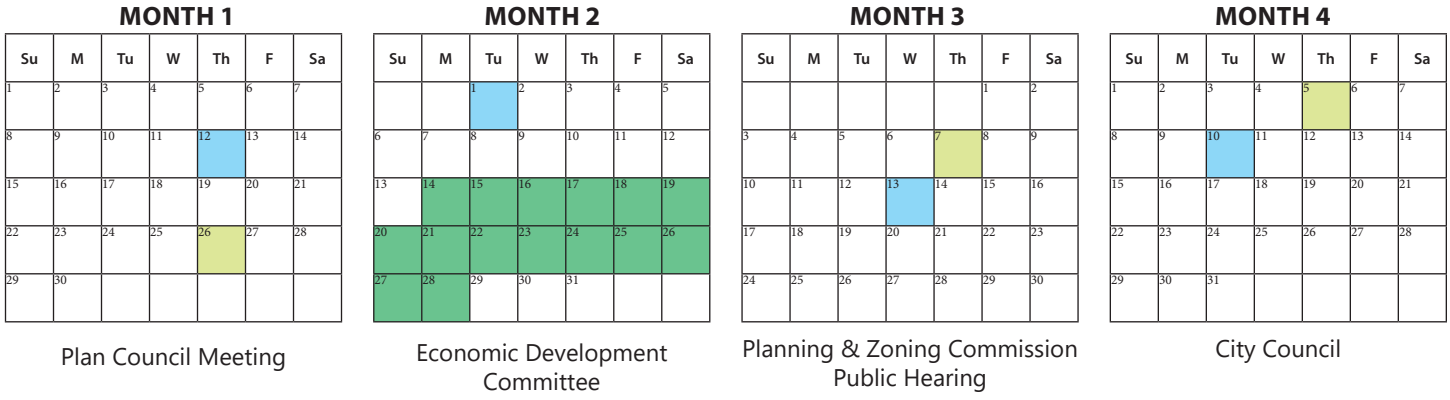
CITY STAFF

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

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

APPLICATION FOR SPECIAL USE

SAMPLE MEETING SCHEDULE



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

DORMANT APPLICATIONS

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

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

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

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

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APPLICATION FOR SPECIAL USE

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

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APPLICATION FOR SPECIAL USE

DATE: 03/10/2022	PZC NUMBER:	DEVELOPMENT NAME: GRAHAM C STORE

PETITIONER INFORMATION

NAME: Thomas Williamson	COMPANY: Graham C Stores Company
MAILING ADDRESS: 39109 N US Highway 41	
CITY, STATE, ZIP: Wadsworth, IL 60083	TELEPHONE: ◉ BUSINESS ○ HOME (847) 826-0660
EMAIL: thomas@grahamcstores.com	FAX: (847) 223-3719

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Graham C-Stores Company

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

PROPERTY STREET ADDRESS: 107 E Stagecoach Trail

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

Existing manufacturing use at the northeast corner of the intersection of IL Rte. 47 and IL-71.

CURRENT ZONING CLASSIFICATION: M-1	COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: +/- 5.51 (239,935 S

REQUESTED SPECIAL USE:

Rezone proposed lots from M-1 to B-3 to be used as a combination store and gas station on the first lot and a second commercial lot to be developed in the future.

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH:	Kendall County Zoning (Kendall County Highway Department)
EAST:	M-1 LIMITED MANUFACTURING DISTRICT
SOUTH:	Roadway (Highway IL-71)
WEST:	Roadway (Highway IL-47)

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

05-05-400-050	05-04-300-031		

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APPLICATION FOR SPECIAL USE

ATTORNEY INFORMATION	
NAME: Tom Carroll	COMPANY: TRAA Law
MAILING ADDRESS: 20 N. Wacker Drive Suite 556	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-750-1166
EMAIL: tcarroll@traalaw.com	FAX:
ENGINEER INFORMATION	
NAME: David Schultz	COMPANY: HR GREEN DEVELOPMENT, LLC
MAILING ADDRESS: 2363 Sequoia Drive | Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5002
EMAIL: dschultz@hrgreen.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Bernie Bauer	COMPANY: HR GREEN DEVELOPMENT, LLC
MAILING ADDRESS: 2363 Sequoia Drive | Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5033
EMAIL: bbauer@hrgreen.com	FAX:

ATTACHMENTS

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

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

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APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

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

Existing site is zoned M-1 (Limited Manufacturing District) and is used for industrial/farming storage and uses. Existing conditions at that time was Farming Services and various agricultural services that also included trucking related services and storage.

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:

According to Google Earth historical imagery, the property has had the same buildings and use since 1998 with no discernible changes to the property since then. It is not known to the developer when the property was first assigned its current zoning classification and may have been under Kendall County jurisdiction prior to the City.

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

The property value is expected to increase due to the increase in commercial revenue generated by the proposed development. The existing use appears to be vacated and the proposed development will result in a convenience store with gas station and an adjacent commercial out-lot available for commercial development at the intersection of two major roads.

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

The proposed development is not expected to diminish property values or harm the community as a whole by meeting both the City and State standards for said development based on similar uses.
Enhancements to the property's aesthetics will include meeting both landscaping and building appearance code requirements set forth by the City.
The vacant manufacturing use will be replaced by B-3 commercial uses that will provide additional services for the community.
The development will also include an out lot to bring another B-3 use for development and serve the community

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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:

The motoring public will gain a location to fuel their vehicles at a major intersection that will provide funds to the City to make additional roadway enhancements and the local community will have another place to shop and pickup convenience supplies.

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

The property is very suitable for the proposed commercial zoning because the majority of the nearby properties are also currently a commercial use and nearby residential areas that can be serviced by this type of development.

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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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 107 E Stagecoach Trail

PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME:	COMPANY: Graham C Stores 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 _____

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

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

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

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

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public

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APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS: 107 E Stagecoach Trail	PARCEL NUMBER: TBD
SUBDIVISION: Kendall Township	LOT/UNIT: Proposed Lots 1 and 2

APPLICANT INFORMATION	
NAME:	TELEPHONE: ○ HOME ○ BUSINESS
ADDRESS:	E-MAIL: ○ HOME ○ BUSINESS
CITY, STATE, ZIP:	FAX:

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

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

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

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

_____ _____

SIGNATURE/AUTHORIZED AGENT DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE SOUTH 89 DEGREES 40 MINUTES 5 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, 3511.16 FEET; THENCE NORTH 89 DEGREES 29' 40" EAST, 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO POINT "A"); THENCE SOUTH 89 DEGREES 29 MINUTES 40SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, 548.60 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID CENTER LINE, 920.01 FEET TO A POINT ON SAID CENTER LINE, 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 56 MINUTES 7 EAST, 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREES 21 DEGRES 7 SECONDS EAST FROM SAID POINT "A"; THENCE SOUTH 4 DEGREES 21 MINUTES 7 SECONDS EAST, ALONG SAID LINE, 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTERLINE, 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED MARCH 17, 2011 AS DOCUMENT NUMBER 20110004835.

ALSO EXCEPTING THEREFROM LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED JUNE 15, 2017 AS DOCUMENT NUMBER 201700009111.

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APPLICATION FOR SIGN VARIANCE

INTENT AND PURPOSE

The purpose of a variance is to provide relief from certain regulations of the zoning ordinance to permit the use of land in a way that is not otherwise permitted under the ordinance. A variance is granted when the terms of the zoning ordinance, if literally applied, would create an unreasonable hardship on the landowner, making the property virtually useless.

This packet explains the process to successfully submit and complete an Application for a Sign Variance Request. It includes a detailed description of the process, outlines required submittal materials, and contains the application for variance.

For a complete explanation of what is legally required throughout the Variance Request process, please refer to "Title 10, Chapter 4, Section 7 Variations" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP 1
APPLICATION SUBMITTAL

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

The following must be submitted:

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

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

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

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

STEP 2
PLAN COUNCIL

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

This step is dependent on the complexity of the request and may be skipped at the discretion of staff.

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

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APPLICATION FOR SIGN VARIANCE

STEP 3
ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

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

STEP 4
PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council.

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

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

STEP 5
CITY COUNCIL

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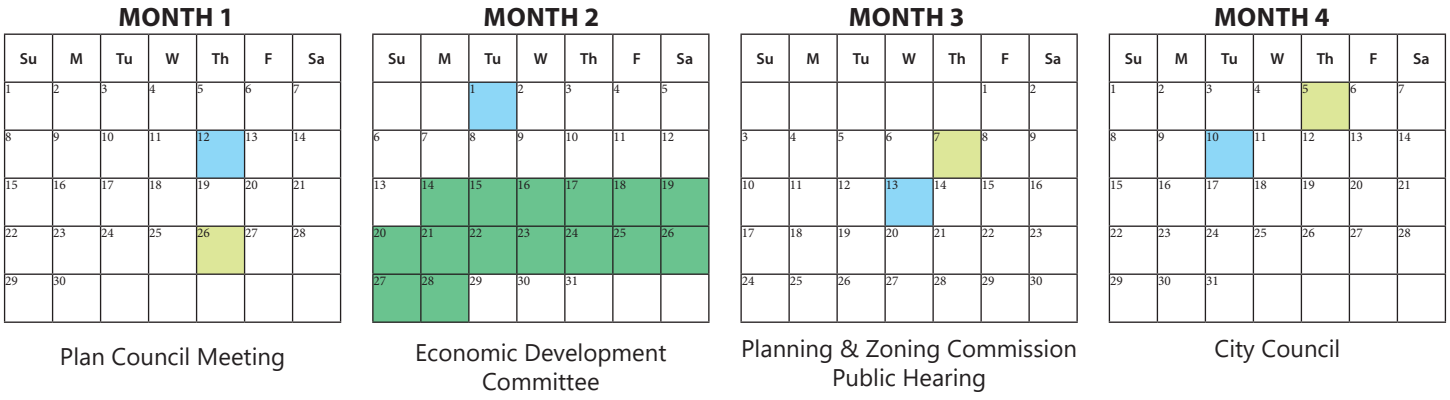
APPLICATION FOR SIGN VARIANCE

SAMPLE MEETING SCHEDULE



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

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- 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.

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APPLICATION FOR SIGN VARIANCE

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

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

APPLICATION FOR SIGN VARIANCE

DATE: 03/10/2022	PZC NUMBER:	DEVELOPMENT NAME: GRAHAM C STORE

PETITIONER INFORMATION

NAME: Thomas Williamson	COMPANY: Graham C Stores Company
MAILING ADDRESS: 39109 N US Highway 41	
CITY, STATE, ZIP: Wadsworth, IL 60083	TELEPHONE: ◉ BUSINESS ○ HOME (847) 826-0660
EMAIL: thomas@grahamcstores.com	FAX: (847) 223-3719

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Graham C-Stores Company

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

PROPERTY STREET ADDRESS: 107 E Stagecoach Trail

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

Existing manufacturing use at the northeast corner of the intersection of IL Rte. 47 and IL-71.

CURRENT ZONING CLASSIFICATION: M-1

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Kendall County Zoning (Kendall County Highway Department)

EAST: M-1 LIMITED MANUFACTURING DISTRICT

SOUTH: Roadway (Highway IL-71)

WEST: Roadway (Highway IL-47)

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

05-05-400-050	05-04-300-031		

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APPLICATION FOR SIGN VARIANCE

ATTORNEY INFORMATION	
NAME: Tom Carroll	COMPANY: TRAA Law
MAILING ADDRESS: 20 N. Wacker Drive Suite 556	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-750-1166
EMAIL: tcarroll@traalaw.com	FAX:
ENGINEER INFORMATION	
NAME: David Schultz	COMPANY: HR GREEN DEVELOPMENT, LLC
MAILING ADDRESS: 2363 Sequoia Drive | Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5002
EMAIL: dschultz@hrgreen.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Bernie Bauer	COMPANY: HR GREEN DEVELOPMENT, LLC
MAILING ADDRESS: 2363 Sequoia Drive | Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5033
EMAIL: bbauer@hrgreen.com	FAX:

ATTACHMENTS

PETITIONER MUST ATTACH A LEGAL DESCRIPTION OF THE PROPERTY TO THIS APPLICATION AND TITLE IT AS "EXHIBIT A".

PETITIONER MUST LIST THE NAMES AND ADDRESSES OF ANY ADJOINING OR CONTIGUOUS LANDOWNERS WITHIN FIVE HUNDRED (500) FEET OF THE PROPERTY THAT ARE ENTITLED NOTICE OF APPLICATION UNDER ANY APPLICABLE CITY ORDINANCE OR STATE STATUTE. ATTACH A SEPARATE LIST TO THIS APPLICATION AND TITLE IT AS "EXHIBIT B".

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
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APPLICATION FOR SIGN VARIANCE

SIGN VARIANCE STANDARDS		
WAS THE SIGN ERECTED LEGALLY WITH A SIGN PERMIT?	☐ YES	☐ NO
ARE THERE LIMITED AVAILABLE LOCATIONS FOR SIGNAGE ON THE PROPERTY?	☑ YES	☐ NO
DOES THE SIGN FACE A STREET WITH A FORTY (40) MILE PER HOUR OR HIGHER SPEED LIMIT?	☑ YES	☐ NO
IS THE SIGN ON A STREET WITH TWENTY THOUSAND (20,000) OR HIGHER VEHICLE TRIPS PER DAY?	☑ YES	☐ NO
IS THE SIGN ON A WALL FACING A PUBLIC RIGHT-OF-WAY WITHOUT A PUBLIC ENTRANCE?	☐ YES	☑ NO
WOULD THE SIGN BE BLOCKED BY EXISTING OR REQUIRED LANDSCAPING?	☑ YES	☐ NO

PLEASE STATE THE VARIANCE REQUESTED AND THE CITY ORDINANCE INCLUDING THE SECTION NUMBERS TO BE VARIED:

Existing site is zoned M-1 (Limited Manufacturing District) and is used for industrial/farming storage and uses. Existing conditions at that time was Farming Services and various agricultural services that also included trucking related services and storage.

PLEASE STATE HOW THE PROPOSED VARIATION WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY, OR SUBSTANTIALLY INCREASE THE CONGESTION IN THE PUBLIC STREETS, OR INCREASE THE DANGER TO THE PUBLIC SAFETY, OR SUBSTANTIALLY DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

According to Google Earth historical imagery, the property has had the same buildings and use since 1998 with no discernible changes to the property since then. It is not known to the developer when the property was first assigned its current zoning classification and may have been under Kendall County jurisdiction prior to the City.

PLEASE CONFIRM THE PROPOSED VARIATION IS CONSISTENT WITH THE OFFICIAL COMPREHENSIVE PLAN AND OTHER DEVELOPMENT STANDARDS AND POLICIES OF THE CITY.

The property value is expected to increase due to the increase in commercial revenue generated by the proposed development. The existing use appears to be vacated and the proposed development will result in a convenience store with gas station and an adjacent commercial out-lot available for commercial development at the intersection of two major roads.

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APPLICATION FOR SIGN VARIANCE

SIGN VARIANCE STANDARDS

PLEASE DESCRIBE THE COST TO THE PETITIONER OF COMPLYING WITH THE SIGN ORDINANCE REQUIREMENTS:

The proposed development is not expected to diminish property values or harm the community as a whole by meeting both the City and State standards for said development based on similar uses.
Enhancements to the property's aesthetics will include meeting both landscaping and building appearance code requirements set forth by the City.
The vacant manufacturing use will be replaced by B-3 commercial uses that will provide additional services for the community.
The development will also include an out lot to bring another B-3 use for development and serve the community

IF THERE ARE ANY UNIQUE PHYSICAL CHARACTERISTICS OF THE PROPERTY, PLEASE DESCRIBE THEM BELOW:

Additional property setback restrictions for both Rte-47 and Rte-71 corridor and then also IDOT's Right-of-Way will set the sign location back farther than a typical or standard site on a City Street.

PLEASE STATE HOW THE GRANTING OF THE VARIATION WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD IN WHICH THE PROPERTY IS LOCATED:

Granting the variance request would enhance the public identification being sized appropriate, visible for the motoring public, and neighboring properties by being the applicable size and not being to small where it become ineffective and when additional time is required to identify.

PLEASE STATE HOW THE PARTICULAR SURROUNDINGS, SHAPE OR TOPOGRAPHICAL CONDITIONS OF THE SPECIFIC PROPERTY INVOLVED, A PARTICULAR HARDSHIP TO THE OWNER WOULD RESULT, AS DISTINGUISHED FROM A MERE INCONVENIENCE, IF THE STRICT LETTER OF REGULATIONS WAS CARRIED OUT:

Property hardship would result in not being able to display the appropriate information for the motoring public and customers ability to process the information needed.

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APPLICATION FOR SIGN VARIANCE

SIGN VARIANCE STANDARDS

PLEASE STATE HOW THE CONDITIONS UPON WHICH THE APPLICATION FOR A VARIATION IS BASED ARE UNIQUE TO THE PROPERTY FOR WHICH THE VARIATION IS SOUGHT AND ARE NOT APPLICABLE, GENERALLY, TO OTHER PROPERTY WITHIN THE SAME ZONING CLASSIFICATION:

The motoring public will gain a location to fuel their vehicles at a major intersection that will provide funds to the City to make additional roadway enhancements and the local community will have another place to shop and pickup convenience supplies.

PLEASE STATE HOW THE ALLEGED DIFFICULTY OR HARDSHIP IS CAUSED BY THIS TITLE AND HAS NOT BEEN CREATED BY ANY PERSON PRESENTLY HAVING AN INTEREST IN THE PROPERTY:

The property is very suitable for the proposed commercial zoning because the majority of the nearby properties are also currently a commercial use and nearby residential areas that can be serviced by this type of development.

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:

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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NAME: GRAHAM C STORE	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 107 E Stagecoach Trail

PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME:	COMPANY: Graham C Stores 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 _____

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

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

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

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

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public

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

APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS: 107 E Stagecoach Trail	PARCEL NUMBER: TBD
SUBDIVISION: Kendall Township	LOT/UNIT: Proposed Lots 1 and 2

APPLICANT INFORMATION	
NAME:	TELEPHONE: ○ HOME ○ BUSINESS
ADDRESS:	E-MAIL: ○ HOME ○ BUSINESS
CITY, STATE, ZIP:	FAX:

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

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

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

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

_____ _____

SIGNATURE/AUTHORIZED AGENT DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

From: Rob Costello
To: Krysti Barksdale-Noble
Subject: Graham C Store Development - Monument Sigh and Photometrics
Date: Wednesday, June 1, 2022 2:02:45 PM
Attachments: image001.png
2022-0531 Monument Sign Revised.pdf

Krysti,

I wanted to follow up on the monument sign and photometrics. Please let me know if you have any questions on our resubmittal.

Monument Sign

The Grahams would like to request a variance for the attached monument sign. This is sign is 25' tall and matches height to their other Yorkville BP station. The sign was revised to eliminate the (2) tenant panels and the "Invigorate" branding.

Photometrics

We provided a revised photometric plan. The revised plan has the fixture shown with circle around them to make it easier to read. We have eliminated two fixture and reduced the lumens provided in the other lights to address your review comments..

1. Review comment – Lighting fixtures should be full cutoff and the use of wall packs on buildings should be minimized.
    a. Response: A light fixture south of the detention was eliminated to allow for full cut off at the east property line

2. Review comment – Zoning code requires the average foot candle to be between 2.0 and 2.5. proposed average is 1.82
    a. Response: The Calculation summary includes and "All Calc Points" label and a "Inside Curb" label. The inside curb label was included by the light designer to provide a more realistic calculation by omitting the other areas on the property like the detention area and undeveloped lot. The previous submittal had an inside the curb average of 4.49. The revised average is 2.59 inside curb. The lighting removed one fixture in the island west of the diesel and one south of the detention. The canopy fixtures were reduced in lumen output to lower the average.

3. Review Comment – The maximum to minimum light intensity ratio should be no more than 20:1. Please confirm the minimum to maximum light intensity ratio is in conformance.
    a. Response – The lighting designer was not able to reduce the max to min intensity ratio. In the revised plan the value increased slightly. The designer has indicated it would be difficult to have this value meet the ratio required with the shape of the site and the large truck area. We have an alternate plan that includes the (2) removed light fixtures. This allows us to reduce the max to min ratio to 105 but the average is increased significantly. We would be happy to share this alternate plan and get your feedback. Please contact me if you would like to review.

Rob Costello
Principal

torch
ARCHITECTURE

27 W Jefferson Avenue | Suite 200
Naperville, Illinois 60540
P 630.420.1900 **M** 847.508.7477
torcharchitecture.com | facebook.com | linkedin.com

HRGreen®

2363 Sequoia Drive | Suite 101
Aurora, IL 60506
Main 630.553.7560 + **Fax** 713.965.0044

HRGREEN.COM

May 31, 2022

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

RE: Graham C-Stores Company – 107 East Stagecoach Road
Engineering Plan Review Comments
HR Green Project No.: 211588

Dear Ms. Barksdale-Noble:

Please see below our responses to review comment letter dated May 9, 2022. Responses to each comment are shown in **bold** following the comment.

General Comments:

1. The following items will need to be provide with the final engineering plans:

    a. An engineer's estimate needs to be provided and must include all public improvements within the ROW including utility connections and all soil erosion and sediment control items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.

    b. IEPA permits as well as YBSD sign-off.

    c. Landscape Plan.

    RESPONSE: Noted and to be provided at final engineering submittal.

2. A truck turning movement diagram shall be submitted to confirm appropriate movements for service, delivery, and emergency vehicles.
RESPONSE: Truck movement exhibit included with this letter.

<u>Preliminary Engineering Plans</u>

3. Improvements to Illinois Route 71 and Illinois Route 47 as directed by IDOT for the proposed site shall be shown. The engineer or developer should provide all correspondence with IDOT as it relates to the proposed road connections.
RESPONSE: Attached please find the initial IDOT correspondence as requested. Nothing further has been resubmitted or returned.

4. The parking counts do not match what is shown. Truck parking should be included.
RESPONSE: The parking count on Sheet C-03 has been updated to include the truck parking.

5. Plans show that wheel stops will be placed in front of stalls along store fronts. This will require longer parking stalls than that shown as the wheel stops reduce the length of the stall.
RESPONSE: Plans have been revised to use bollards instead per Owner request.

6. The water main should be extended to the eastern property line for future extension.
RESPONSE: Water main extended to the eastern property line.

Preliminary Storm Water Management Report

7. A high-level review was performed and it was noted that the rainfall intensity appears to be incorrect.
RESPONSE: The rainfall intensities have been updated to reflect Illinois Bulletin 75.

Final Plat

8. Lot numbers need to be added to the plat.
RESPONSE: Lot numbers and areas have been corrected to display correctly.

9. The second paragraph in the ownership certificate should be replaced with the following:

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS INDICATED ON THIS PLAT AS 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.
RESPONSE: Revised as requested.

10. Cross access easement provisions should be added.
RESPONSE: Noted: Cross access provision to be coordinated with the Owner/Developer.

11. The monument sign is in the 10’ PU&E and needs to be moved.
RESPONSE: Location of monument sign revised within Engineering Site Plan

12. An IDOT certificate is needs to be added.
RESPONSE: IDOT certificate added as requested.

13. A landscape setback line is noted on the engineering plans and should be addressed
RESPONSE: It is the surveyor’s opinion that current zoning regulations should dictate the landscape setback/buffer requirements and they should not be shown on the face of the recorded Final Plat.

Sincerely,

HR GREEN INC.

David Schultz, P.E., LEED AP
Project Manager

DS/dmw

J:\2021\211588\Corr\ltr-052722-CommentResponseEngineeringReview-ds.docx

PRELIMINARY ENGINEERING PLANS FOR:

GRAHAM C STORES & GAS STATION

107 E STAGECOACH TRAIL

CITY OF YORKVILLE, ILLINOIS

KENDALL COUNTY, ILLINOIS

CLIENT CONTACT: MR. THOMAS WILLIAMSON

NOTE:

- HR GREEN DEVELOPMENT, LLC IS TO BE NOTIFIED 3 DAYS PRIOR TO CONSTRUCTION START.
- HR GREEN DEVELOPMENT, LLC SHALL BE INCLUDED IN ALL PRE-CONSTRUCTION MEETINGS.
- ANY KNOWN DISCREPANCIES ON THIS PLAN SET MUST BE BROUGHT TO THE ATTENTION OF HR GREEN DEVELOPMENT, LLC PRIOR TO THE START OF CONSTRUCTION.

Dial 811 or 1-800-892-0123 JULIE DESIGN TICKET NUMBER:# A2080376-00A

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

WITH THE FOLLOWING:
COUNTY KENDALL COUNTY
CITY-TOWNSHIP YORKVILLE
SEC. & 1/4 SEC. NO.# S5-T36N-R7E

(2) Working Days before you dig (Excluding Sat., Sun. & Holidays)

PROJECT LOCATION
PROP. ZONING: B-3

LOCATION MAP

NORTH

CIVIL/SITEWORK SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-01	COVER SHEET
C-02	EXISTING CONDITIONS PLAN
C-03	SITE PLAN
C-04	GRADING & EROSION CONTROL PLAN
C-05	UTILITY PLAN
SUPPLEMENTAL SHEET	
SHEET 1	PHOTOMETRIC PLAN

CLIENT:

THOMAS WILLIAMSON
GRAHAM C STORES COMPANY
39109 N US HIGHWAY 41
WADSWORTH, IL 60083
(847) 826-0660

CIVIL ENGINEER:

HR GREEN
2363 SEQUOIA DRIVE, SUITE 101
AURORA, ILLINOIS 60506
TEL: (630) 553-7560
FAX: (630) 553-7646

DAVID W. SCHULTZ, P.E. - PROJECT MANAGER
TEL: (630) 708-5002

SURVEYOR:

HR GREEN
2363 SEQUOIA DRIVE, SUITE 101
AURORA, ILLINOIS 60506
TEL: (630) 553-7560
(630) 553-7646

BERNIE BAUER, P.L.S. - PROJECT SURVEYOR
(630) 708-5033

SITE BENCHMARKS

- SOURCE BENCHMARK: CITY OF YORKVILLE BENCHMARK #11:
  DISK UNDER "UNITED CITY OF YORKVILLE" ACCESS LID, LOCATED NORTHWEST OD THE INTERSECTION OF WALSH DRIVE AND WALSH CIRCLE, APPROXIMATELY 7.2' SOUTHWESTERLY OF THE BACK OF CURB OF WALSH DRIVE, 20.2 FEET EASTERLY OF "SUNFLOWER PARK" SIGN AND 19.2 FEET NORTHWESTERLY OF A FIRE HYDRANT.
  ELEVATION: 689.58 FEET (NAVD88)
- SITE BENCHMARK #1:
  "X" ON EAST SIDE OF THE METAL BASE PLATE OF THE MAST/ARM TRAFFIC SIGNAL AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF IL ROUTE 47 AND IL ROUTE 71, APPROXIMATELY 45.5 FEET EAST OF THE CENTERLINE OF IL ROUTE 47 AND 95.7 FEET NORTHERLY OF THE CENTERLINE OF IL ROUTE 71.
  ELEVATION: 729.66 FEET (NAVD88)
- SITE BENCHMARK #2:
  "X" ON TOP OF CURB APPROXIMATELY 34.2 FEET EAST OF THE CENTERLINE OF IL ROUTE 47, 143.1 FEET SOUTHWESTERLY OF THE SOUTHWEST CORNER OF THE SOUTHERLY MOST BUILDING OF THE KENDALL COUNTY DEPARTMENT OF TRANSPORTATION, AND 37.3 FEET SOUTHERLY OF A CURB STORM INLET.
  ELEVATION: 716.13 (NAVD88)

CERTIFICATION

PROFESSIONAL ENGINEER'S SIGN & SEAL

05/27/2022
EXP: 11/30/2023

DAVID W. SCHULTZ
062-057616
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS
EXP: 11/30/2023

NOTE: THIS SIGNATURE & SEAL ONLY APPLIES TO DESIGN INFORMATION PREPARED BY HR GREEN DEVELOPMENT, LLC (SHEETS C-01-C-05)

INFORMATION INCLUDED IN THIS PLAN SET WHICH HAS BEEN COMPLETED BY OTHER CONSULTANTS IS NOT CERTIFIED BY THIS SIGNATURE & SEAL.

SEE INDEX OF SHEETS FOR INFORMATION INCLUDED BY OTHERS

HRGreen

2363 SEQUOIA DRIVE, SUITE 101 | AURORA, IL 60506
Phone: 630.553.7560 | Toll Free: 800.728.7805 | Fax: 630.553.7646 | HRGreen.com

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
1	05/27/22	DWS	CITY AND CLIENT COMMENTS

ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE, SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646

HRGreen

GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

PRELIMINARY - CIVIL
COVER SHEET

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: ERN
APPROVED: DWS
JOB DATE: 05-27-2022
JOB NO: 211588

DRAWING
C-01

Xrefs: xg1-1-dv01; xC-Tabulations
5/27/2022 11:21:17 AM J:\2021\211588\CAD\Dwgs\C\211588-Cover.dwg

Xrefs: xgt-1-dv01; 211588-xV-Survey; 211588-xC-Survey
3/9/2022 6:16:01 PM J:\2021\211588\CAD\Dwgs\C\211588-Exist-Condition.dwg

PRELIMINARY - NOT FOR CONSTRUCTION

C-02
DRAWING

DRAWN BY: ERN
APPROVED: DWS
JOB DATE: 05-27-2022
JOB NO: 211588

BAR IS ONE INCH ON OFFICIAL DRAWINGS
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

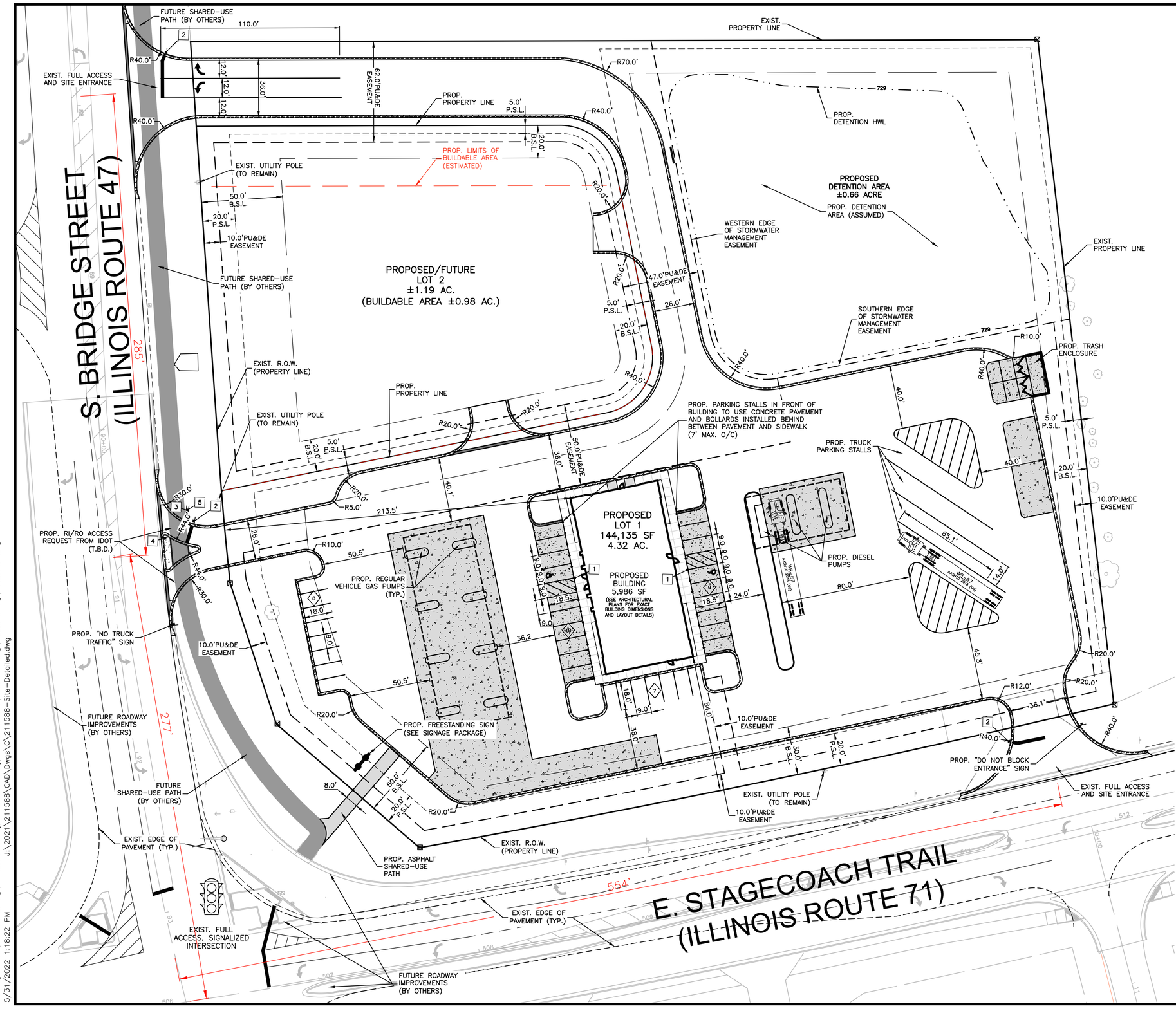
GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

PRELIMINARY – CIVIL

EXISTING CONDITIONS PLAN

HRGreen
ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE,
SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646

NO.	DATE	BY	REVISION DESCRIPTION
1	05/27/22	DWS	CITY AND CLIENT COMMENTS



SITE DATA:

- EXIST. ZONING: M-1 (LIMITED MANUFACTURING DISTRICT)
- PROP. ZONING: B-3 (GENERAL BUSINESS DISTRICT)
- B-3 MAX LOT COVERAGE: 80%
- OVERALL EXISTING LOT SIZE: ±5.51 AC.
- LOT 1 = ±4.32 AC.
- LOT 2 = ±1.19 AC. (FUTURE DEVELOPMENT ASSUMED TO HAVE 80% IMPERVIOUS COVERAGE)
- LOT 1
  - TOTAL AREA: 188,022 SF
  - IMPERVIOUS AREA: 134,278 SF (71.4%)
  - PERVIOUS AREA: 53,744 SF (28.6%)
- REQUIRED BUILDING SETBACK LINE (B.S.L)
  - SIDE/REAR: 20'
  - ROUTE 71: 30'
  - ROUTE 47: 50'
- REQUIRED PARKING SETBACK LINE (P.S.L.)
  - SIDE/REAR: 5'
  - ROUTE 71: 20'
  - ROUTE 47: 20'

BUILDING AREA:

- PROPOSED BUILDING: (±5,986 SQ. FT.)

PARKING DATA:

- TOTAL NUMBER OF STALLS: 38
  - NUMBER OF ADA STALLS: 2
  - NUMBER OF STANDARD STALLS: 32
  - NUMBER OF TRUCK STALLS: 4
- TYPICAL 90 DEGREE PARKING STALL
  - WIDTH: 9.0'
  - LENGTH: 18.0'
- TYPICAL PARKING AISLE WIDTH
  - 90 DEGREE STALL, TWO WAY: 24.0' MIN.

LEGEND

- INDICATES CONCRETE SECTION
- DENOTES PROPOSED CONCRETE SIDEWALK
- DESIGNATES AREA OF DEPRESSED SIDEWALK
- DENOTES REVERSE (SPILLING) CURB & GUTTER
- DENOTES CONCRETE CURB & GUTTER (CATCHING)
- DENOTES AREA OF DEPRESSED CURB AND GUTTER.

PROJECT NOTES:

- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS.
- ALL CONCRETE CURB SHALL BE 18" (B6.12) CURB AND GUTTER UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT RADII ARE 5.0' RADIUS MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB.

SIGN LEGEND:

SIGN LOCATION AS NOTED ON PLAN

1. DENOTES "RESERVED PARKING" W/ BOLLARD R7-8, 12" X 18" (TYP.)
   DENOTES "$350 FINE" R7-1101 6" X 12" (TYP.)
2. DENOTES "STOP SIGN" R1-1 30" x 30" (TYP.)
3. DENOTES "DO NOT ENTER" R5-1, 30" X 30" (TYP.)
4. DENOTES "NO LEFT TURN" R3-2, 24" X 24" (TYP.)
5. DENOTES "RIGHT ONLY" R3-5R, 30" X 36" (TYP.)

NORTH

0 15 30

PRELIMINARY – NOT FOR CONSTRUCTION

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1	05/27/22	DWS	CITY AND CLIENT COMMENTS

ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE, SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646

HRGreen

GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

PRELIMINARY – CIVIL

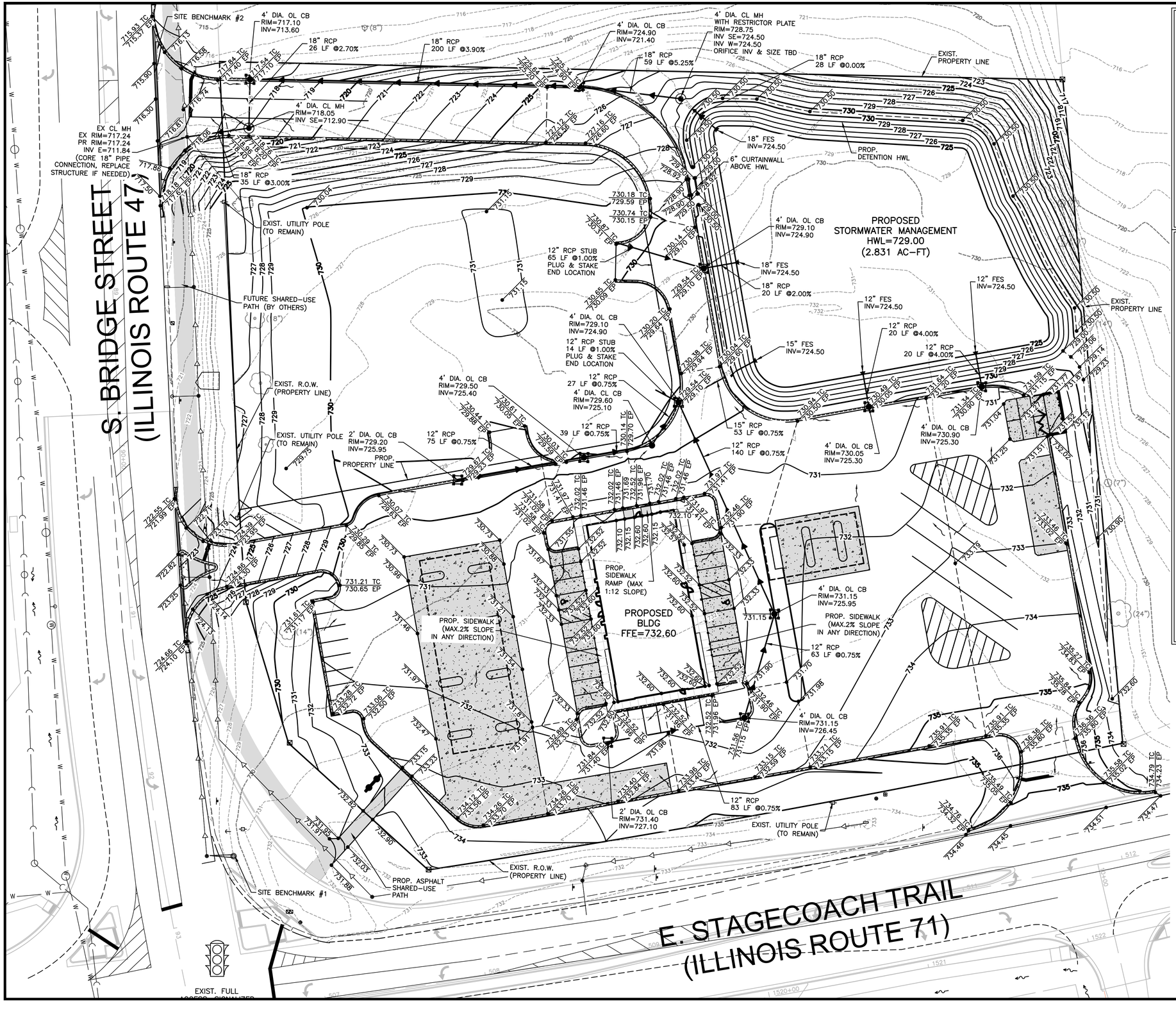
SITE PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: ERN
APPROVED: DWS
JOB DATE: 05-27-2022
JOB NO: 211588

DRAWING
C-03

Xrefs: xgl-1-dv01; 211588-xC-Dsgn; 211588-xV-Survey; 211588-xC-Survey; 211588-xC-Tanks; D366025-Design; D366025-Align; D366825-Design
5/31/2022 1:18:22 PM J:\2021\211588\CAD\Dwgs\C\211588-Site-Detailed.dwg



LEGEND:

XXX.XX	DENOTES EXISTING AND OR PROPOSED SPOT ELEVATIONS.
	DENOTES RIDGE LINES
	DENOTES PROPOSED DRAINAGE DIRECTION ARROW.
	DENOTES OVERLAND OVERFLOW ROUTE
	INDICATES EROSION CONTROL MEASURES (LIMITS OF GRADING) (SEE SHEET C-08 – C-10 FOR EROSION CONTROL LEGEND / DETAILS)
	INDICATES AREA TO BE SEEDED.
BF	INDICATES EROSION CONTROL MEASURE (SEE SHEET C-08–C-10 FOR EROSION CONTROL LEGEND AND DETAILS)
#	DENOTES STORM SEWER TAG
	INDICATES CONSTRUCTION ACCESS (2"–3" SIZE STONE TYP.)
	INDICATES SAWCUT (FULL DEPTH) (INCIDENTAL)

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.50% MINIMUM SLOPE ALONG ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
2. PROVIDE UNDERDRAINS FROM SEEPS OR SPRINGS ENCOUNTERED. EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE THE FILL SLOPE
3. ALL BUILDING UTILITY SERVICE LOCATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.
4. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
5. FOR EXACT LIGHT POLE LOCATIONS SEE PHOTOMETRICS PLAN.
6. LOCATION OF DRY UTILITIES SHALL BE VERIFIED WITH PROPER UTILITY COMPANY PROVIDING SERVICE.
7. SPOT ELEVATIONS SHOWN ARE @ EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLAN.
8. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
9. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
10. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING OF PAVEMENT.
11. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2%. CROSS SLOPE
12. DESIGNATED HANDICAP PARKING AREAS SHALL BE GRADED TO A MAXIMUM OF 2%
13. BACKFILL TO THE TOP OF CURBS.
14. ALL FINISHED AREAS SHALL BE RESTORED WITH A MINIMUM OF 6" TOPSOIL AND SEEDED. (SEE LANDSCAPING PLANS FOR DETAILS)
15. SEE TYPICAL TRENCH CROSS SECTION DETAIL ON SHEET C-11 FOR BACKFILLING AND COMPACTION REQUIREMENTS.
16. CONTRACTOR SHALL TELEVISE STORM SEWER PRIOR TO PROJECT CLOSEOUT AND FORWARD INFORMATION TO THE CITY AND ENGINEER.
17. CONTRACTOR TO INSTALL CONCRETE SPLASH BLOCKS AT THE OUTLET OF DOWNSPOUTS AT GRADE.

STORM SEWER TAGS

*STORM SEWER SIZING TO BE FINALIZED DURING FINAL ENGINEERING DESIGN AND APPROXIMATE SIZES SHOWN.

NORTH

0 15 30

PRELIMINARY – NOT FOR CONSTRUCTION

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1	05/27/22	DWS	CITY AND CLIENT COMMENTS

ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE, SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646

HRGreen

GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

PRELIMINARY – CIVIL

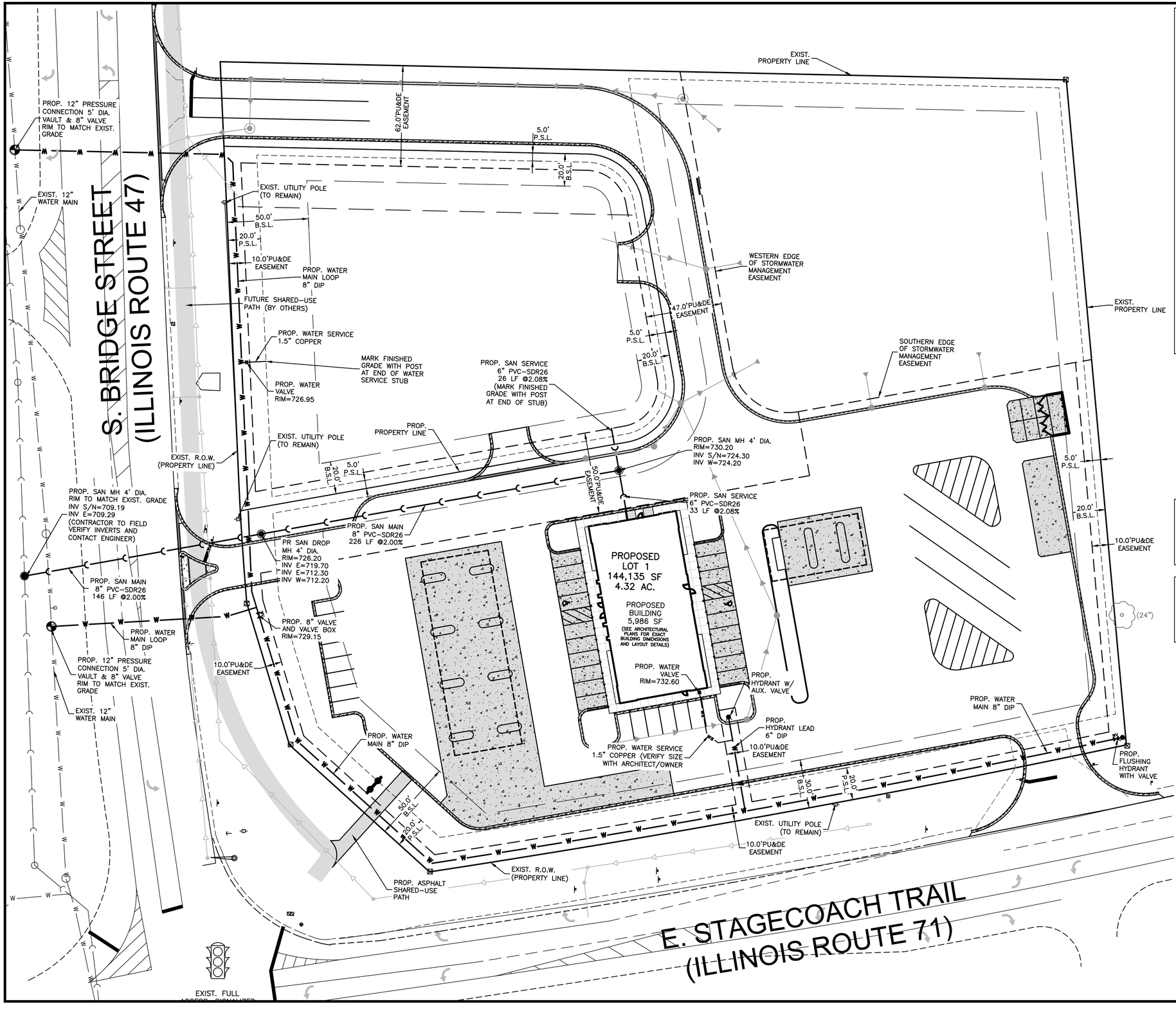
GRADING & EROSION CONTROL PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY:	ERN
APPROVED:	DWS
JOB DATE:	05-27-2022
JOB NO:	211588

DRAWING

C–04



SITE UTILITY NOTES:

1. ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER (PER I.E.P.A. STANDARDS)
3. MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER (PER I.E.P.A. STANDARDS)
4. SEE SITE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS.
5. ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM UTILITY EASEMENT TO TRANSFORMER LOCATION. ASSOCIATED COST BY GENERAL CONTRACTOR.
6. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
8. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION" (LATEST REVISION).
9. SEE CONFLICT UTILITY TAGS ON THIS SHEET FOR UTILITY CROSSING INFORMATION.
10. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS IN THE PLANS.
11. ALL EXISTING STRUCTURES & DEBRIS NOTED TO BE REMOVED, SHALL BE REMOVED PRIOR TO CONSTRUCTION & DISPOSED OF OFFSITE.
12. SEE ONSITE GRADING PLANS FOR DRAINAGE AND PROPOSED STORM SEWER LAYOUT.
13. SEE PHOTOMETRICS PLANS FOR LIGHT POLE LOCATIONS AND ADDITIONAL ELECTRICAL DETAILS.
14. ALL BUILDING UTILITY SERVICE LOCATIONS TO BE VERIFIED W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
15. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.

LEGEND

- DENOTES SANITARY SEWER TAG
- DENOTES WATER MAIN TAG
- DENOTES STORM SEWER TAG (SEE GRADING SHEET FOR INFO.)
- DENOTES UTILITY CONFLICT TAG
- DENOTES TRENCH BACKFILL

SANITARY SEWER TAGS

*OMITTED FOR PRELIMINARY ENGINEERING SUBMITTAL AND TO BE COMPLETED AT FINAL ENGINEERING

WATERMAIN TAGS

*OMITTED FOR PRELIMINARY ENGINEERING SUBMITTAL AND TO BE COMPLETED AT FINAL ENGINEERING

PRELIMINARY – NOT FOR CONSTRUCTION

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ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE, SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646
HRGreen

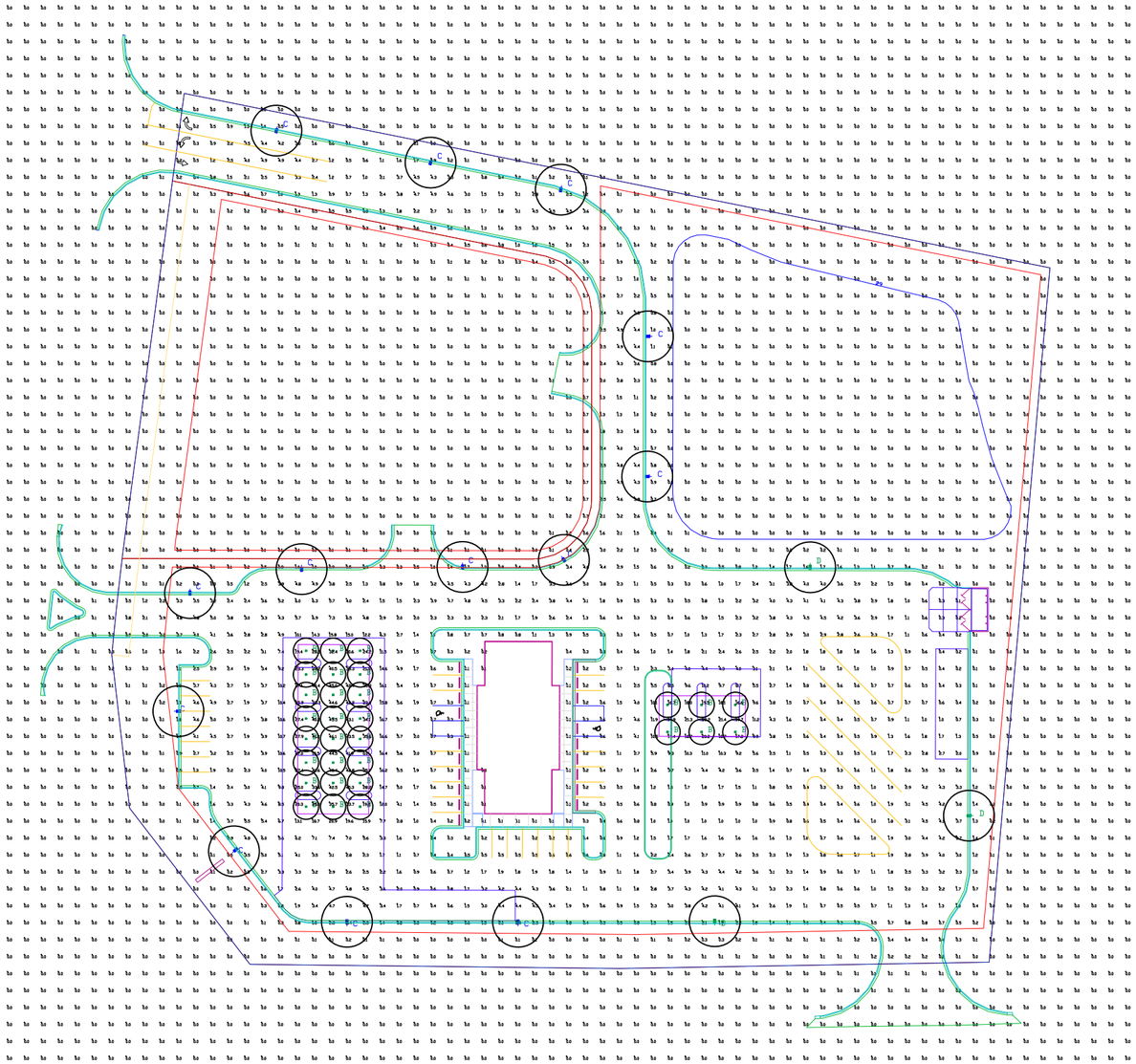
GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

PRELIMINARY – CIVIL
UTILITY PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY:	ERN
APPROVED:	DWS
JOB DATE:	05-27-2022
JOB NO:	211588

DRAWING
C-05



1A

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
	30	B	SINGLE	SCV-LED-10L-SC-50 MTD @ 15'GAS, 18'DIESEL	1.000	1.000	1.000	10317	67
	13	C	SINGLE	SLM-LED-12L-SIL-FT-50-70CRI-IL-SINGLE-16'POLE+2'BASE	1.000	1.000	1.000	8193	85
	3	D	SINGLE	SLM-LED-30L-SIL-FT-50-70CRI-IL-SINGLE-28'POLE+2'BASE	1.000	1.000	1.000	20027	232

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	1.10	46.1	0.0	N.A.	N.A.
DIESEL CANOPY	Illuminance	Fc	19.11	23.2	16.6	1.15	1.40
GAS CANOPY	Illuminance	Fc	33.10	46.1	0.0	N.A.	N.A.
INSIDE CURB	Illuminance	Fc	2.59	20.9	0.1	25.90	209.00

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 3811

3999 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3355 • FAX (513) 793-6003

LIGHTING PROPOSAL LD-155466-1A

GRAHAM C-STORE
IL RTE 47 & IL RTE 71
YORKVILLE,IL

BY:MWE	DATE:3-10-22	REV:5-27-22	SHEET 1 OF 1

SCALE: 1"=40' 0 40

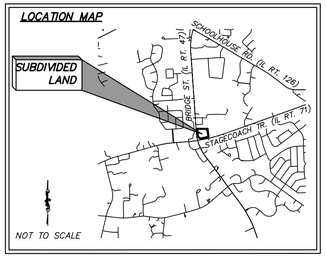
FINAL PLAT OF SUBDIVISION

GRAHAM C SUBDIVISION

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, BOTH IN TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

PINs: 05-04-300-031
05-05-400-050

LOCATION MAP



HR GREEN CONTACTS:
DAVID W. SCHULTZ P.E., PROJECT MANAGER
630-753-7560
BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
630-753-7560

PROPERTY OWNER:
TROUTMAN & DAMS, LLC
2211 N. ELSTON AVENUE, SUITE 304
CHICAGO, IL 60614

LINE LEGEND

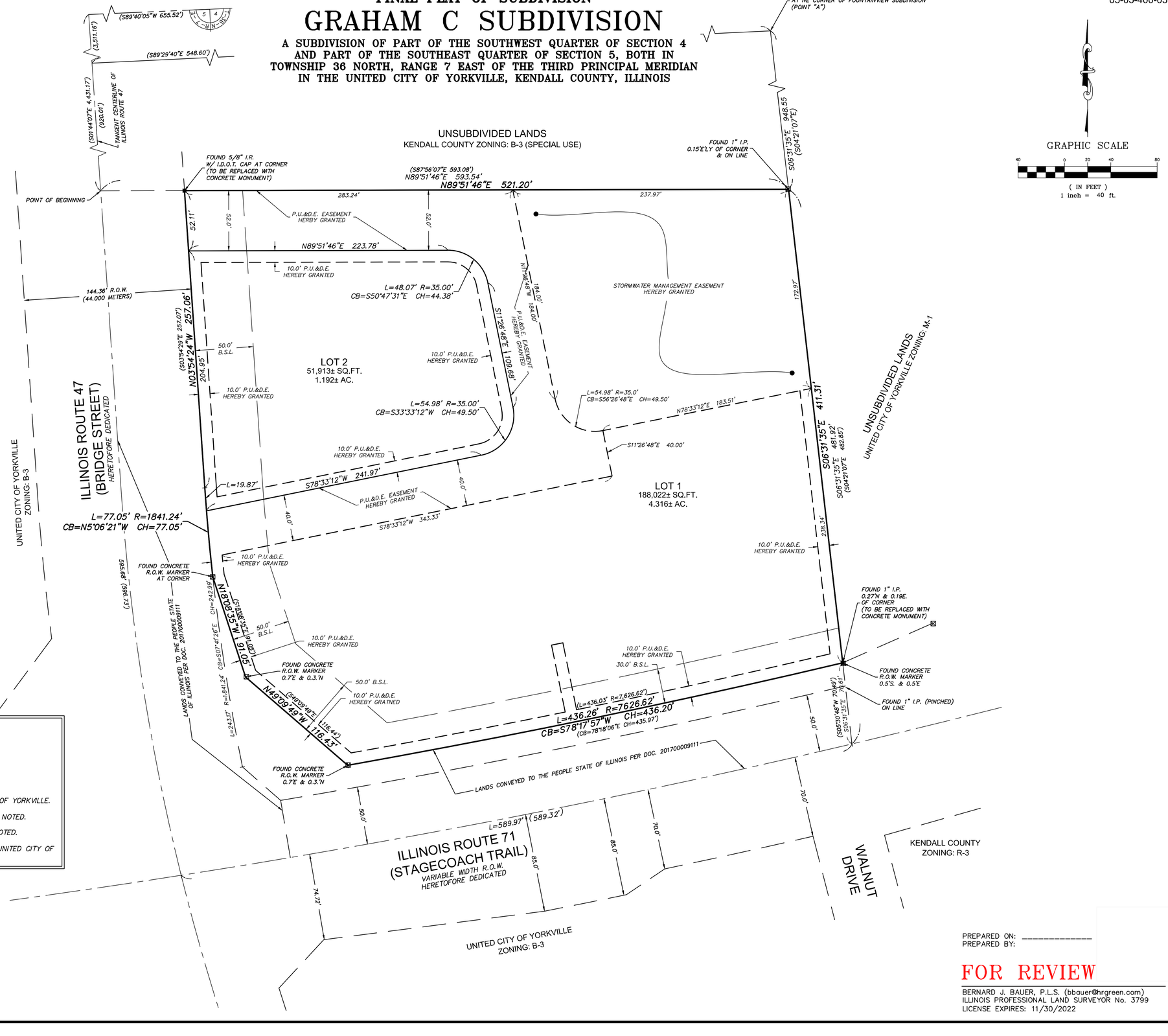
- CENTERLINE
- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- UNDERLYING PARCEL LINE
- BUILDING SETBACK LINE
- EASEMENT HEREBY GRANTED

CROSS ACCESS EASEMENT

A CROSS ACCESS EASEMENT OVER PRIVATE DRIVEWAYS ON LOT 1 IS HEREBY GRANTED FOR THE BENEFIT OF LOT 2.

LAND AREAS

LOT 1: 51,913± SQ.FT. OR 1.192± ACRES
LOT 2: 188,022± SQ.FT. OR 4.136± ACRES
TOTAL: 239,935± SQ.FT. OR 4.508± ACRES



NOTES

1. ANNOTATION ABBREVIATIONS –
   B.S.L. = BUILDING SETBACK LINE
   P.O.B = POINT OF BEGINNING
   R.O.W. = RIGHT-OF-WAY
   P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
   S.M.E. = STORMWATER MANAGEMENT EASEMENT
   (XXX.XX) = RECORD DIMENSION
2. THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE.
3. 5/8" STEEL RODS TO BE SET @ ALL LOT CORNERS UNLESS OTHERWISE NOTED.
4. DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
5. PROPERTY ZONING IS M-1 (LIMITED MANUFACTURING DISTRICT) IN THE UNITED CITY OF YORKVILLE.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements
* Basis of bearings for this survey: *IL SPC EAST ZONE (NAD83-2011)*
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
* Field work for this survey was completed on *12/09/21*.
* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

GRAHAM C STORES

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

5/31/2022 12:09:18 PM

J:\2021\211588\Survey\Dwg\211588-FP.dwg

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

NO.	DATE	BY	REVISION DESCRIPTION
1	05/31/22	BJB	PER EE COMMENTS DATED 5/9/22

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com
HRGreen

FINAL PLAT OF SUBDIVISION
GRAHAM C SUBDIVISION
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 03/11/2022
JOB NO: 211588

SHEET
1 OF 2

PREPARED ON: _____
PREPARED BY:

FOR REVIEW

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/2022

Xrefs: 211588-xC-Dsgn; 211588-Bndy_base

PINs: 05-04-300-031
05-05-400-050

FINAL PLAT OF SUBDIVISION
GRAHAM C SUBDIVISION

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, BOTH IN TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

OWNERSHIP CERTIFICATE

STATE OF _____)
) S.S.
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____, AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED FOREGOING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS INDICATED ON THIS PLAT AS 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 CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115.

DATED AT _____, _____, THIS _____ DAY OF _____, 20___.

_____
CORPORATION NAME

_____
COMPLETE ADDRESS

BY: _____ _____
PRESIDENT SECRETARY

_____ _____
PRINTED NAME PRINTED NAME

NOTARY CERTIFICATE

STATE OF _____)
) S.S.
COUNTY OF _____)

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____ AND _____, PERSONALLY KNOW TO ME TO THE PRESIDENT AND SECRETARY OF _____, AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ___ DAY OF _____, 20___.

_____
NOTARY PUBLIC

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

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE,

ILLINOIS, THIS _____DAY OF _____ 20____.

_____
COUNTY CLERK

I.D.O.T. CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2, AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____ DAY OF _____, A.D. 20____.

_____
MASOOD AHMAD, P.E., REGION 2 ENGINEER

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements
* Basis of bearings for this survey: IL SPC EAST ZONE (NAD83–2011)
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
* Field work for this survey was completed on 12/09/21.
* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

GRAHAM C STORES

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

5/31/2022 12:09:18 PM

J:\2021\211588\Survey\Dwg\211588-FP.dwg

Xrefs: 211588-xC-Dsgn; 211588-Bndy_base

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

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

APPROVED AND ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____DAY OF_____, 20____.

_____
CHAIRMAN

CITY ADMINISTRATOR'S CERTIFICATE

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

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____DAY OF_____, 20____.

_____
CITY ADMINISTRATOR

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
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 COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) S.S.
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 ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
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

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

WE, _____, REGISTERED PROFESSIONAL ENGINEER AND _____, OWNER (OR HIS ATTORNEY) SUBMIT THE TOPOGRAPHICAL AND PROFILE STUDIES AND, TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE 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 THIS SUBDIVISION.

DATED THIS _____ DAY OF _____,20___.

_____ _____
OWNER (OR DULY AUTHORIZED ATTORNEY) REGISTERED PROFESSIONAL ENGINEER

UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY, AMERITECH ILLINOIS a.k.a. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (or similar designation) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (or similar designation), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS, SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. PRIVATE OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (or similar designation) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (or similar designation), WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF THE REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH MAY BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING", AND "COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SBC AMERITECH, NICOR, COM ED, COMCAST, 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" (abbreviated P.U. & D.E.) TO 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 RECROSSING 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 RECROSSED. 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.

KENDALL COUNTY RIGHT TO FARM STATEMENT

NOTICE:
KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR – A–1 OR AG SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

RECORDER'S CERTIFICATE

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

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS. ON THIS _____ DAY OF _____, 20____, AT _____O'CLOCK ____M.

_____
KENDALL COUNTY RECORDER

STORM WATER 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" (ABBREVIATED S.M.E.) 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, WATER MAINS, 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 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 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 THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE UNITED CITY OF YORKVILLE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE CITY ENGINEER OF THE UNITED CITY OF YORKVILLE.

CROSS ACCESS EASEMENT PROVISIONS

[THIS SPACE IS RESERVED FOR CROSS ACCESS EASEMENT PROVISIONS]

SURVEYOR'S CERTIFICATE

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

THIS IS TO CERTIFY THAT I, BERNARD J. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035–003799, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE SOUTH 89 DEGREES 40 MINUTES 5 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, 3511.16 FEET; THENCE NORTH 89 DEGREES 29' 40" EAST, 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO POINT "A"); THENCE SOUTH 89 DEGREES 29 MINUTES 40SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, 548.60 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID CENTER LINE, 920.01 FEET TO A POINT ON SAID CENTER LINE; 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 56 MINUTES 7 EAST, 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREES 21 DEGREES 7 SECONDS EAST FROM SAID POINT "A"; THENCE SOUTH 4 DEGREES 21 MINUTES 7 SECONDS EAST, ALONG SAID LINE, 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTERLINE, 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED MARCH 17, 2011 AS DOCUMENT NUMBER 201100004835.

ALSO EXCEPTING THEREFROM LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED JUNE 15, 2017 AS DOCUMENT NUMBER 201700009111.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN U.S. SURVEY 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 MAP NO. 17093C0125G, BEARING AN EFFECTIVE DATE OF FEBRUARY 4, 2009. ALL OF THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT I HAVE SET ALL EXTERIOR SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS FINAL PLAT, AND THAT ALL INTERIOR MONUMENTS SHALL BE SET AS REQUIRED BY STATUTE (ILLINOIS REVISED STATUTES 1989, CHAPTER 109 SECTION 1).

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.

THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS, THIS _____ DAY OF _____, 2022.

FOR REVIEW

_____
BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035–003799
LICENSE EXPIRATION DATE: 11/30/2022

NO.	DATE	BY	REVISION DESCRIPTION
1	05/31/22	BJB	PER EEI COMMENTS DATED 5/9/22

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com
HRGreen

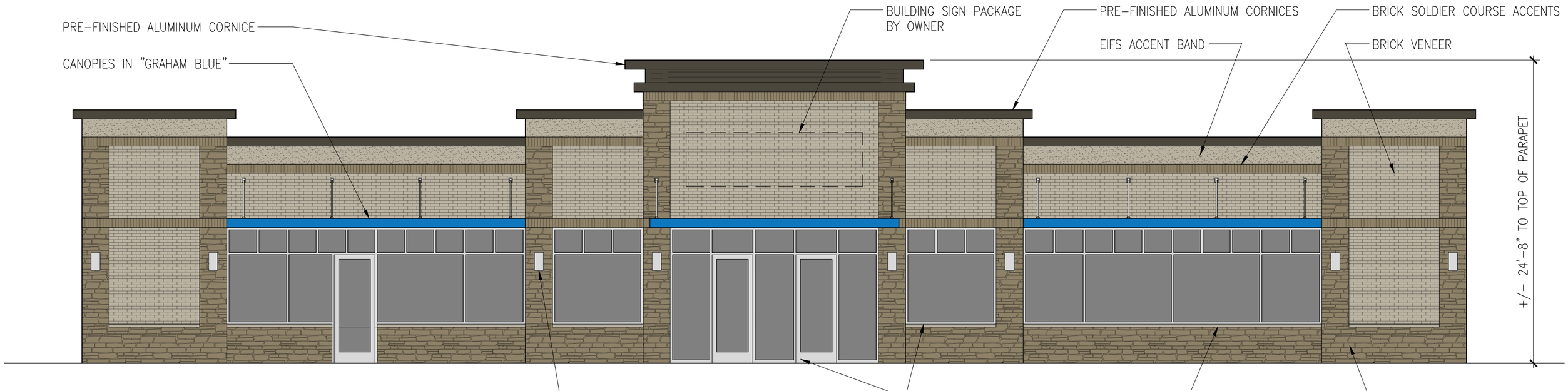
FINAL PLAT OF SUBDIVISION
GRAHAM C SUBDIVISION
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 03/11/2022
JOB NO: 211588

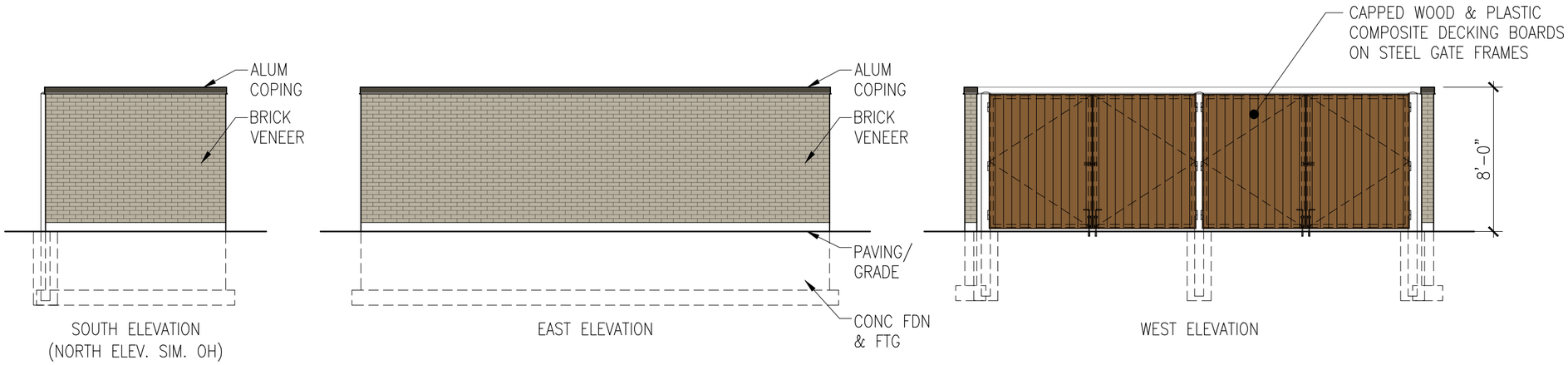
SHEET
2 OF 2

torch
ARCHITECTURE



SCHEMATIC ELEVATION

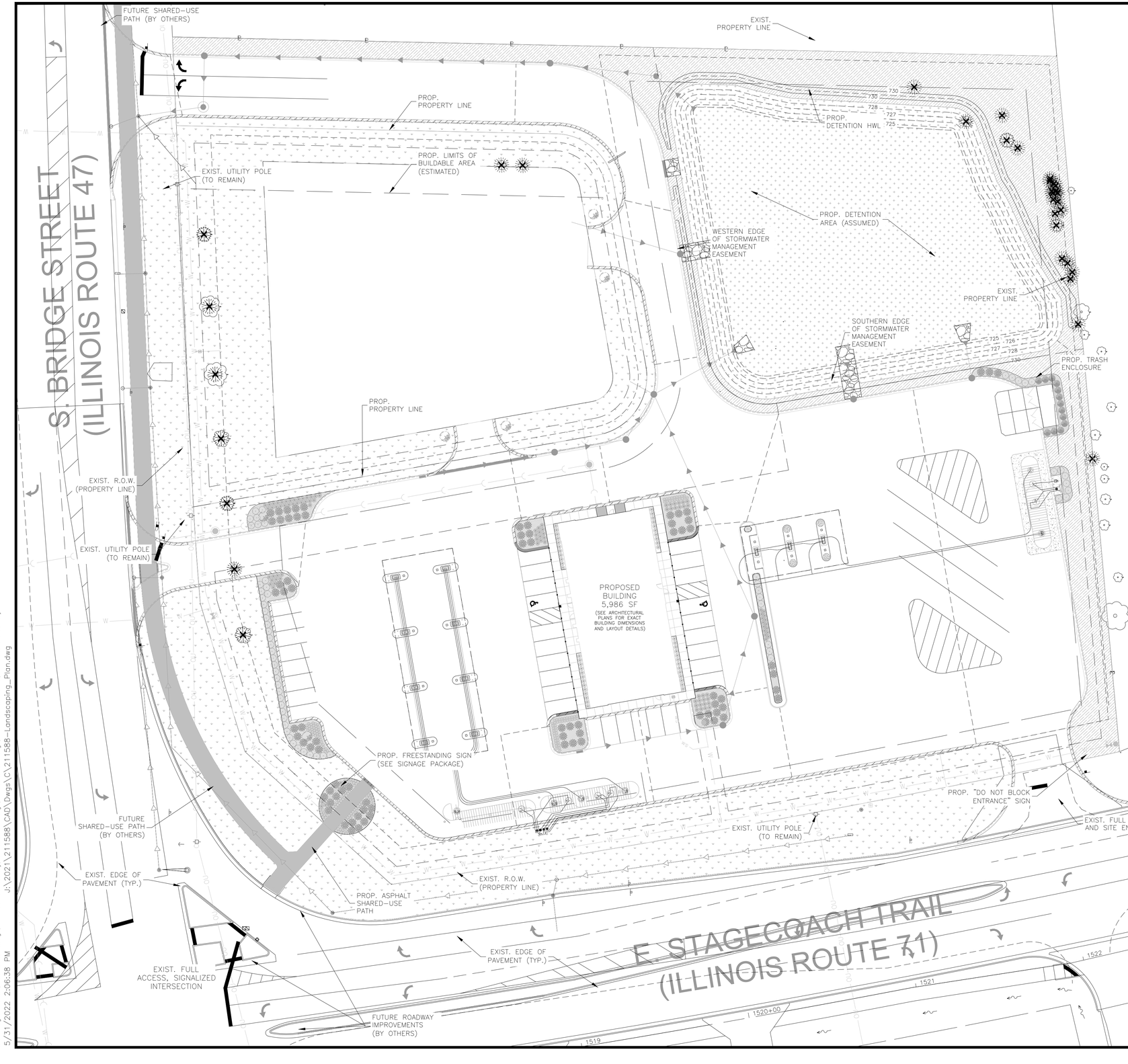
NOT TO SCALE



SCHEMATIC TRASH ENCLOSURE ELEVATION

NOT TO SCALE

GRAHAM C STORES
NEW "STAGECOACH" STORE
IL ROUTE 47 & IL ROUTE 71
YORKVILLE, IL 60560
MAY 31, 2022
PROJECT NUMBER | 921076



TREE PROTECTION KEY

EXIST. TREE TO BE PRESERVED

EXIST. TREE TO BE REMOVED

TRUNK PROTECTIVE FENCING

CRITICAL ROOT ZONE

TOTAL QUANTITIES (IN VICINITY OF DISTURBANCE AND PROPOSED IMPROVEMENTS)

EXIST. TREES TO BE PRESERVED	0
EXIST. TREES TO BE REMOVED	32
TOTAL EXISTING TREES TAGGED	32

REPLACEMENT TREES

(REMOVED)CALIPER/COUNT	REP. MULTIPLIER/REP. REQ'D	PROVIDED
13–29" / 4	x5 / 20	
8–12" / 17	x4 / 68	
4–7" / 11	x2 / 22	
TOTAL 32	110	99

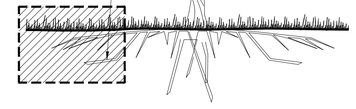
GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE HAUL–OFF OF ALL TREES TO BE REMOVED.

NOTES:

- ALL REPLACEMENT TREES SHALL HAVE A MINIMUM CALIPER OF TWO AND ONE–HALF INCHES (2 ½") AND SHALL CONSIST OF THE SHADE TREE VARIETIES LISTED UNDER PERMITTED PLANTINGS.
- IF THE TREE(S) APPROVED FOR REMOVAL IS (ARE) DEAD FROM NATURAL CAUSES PRIOR TO THE DATE OF THE TREE REMOVAL PERMIT, THEN NO REPLACEMENT TREE(S) IS REQUIRED FOR IT.
- FAILURE TO REPLACE TREES: IF REPLACEMENT TREES, WHICH ARE REQUIRED BY THE APPROVED TREE REMOVAL PERMIT, ARE NOT PLANTED WITHIN THE TIME FRAME SET OUT BY THE TREE REMOVAL PERMIT, THE CITY MAY, AT ITS OPTION, REPLACE THE TREES. ALL COSTS ASSOCIATED WITH PURCHASING AND PLANTING THE REPLACEMENT TREES SHALL BE CHARGES TO THE OWNER OF OTHER PERSON OR ENTITY CAUSING THE REMOVAL OF THE TREES.

CUT ROOTS CLEANLY AT 80°. IF TEARING OCCURS, CUT JUST BEYOND BEGINNING OF TEAR. BACKFILL ALL CUT ROOTS IMMEDIATELY.



TYP. ROOT PRUNING DETAIL

SCALE: NTS

NORTH

0 15 30

PRELIMINARY – NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
1	05/27/22	DWS	CITY AND CLIENT COMMENTS

ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE,
SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646

HRGreen

GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

LANDSCAPE
TREE PRESERVATION PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY:	ERN
APPROVED:	DWS
JOB DATE:	05-27-2022
JOB NO:	211588

DRAWING
L–01

Xrefs: xg1-1-dv01; D160825-Design; 211588-xV-Survey; 211588-xL-Dsgn; 211588-xC-Dsgn; 211588-xC-Tanks; 211588-xC-Survey
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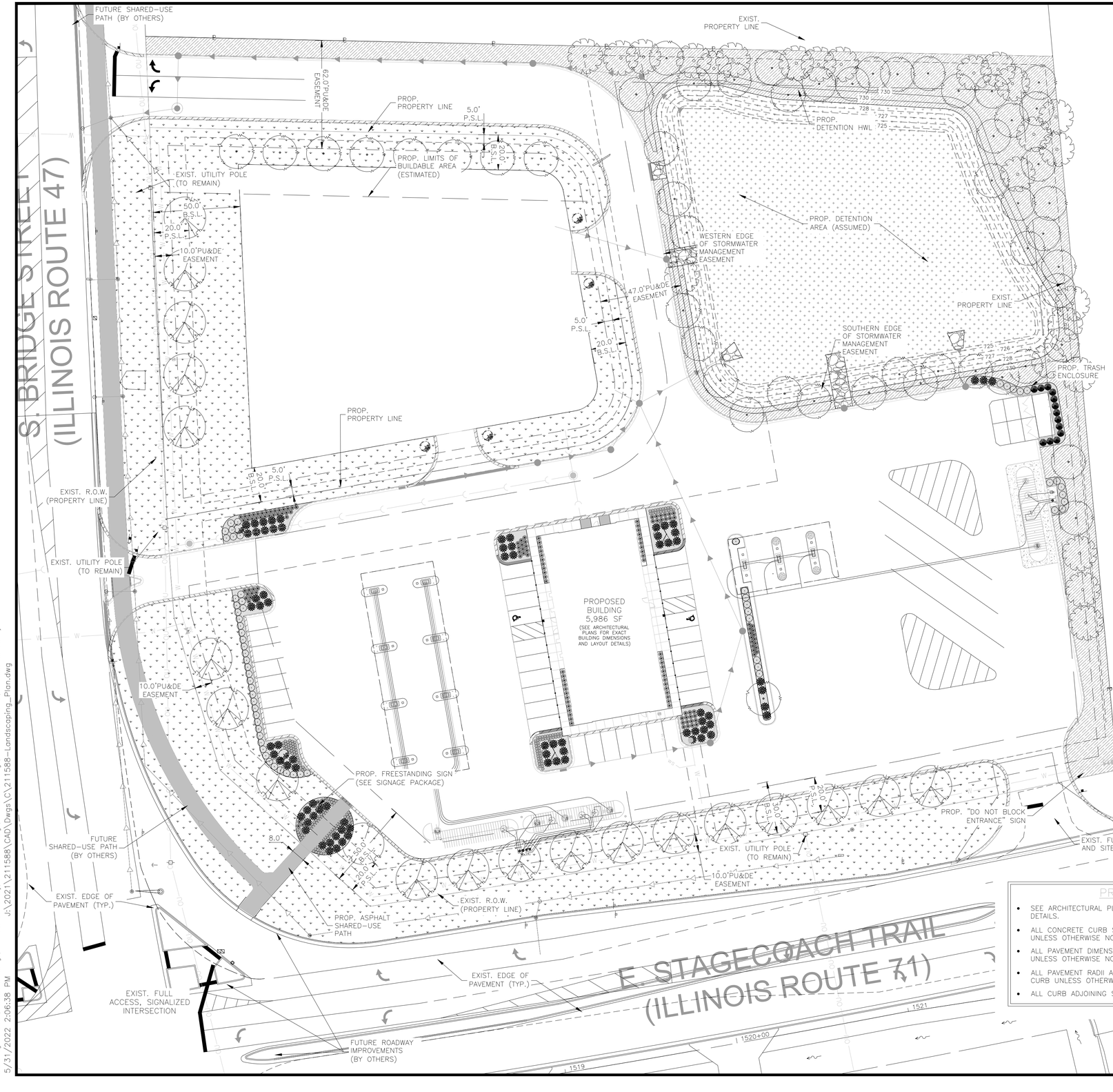


SITE CALCULATIONS

EXIST. ZONING:	M-1 (LIMITED MANUFACTURING DISTRICT)
PROP. ZONING:	B-3 (GENERAL BUSINESS DISTRICT)
OVERALL EXISTING LOT SIZE:	~5.51 AC. 239,934 SF
LOT 1	~4.32 AC.
LOT 2	~1.19 AC.
TOTAL STANDARD PARKING STALLS:	32
TOTAL ADA STALLS	2
TOTAL NUMBER OF STALLS	34

ORDINANCE LANDSCAPE REQUIREMENTS

PARKWAY LANDSCAPING

FOR ALL DEVELOPMENT OTHER THAN SINGLE-FAMILY DETACHED AND DUPLEX RESIDENTIAL DEVELOPMENT, THE MINIMUM REQUIRED NUMBER OF PARKWAY TREES IS ONE TREE PER FIFTY (50) LINEAR FEET OF FRONTAGE.

869 LF / 50 = 17.38 PARKWAY TREE REQUIRED

MATERIAL	REQUIRED	PROVIDED
PARKWAY TREES	18	20

PARKING LOT

INTERIOR LANDSCAPING: ONE TREE SHALL BE PROVIDED FOR EVERY TWENTY (20) PARKING SPACES AND SHALL BE PLANTED WITHIN THE INTERIOR OF THE PARKING LOT.
34 PARKING SPACES / 20 = 1.7 ≈ 2 PARKING LOT TREES REQUIRED

MATERIAL	REQUIRED	PROVIDED
PARKING LOT TREES	2	3

LOT LANDSCAPING

NONRESIDENTIAL: TWO (2) SHADE TREES AND FIFTEEN (15) SHRUBS SHALL BE PROVIDED FOR EVERY TWENTY THOUSAND (20,000) SQUARE FEET OF LOT AREA.

239,934 SF / 20,000 = 12.00 * 2 = 24 SHADE TREES REQUIRED
239,934 SF / 20,000 = 12.00 * 15 = 160 SHRUBS REQUIRED

MATERIAL	REQUIRED	PROVIDED
SHADE TREES	24	75
SHRUBS	160	160

STORMWATER STORAGE BASIN LANDSCAPING

A THIRTY FOOT (30' WIDE BUFFER YARD SHALL BE PROVIDED AROUND ANY STORMWATER STORAGE BASIN THAT HAS ITS HIGH WATER LINE WITHIN THE FRONT OR SIDE YARDS OF A LOT. THE BUFFER YARD SHALL BE PLANTED WITH ONE TREE PER THIRTY (30) LINEAR FEET OF BUFFER YARD LENGTH. THE BUFFER YARD SHALL BE MEASURED FROM THE PROPERTY LINE TO THE AVERALE ELEVATION BETWEEN THE LOWEST BASIN ELEVATION AND THE HIGH WATER LINE FOR DETENTION BASINS.

320 LF OF BUFFER YARD / 30 = 10.7 TREE REQUIRED

MATERIAL	REQUIRED	PROVIDED
TREES	11	26

CONCEPT PLANT SCHEDULE

DECIDUOUS TREE	-	20
ORNAMENTAL TREE	-	2
REPLACEMENT TREE (2.5 CAL.)	-	53
REPLACEMENT TREE	-	24
LARGE SHRUB	-	6
SMALL SHRUB	-	62
GRASS	-	145
EVERGREEN SHRUB	-	79
SCREENING SHRUB	-	13
PERENNIAL	-	178

PROJECT NOTES:

- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS.
- ALL CONCRETE CURB SHALL BE 18" (B6.12) CURB AND GUTTER UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT RADII ARE 5.0' RADIUS MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB.

NORTH
0 15 30

PRELIMINARY – NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
1	05/27/22	DWS	CITY AND CLIENT COMMENTS

ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE, SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646
HRGreen

GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

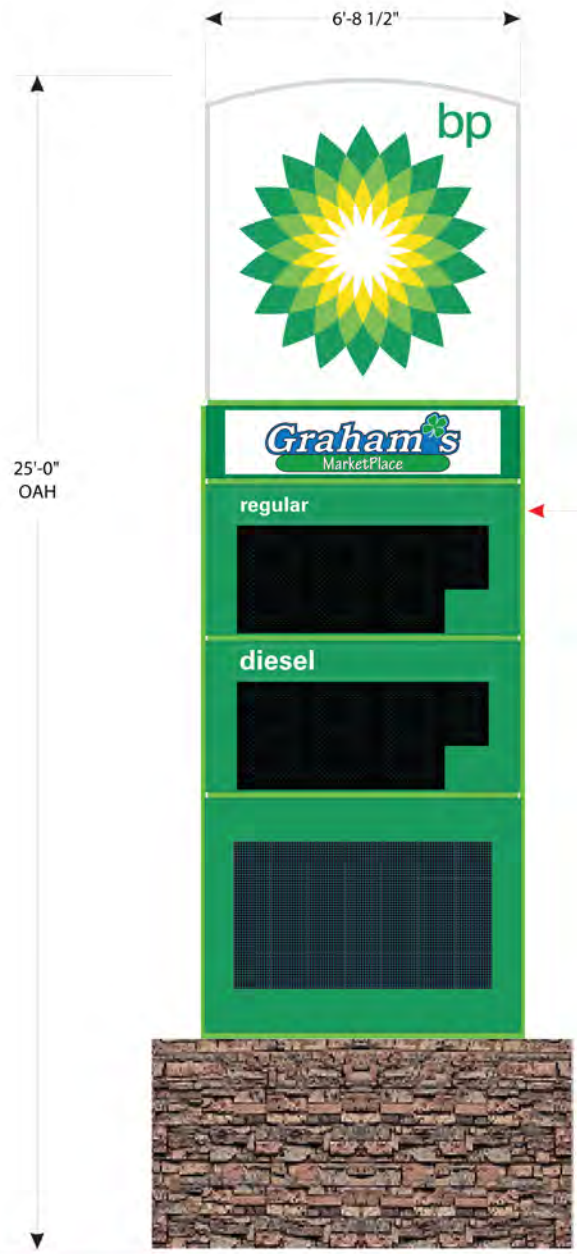
LANDSCAPE
LANDSCAPE PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: ERN
APPROVED: DWS
JOB DATE: 05-27-2022
JOB NO: 211588

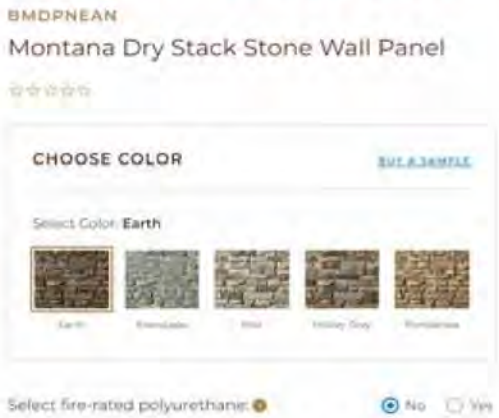
DRAWING
L-02

Xrefs: xgt-l-dv01; D456825-Design; 211588-xV-Survey; 211588-xL-Dsgn; 211588-xC-Dsgn; 211588-xC-Tanks; 211588-xC-Survey
J:\2021\211588\CAD\Dwgs\C\211588-Landscaping_Plan.dwg
5/31/2022 2:06:38 PM



Please see provided example of Wadsworth Crossing sign for list of color and materails for the sign. This is the same height and will have the same foundation, just slightly different panel layout

The base will be concrete wrapped with brick



IMAGEFX
creative branding
16W 109 83rd Street
Burr Ridge, IL 60527
Phone: 630.655.2850 Fax: 630.655.2857
www.imagefxcorp.com

Start Date:
Last Revision:

Job#: Drawing#:
Page:

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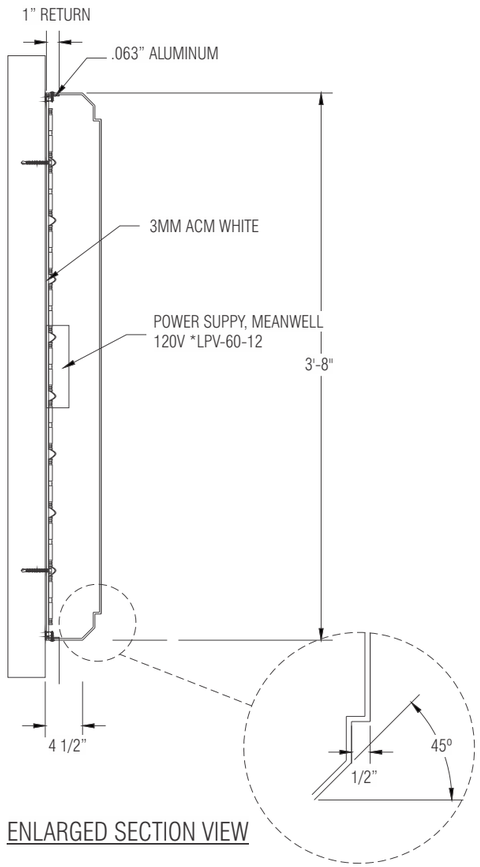
107 E Stagecoach Trail, Yorkville, IL 60560

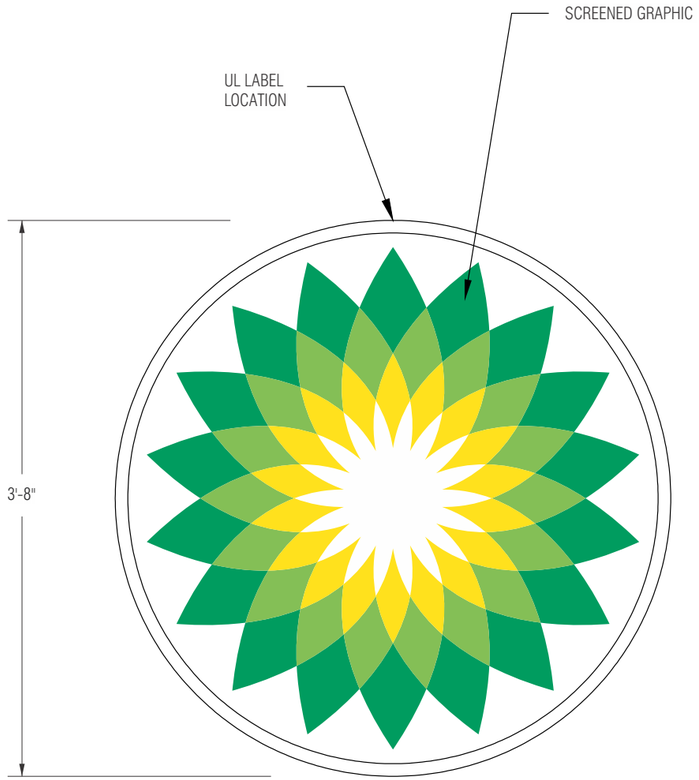
Location: Sales Rep: Designer:

Date: 5/31/22

NIGHT TIME VIEW



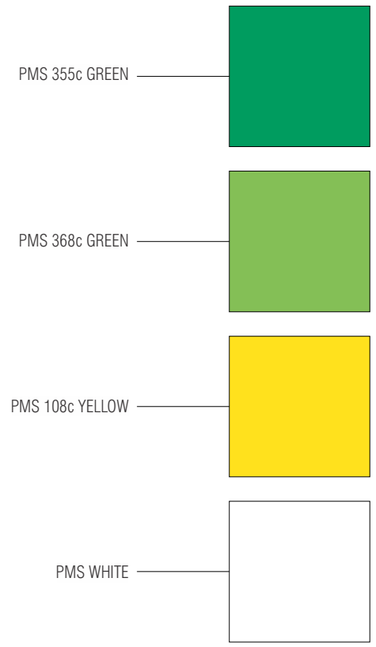
ENLARGED SECTION VIEW



FACE VIEW

SCALE: 1"=1'-0"

NOTE: SEE LED DETAILS ON THE NEXT PAGE



SPECIFICATION:

1. Silk Screen- BP Dk. Green PMS 355C
2. Silk Screen- BP Lt. Green PMS 368C
3. Silk Screen- BP Yellow PMS 109C

COLOR SCHEDULE:

A. SILK SCREEN

BP BRIGHT GREEN BEACON, 3'-8" HELIOS BUTTON

BLAIR COMPANIES
ARCHITECTURAL IMAGING
SIGNS • FIXTURES • LIGHTING

address: 5107 Kissell Avenue
Altoona PA 16601
telephone: 814.949.8287
fax: 814.949.8293
web: blaircompanies.com

project information

client: **BP**
address: Altoona, PA

store #:
m number: 54213
date: 07.10.15
rendered: JC
file name: BPL 54213_15
category:

revisions

a. 06.28.16 (RD); Add Led Details
b.
c.
d.
e.

sign code:

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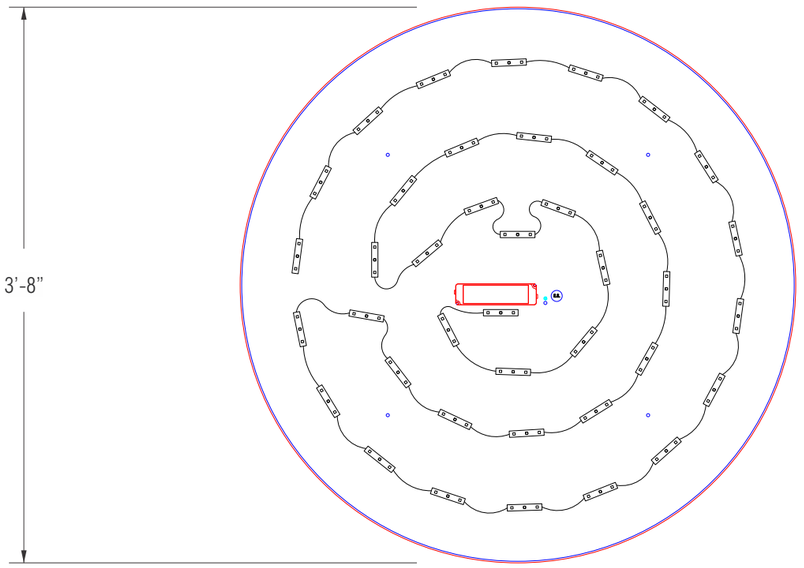

LED DETAILS

SCALE: 1"=1'-0"

MEANWELL POWER SUPPLY BREAK DOWN & RISHANG LED QUANTITIES									
POWER SUPPLY				LED MODULES			QUANTITY LED MODULES PER OUTPUT	SERVICE DRAW (AMPS)	CIRCUITS
WATTS	PART #	POWER SUPPLY #	LETTERS	QUANTITY	COLOR	PART #			
60	25-60-18 (LPV-60-12)		HELIOS	70	WHITE		70	1.2	(1) 120 VAC 20 AMP SERVICE

BP BRIGHT GREEN BEACON, 3'-8" LED DETAILS

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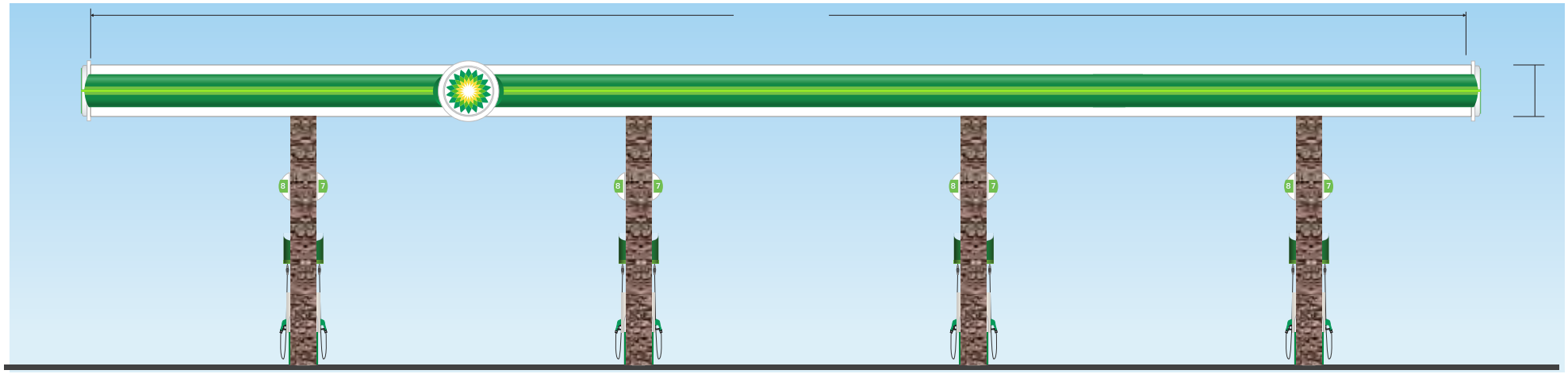

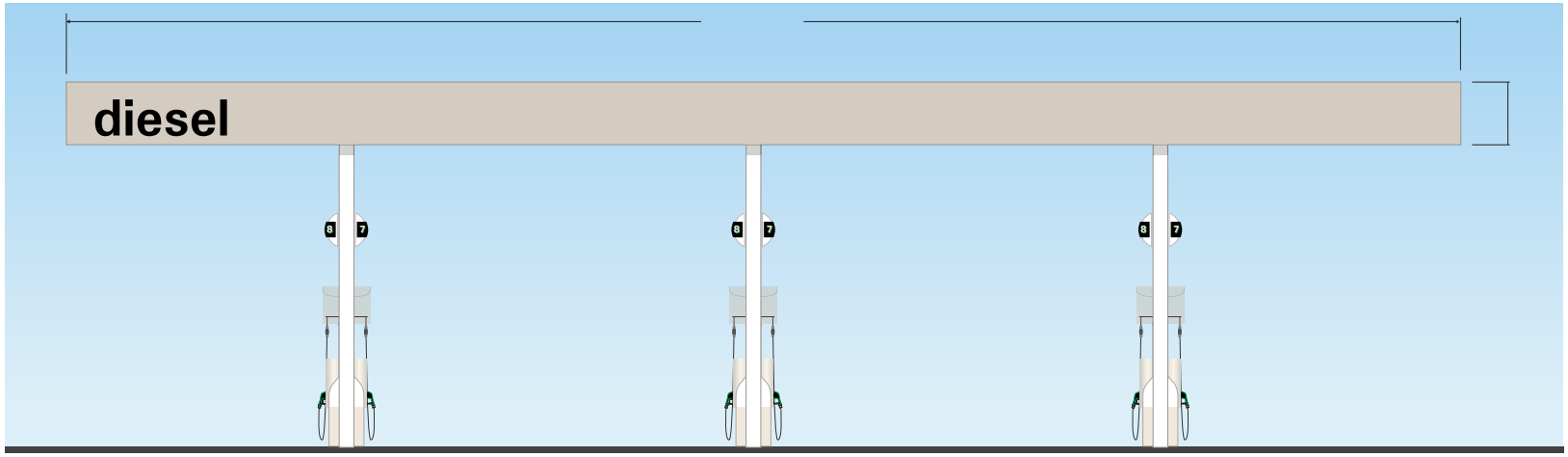

Please see provided canopy material and installation instructions for material, color, electrical and installation information.

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Start Date:
Last Revision:

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107 E Stagecoach Trail, Yorkville, IL 60560

Location: Sales Rep: Designer:

APPROVAL

☐ Approved ☐ Approved as Noted ☐ Not Approved
Resubmit with Changes

Print Name _____ Title _____

Signature _____ Date _____

blair
IMAGE ELEMENTS™

REV #: 90171-17149-D

EXAMPLE

BP
39105 N HWY 41,
WADSWORTH, IL 60083

Date: 06.16.20 | Blair # : 90171
BPL 9129339_20 | Order #: 17149

bp

SCOPE OF WORK - INCLUDED	
BUILDING	1. 2. 3. 4.
CANOPY	1. 2. 3. 4.
MID 1	1. NEW 81" BP GOAL POST MID ON NEW FOUNDATION @ 30' OAH 2. 3.
MID 2	1. 2. 3. 4.
ADDITIONAL SCOPE	1. 2. 3. 4.

SCOPE OF WORK - NOT INCLUDED	
BUILDING	1. 2. 3. 4.
CANOPY	1. 2. 3. 4.
MID 1	1. 2. 3. 4.
MID 2	1. 2. 3. 4.
ADDITIONAL SCOPE	1. 2. 3. 4.

BP COLOR SPECIFICATIONS		
	VINYL MATCH	PAINT MATCH
	PMS 348 C BP RETAIL GREEN (PRICER)	PMS 348 GREEN SATIN FINISH
	PMS 355 C BP RETAIL GREEN (HELIOS)	NA
	PMS 368 C BP LIGHT GREEN (HELIOS)	NA
	PMS 109 C BP YELLOW (HELIOS)	NA
	BP WHITE	WHITE SATIN FINISH

BP COLOR SPECIFICATIONS		
	VINYL MATCH	PAINT MATCH
	PMS 661 C INVIGORATE BLUE	NA
	PMS PROCESS BLUE INVIGORATE LIGHT BLUE	NA
C M Y B	DIGITALLY PRINTED CUSTOM GRAPHICS	NA
bp	SILK SCREENED GRAPHIC	NA

BRAND STANDARD REVISION DATE:

2/22/19

[X] ***All provided image elements and/or services meet the current brand revision.***

[ ] ***The following image elements and/or services do not meet the current brand standard due to municipal code and/or specific site conditions.*** _____

_____

CUSTOMER INITIALS

_____

Initials

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blair IMAGE ELEMENTS

5107 Kissell Ave.
Altoona, PA 16601

P: 814.949.8287

F: 814.949.8293

www.blairimage.com

PROJECT INFORMATION

CLIENT: BP

ADDRESS:
39105 N HWY 41,
WADSWORTH, IL 60083

M NUMBER:
90171

DATE:
06.16.20

RENDERED:
FD

FILE NAME:
BPL 9129339-17149_20

CATEGORY:

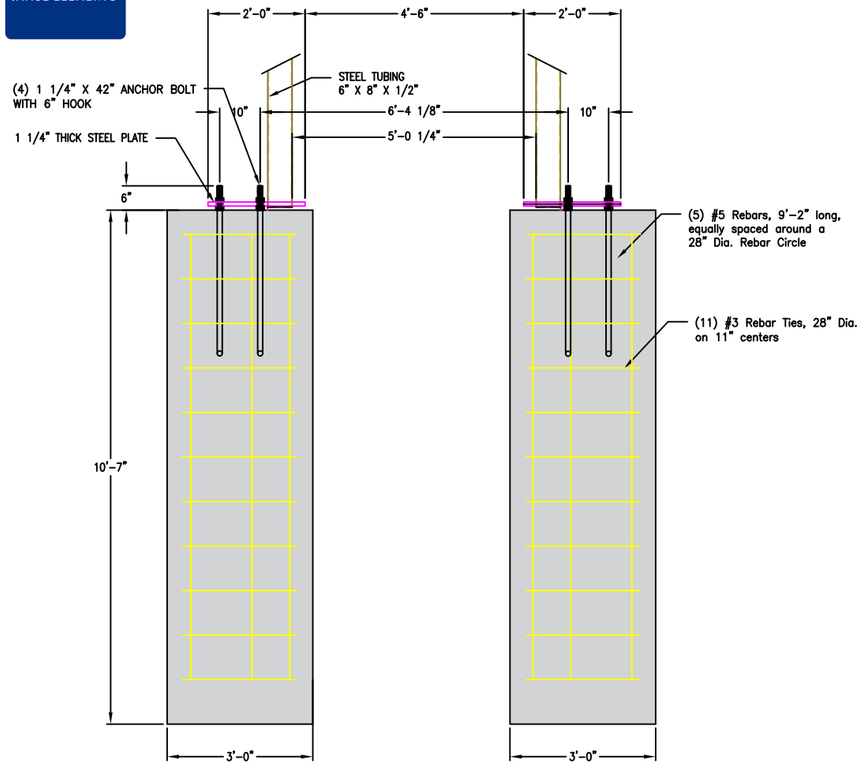
REVISION

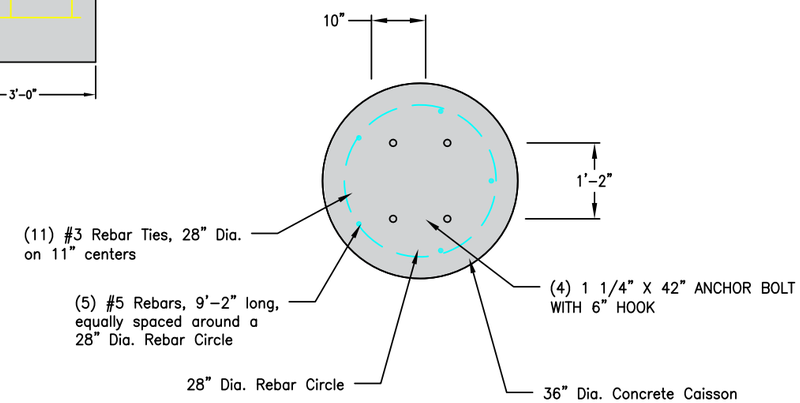
d. 07.10.20;FD: Revised to 4 line EMC

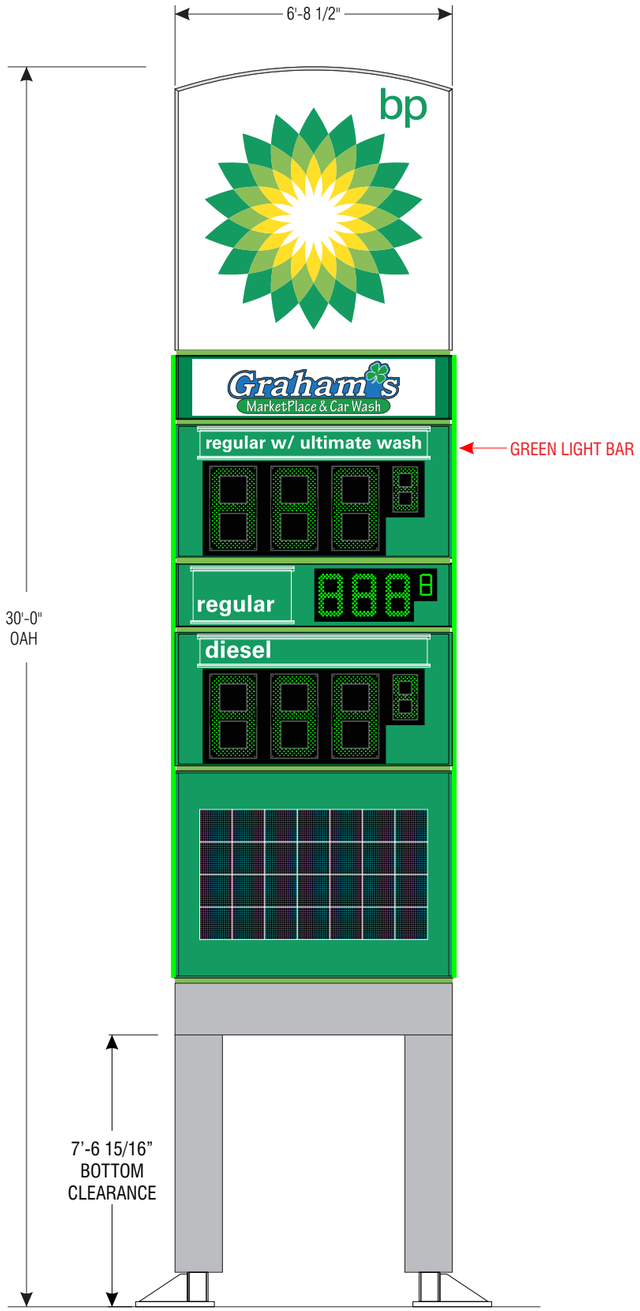
d. 07.30.20;FD: Revised diesel pricer to DH

Drawing will expire 90 days after date on cover. If production request is sent in after 90 days, 24 hours is required to review approval.

PROPOSED - BP MID 81" GOAL POST ON NEW FOUNDATION - 30' OAH







PROPOSED

SCALE : 1:44

ACTION ITEMS REQUIRED PRIOR TO PRODUCTION

1. CUSTOM MOLD WILL BE REQUIRED FOR CUSTOM 3 PANEL TALL EMC FACE

ADDITIONAL NOTES

CUSTOMER INITIALS

Initials

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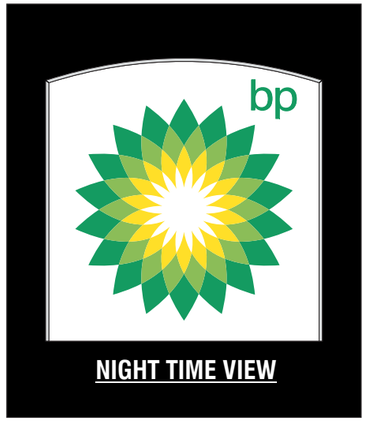
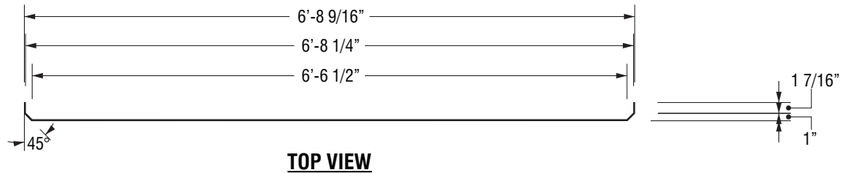
S-1

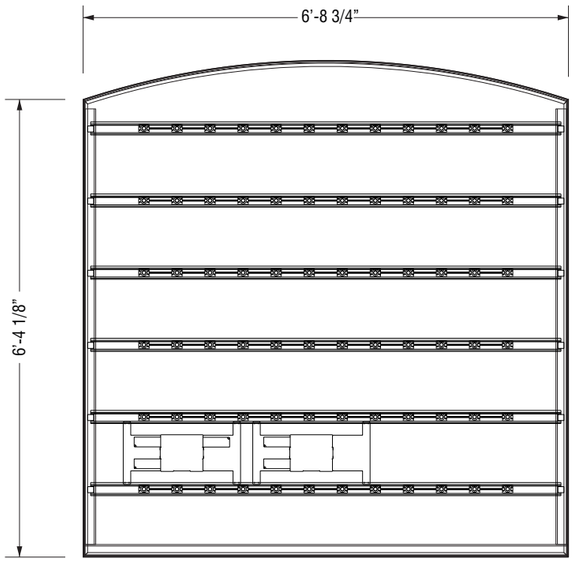
DETAIL - BP HELIOS FACE



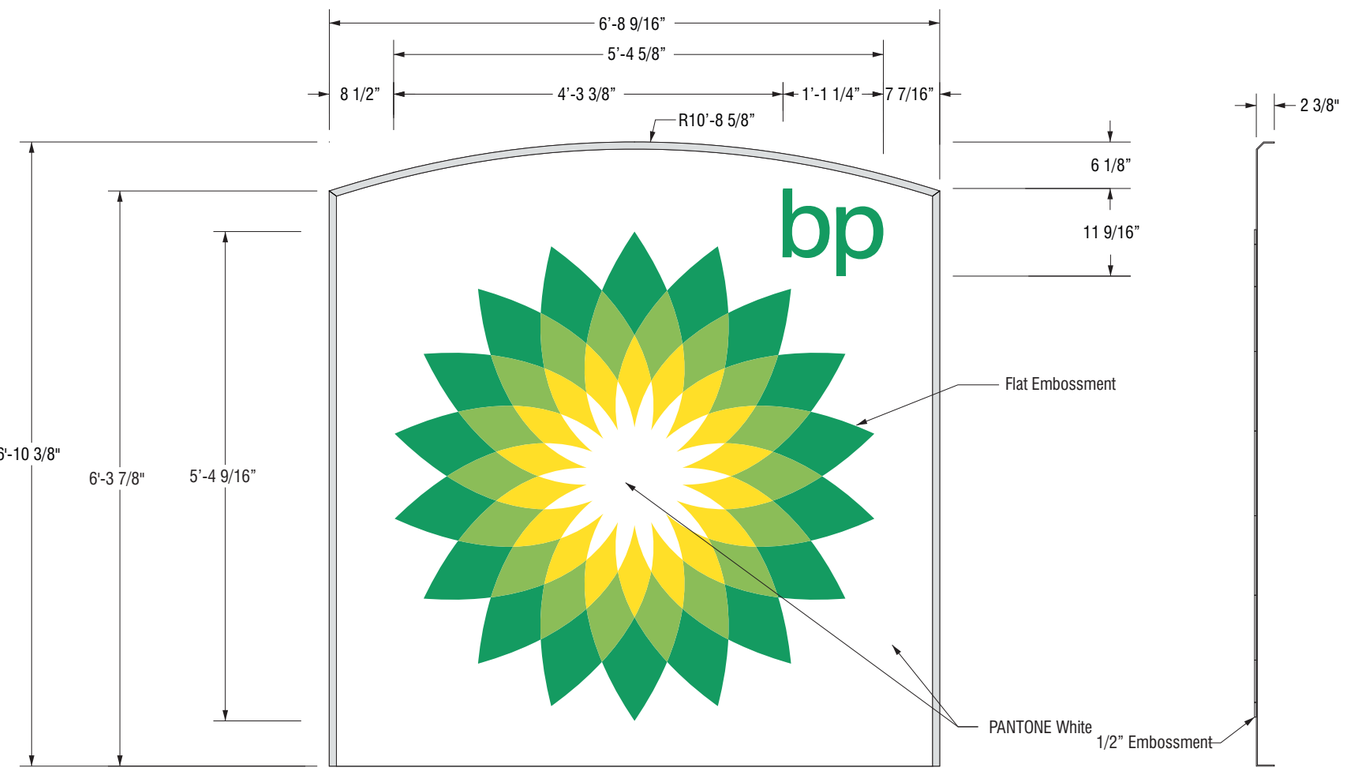
NIGHT TIME VIEW



TOP VIEW



INTERNAL ILLUMINATION



FRONT VIEW

SCALE: 1:20

SIDE VIEW

CUSTOMER INITIALS

Initials

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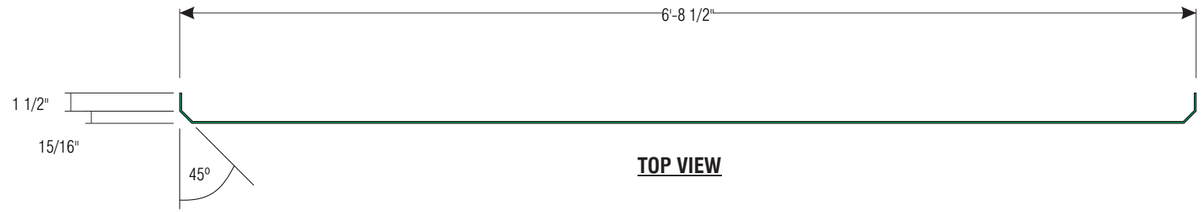
S-2

DETAIL - GRAHAM'S PANEL

ILLUMINATION VIEW



TOP VIEW

FRONT VIEW

SCALE: 1"=1'-0"

SIDE VIEW

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2017 nec

CUSTOMER INITIALS

Initials

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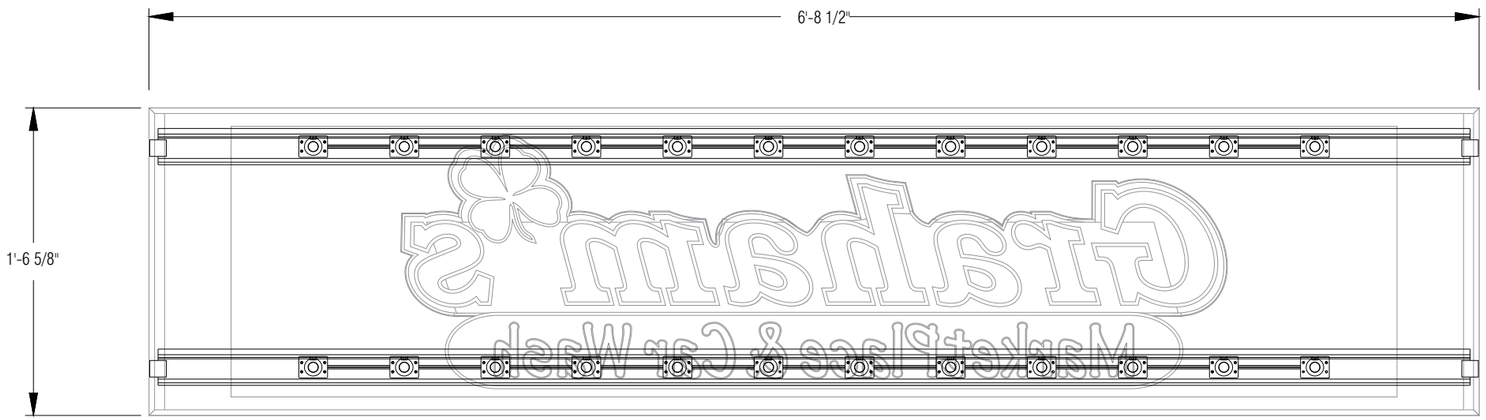
S-2

DETAIL - INTERNAL ILLUMINATION



CUSTOMER INITIALS

Initials

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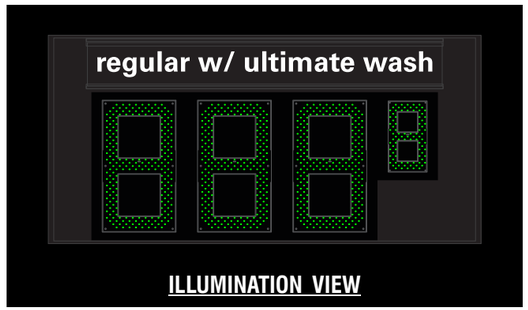
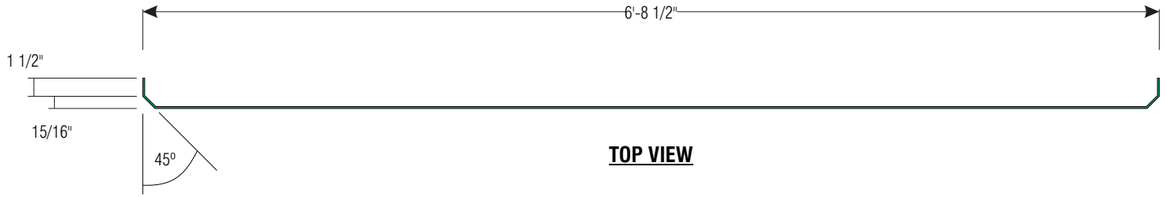
S-3

DETAIL - REGULAR W/ ULTIMATE WASH PRICER

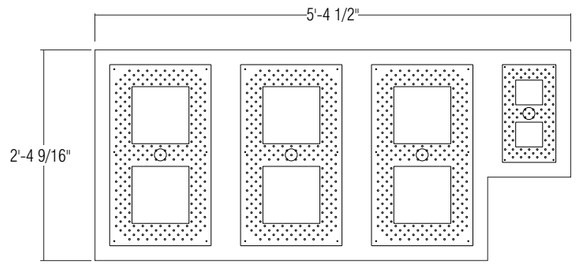


ILLUMINATION VIEW



TOP VIEW

WORDPLATE



24" EPCU 3.0 DIGITS

FRONT VIEW
SCALE: 1"=1'-0"

SIDE VIEW

CUSTOMER INITIALS

Initials

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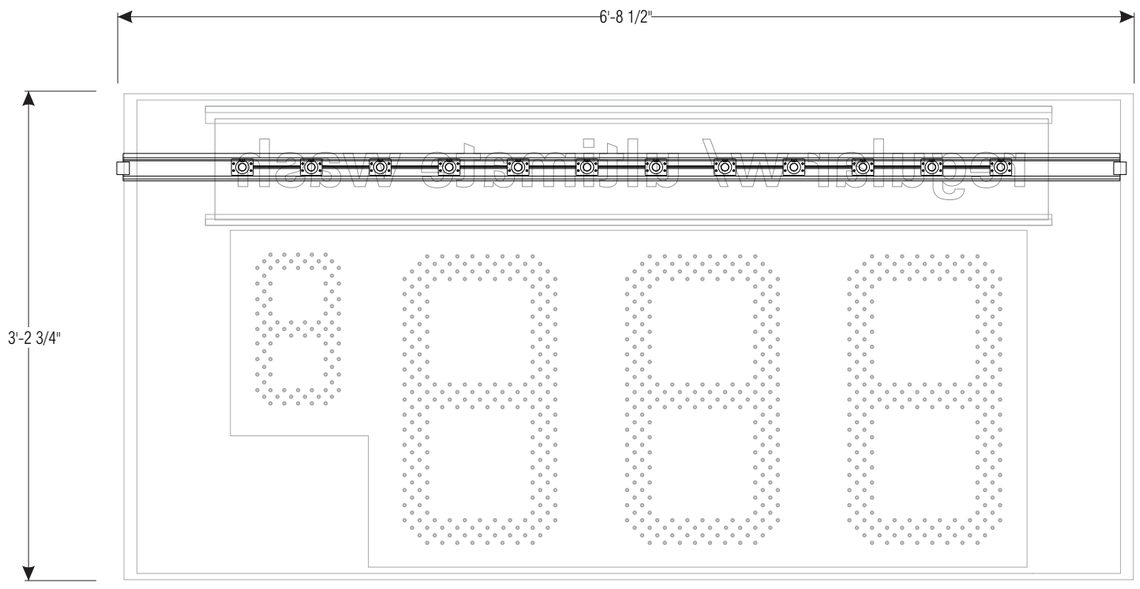
S-3

DETAIL - INTERNAL ILLUMINATION



blair
IMAGE ELEMENTS

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Altoona, PA 16601

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2017 nec

CUSTOMER INITIALS

Initials

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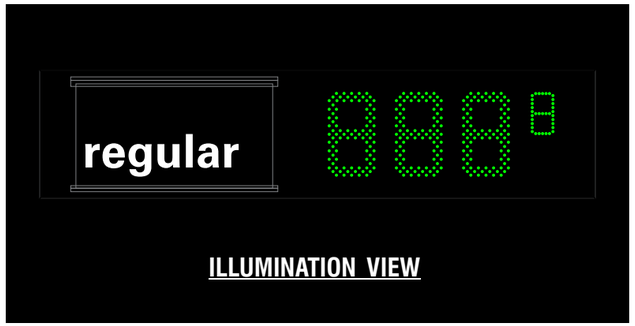
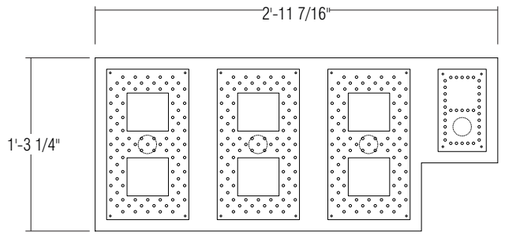
S-4

DETAIL - BP REGULAR PRICER

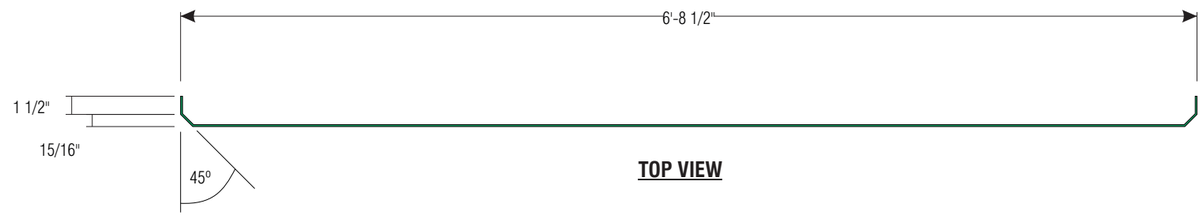


ILLUMINATION VIEW

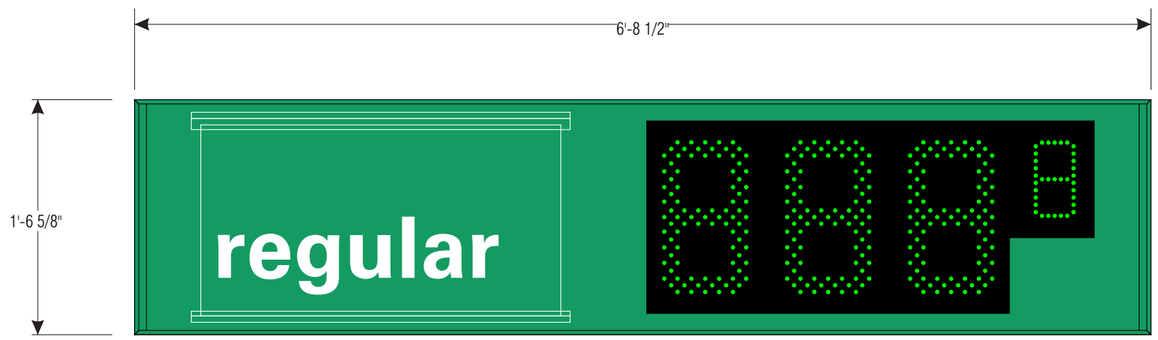
WORDPLATE (Changeable Grade)



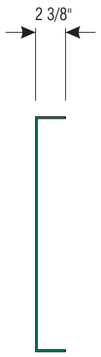
12" EPCU 3.0 DIGITS



TOP VIEW



FRONT VIEW
SCALE: 1"=1'-0"



SIDE VIEW

blair
IMAGE ELEMENTS™

5107 Kissell Ave.
Altoona, PA 16601

P: 814.949.8287

F: 814.949.8293

www.blairimage.com

PROJECT INFORMATION

CLIENT: BP

ADDRESS:
39105 N HWY 41,
WADSWORTH, IL 60083

M NUMBER:
90171

DATE:
06.16.20

RENDERED:
FD

FILE NAME:
BPL 9129339-17149_20

CATEGORY:

REVISION

d. 07.10.20;FD: Revised to 4 line EMC

d. 07.30.20;FD: Revised diesel pricer to DH

Drawing will expire 90 days after date on cover. If production request is sent in after 90 days, 24 hours is required to review approval.

2017 nec

CUSTOMER INITIALS

Initials

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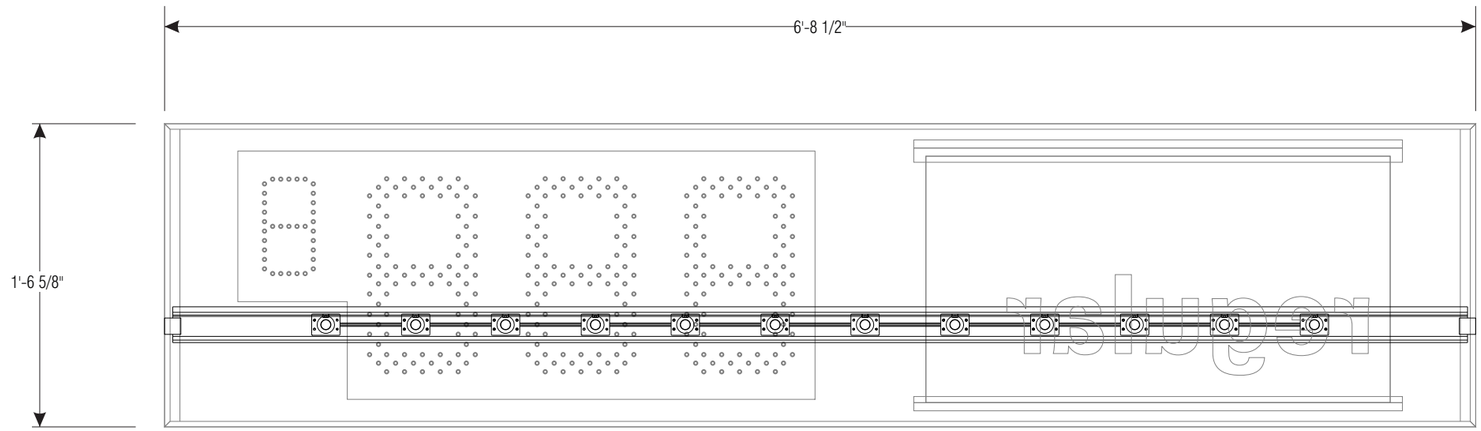
S-4

DETAIL - INTERNAL ILLUMINATION



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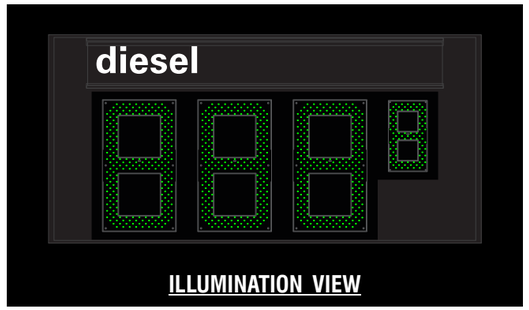
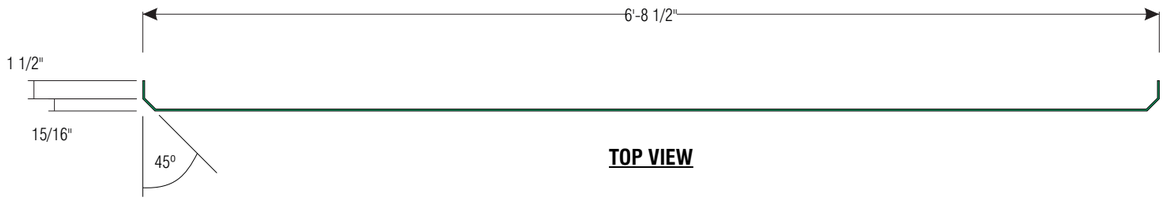
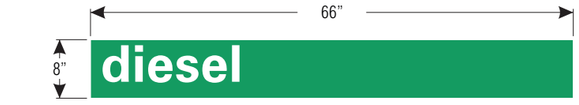
DETAIL - DIESEL PRICER



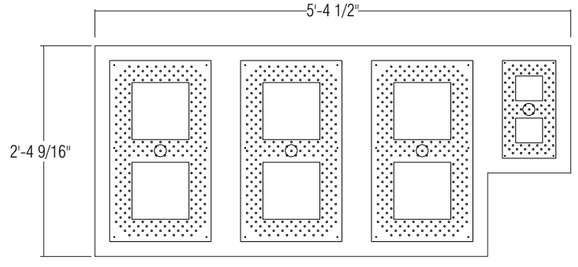
ILLUMINATION VIEW



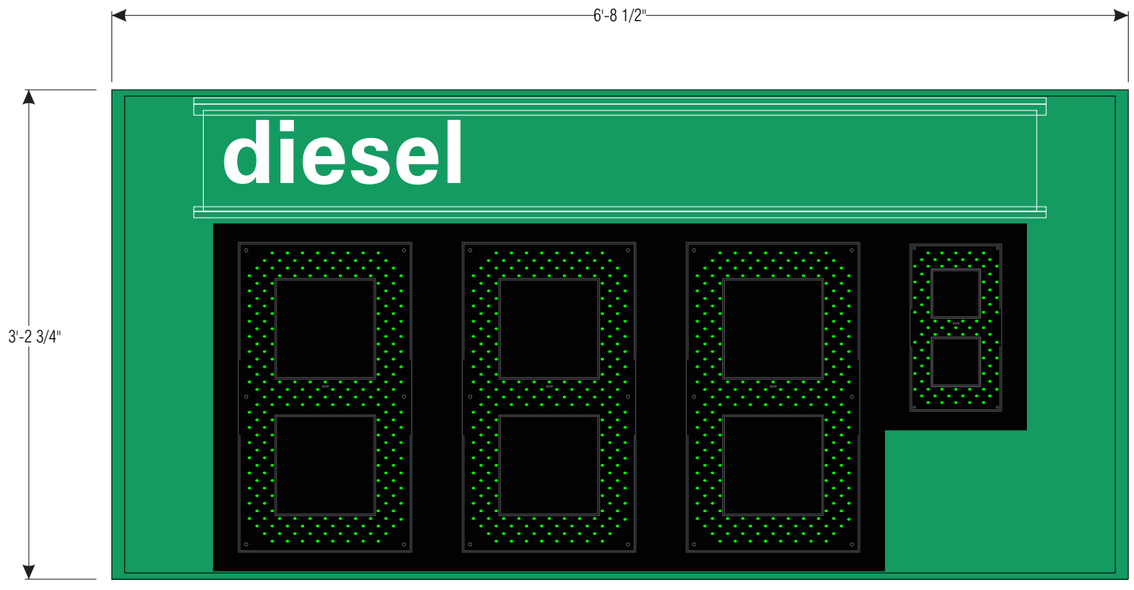
TOP VIEW



WORDPLATE



24" EPCU 3.0 DIGITS



FRONT VIEW

SCALE: 1"=1'-0"

SIDE VIEW

blair
IMAGE ELEMENTS™

5107 Kissell Ave.
Altoona, PA 16601

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M NUMBER:
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06.16.20

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FD

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BPL 9129339-17149_20

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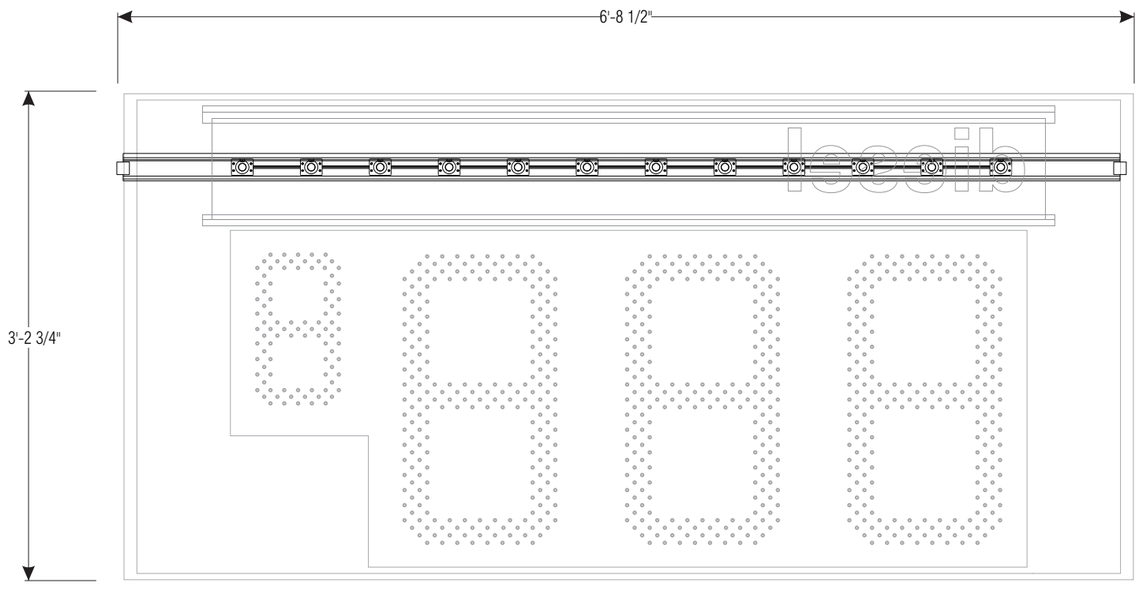
S-5

DETAIL - INTERNAL ILLUMINATION



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Preliminary
Storm Water Management

Date: March 11, 2022
Revised: May 27, 2022

GRAHAM C STORES & GAS STATION
107 E STAGECOACH TRAIL
YORKVILLE, ILLINOIS

Prepared for:
Graham C Stores Company
Thomas Williamson
39109 N US Highway 41
Wadsworth, IL 60083
Ph: (847) 826-0660

HRG Job: 211588

Prepared by:
Erik Negri
Staff Engineer
David W. Schultz, P.E., LEED AP
Project Manager

INDEX

PROJECT DESIGN NOTES AND MAPS **TAB 1**

- Project Location Map
- Existing Conditions
- Proposed Conditions

DRAINAGE CALCULATIONS AND RESULTS **TAB 2**

Storm Water Management Sizing:

- Bulletin 75 - ISWS Rainfall Intensities (Yorkville)
- 100 YR Detention Pond Volume – Basin Required – 100 YR
- Proposed SWM Pond – Proposed Project Basin (Dry/Wetland Bottom)

TAB 1

PROJECT DESIGN NOTES

PROJECT LOCATION

PROP. ZONING: B-3

LOCATION MAP

NORTH

Xrefs: xgt-1-dv01; 211588-xV-Survey; 211588-xC-Survey
3/9/2022 6:16:01 PM J:\2021\211588\CAD\Dwgs\C\211588-Exist-Condition.dwg

PRELIMINARY - NOT FOR CONSTRUCTION

C-02
DRAWING

DRAWN BY: ERN
APPROVED: DWS
JOB DATE: 05-27-2022
JOB NO: 211588

BAR IS ONE INCH ON OFFICIAL DRAWINGS
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

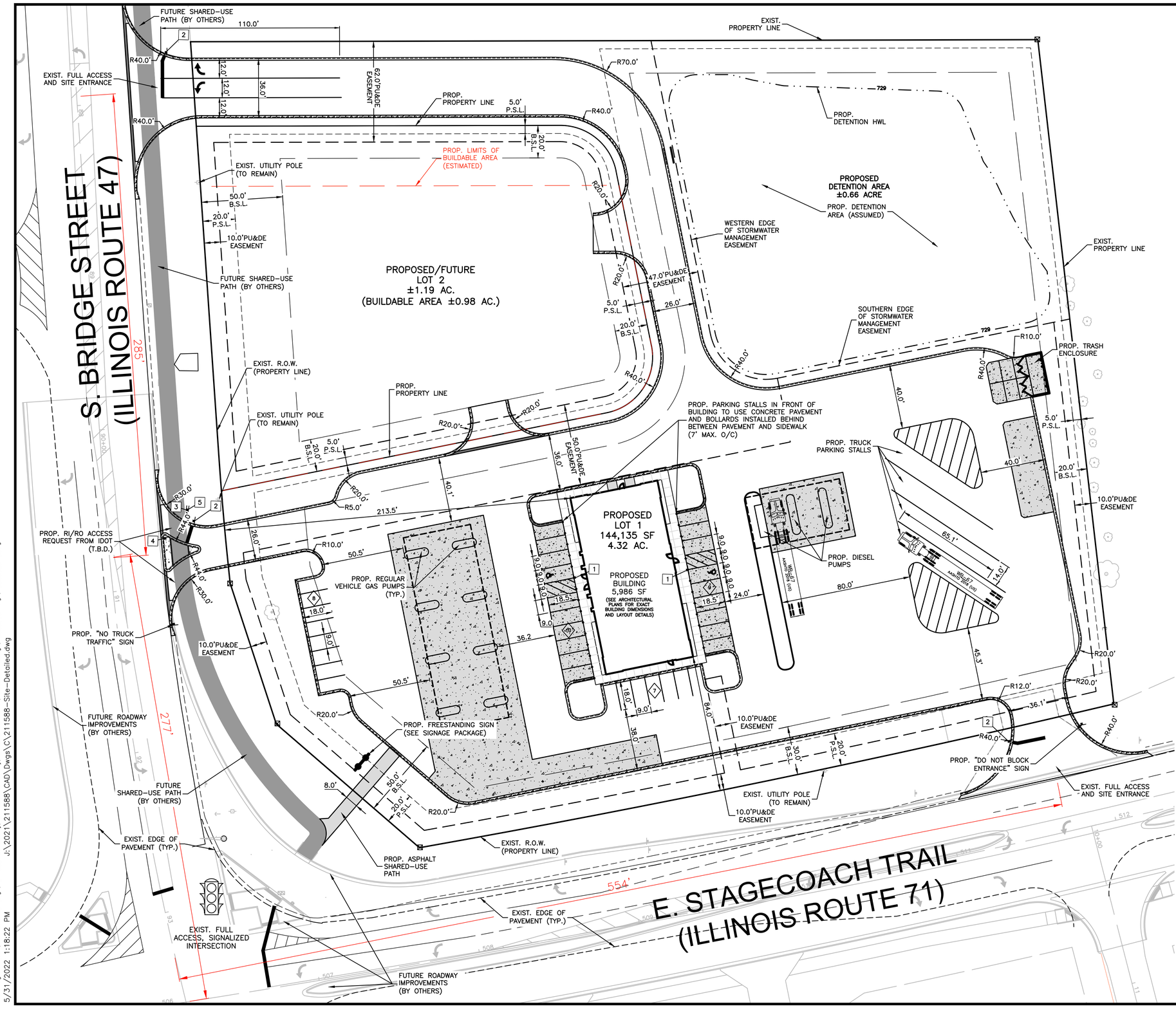
GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

PRELIMINARY – CIVIL

EXISTING CONDITIONS PLAN

HRGreen
ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE,
SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646

NO.	DATE	BY	REVISION DESCRIPTION
1	05/27/22	DWS	CITY AND CLIENT COMMENTS



SITE DATA:

- EXIST. ZONING: M-1 (LIMITED MANUFACTURING DISTRICT)
- PROP. ZONING: B-3 (GENERAL BUSINESS DISTRICT)
- B-3 MAX LOT COVERAGE: 80%
- OVERALL EXISTING LOT SIZE: ±5.51 AC.
- LOT 1 = ±4.32 AC.
- LOT 2 = ±1.19 AC. (FUTURE DEVELOPMENT ASSUMED TO HAVE 80% IMPERVIOUS COVERAGE)
- LOT 1
  - TOTAL AREA: 188,022 SF
  - IMPERVIOUS AREA: 134,278 SF (71.4%)
  - PERVIOUS AREA: 53,744 SF (28.6%)
- REQUIRED BUILDING SETBACK LINE (B.S.L)
  - SIDE/REAR: 20'
  - ROUTE 71: 30'
  - ROUTE 47: 50'
- REQUIRED PARKING SETBACK LINE (P.S.L.)
  - SIDE/REAR: 5'
  - ROUTE 71: 20'
  - ROUTE 47: 20'

BUILDING AREA:

- PROPOSED BUILDING: (±5,986 SQ. FT.)

PARKING DATA:

- TOTAL NUMBER OF STALLS: 38
  - NUMBER OF ADA STALLS: 2
  - NUMBER OF STANDARD STALLS: 32
  - NUMBER OF TRUCK STALLS: 4
- TYPICAL 90 DEGREE PARKING STALL
  - WIDTH: 9.0'
  - LENGTH: 18.0'
- TYPICAL PARKING AISLE WIDTH
  - 90 DEGREE STALL, TWO WAY: 24.0' MIN.

LEGEND

- INDICATES CONCRETE SECTION
- DENOTES PROPOSED CONCRETE SIDEWALK
- DESIGNATES AREA OF DEPRESSED SIDEWALK
- DENOTES REVERSE (SPILLING) CURB & GUTTER
- DENOTES CONCRETE CURB & GUTTER (CATCHING)
- DENOTES AREA OF DEPRESSED CURB AND GUTTER.

PROJECT NOTES:

- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS.
- ALL CONCRETE CURB SHALL BE 18" (B6.12) CURB AND GUTTER UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT RADII ARE 5.0' RADIUS MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB.

SIGN LEGEND:

SIGN LOCATION AS NOTED ON PLAN

1. DENOTES "RESERVED PARKING" W/ BOLLARD R7-8, 12" X 18" (TYP.)
   DENOTES "$350 FINE" R7-1101 6" X 12" (TYP.)
2. DENOTES "STOP SIGN" R1-1 30" x 30" (TYP.)
3. DENOTES "DO NOT ENTER" R5-1, 30" X 30" (TYP.)
4. DENOTES "NO LEFT TURN" R3-2, 24" X 24" (TYP.)
5. DENOTES "RIGHT ONLY" R3-5R, 30" X 36" (TYP.)

NORTH
0 15 30

PRELIMINARY – NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
1	05/27/22	DWS	CITY AND CLIENT COMMENTS

ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE, SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646
HRGreen

GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

PRELIMINARY – CIVIL

SITE PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: ERN
APPROVED: DWS
JOB DATE: 05-27-2022
JOB NO: 211588

DRAWING
C-03

Xrefs: xgl-1-dv01; 211588-xC-Dsgn; 211588-xV-Survey; 211588-xC-Survey; 211588-xC-Tanks; D366025-Design; D366025-Align; D366825-Design
5/31/2022 1:18:22 PM J:\2021\211588\CAD\Dwgs\C\211588-Site-Detailed.dwg

DESIGN NOTES

EXISTING CONDITIONS:

- The subject property, consisting of 5.508 acres is located at the northeast corner of intersection of IL Route 71 (Stagecoach Trail) and IL Route 47 (S. Bridge Street). The property in question has been previously zoned for Manufacturing use and is currently occupied by several warehouses. The property is currently Zoned M-1 (Limited Manufacturing District) and is proposed to be rezoned to B-3 (General Business District).
- The vegetation on site is grass and mowed with various scrub trees that have grown on the site along the property line and in various locations.
- Two existing property parcels
    - PIN# 05-05-400-050 & 05-04-300-031

PROPOSED CONDITIONS:

- The proposed improvement plan includes two lots with paved surface areas for access and delivery, parking stalls, private and public utilities, a planned storm water management area (Dry/Wetland Bottom Detention), various landscaping areas, and vegetated restoration of disturbed areas. The first lot, Lot 1, will be fully developed with a gas station, fueling pumps, and all required utilities. The second lot, Lot 2, is planned to be developed in the future and is proposed to be constructed as an unpaved grassed area with driveway and utility stubs to the lot. The Strom water management area is sized to account for the increased impervious area in the proposed condition and also includes the ultimate build out of the entire Lot for this development. Note that the storm water management system has been designed with the assumption that the future Lot 2 development will result in 80% impervious area coverage on the lot.

- Since the project is located in the United City of Yorkville, the proposed improvements are subject to meeting the requirements of the Kendall County Stormwater Ordinance along with various City of Yorkville Ordinances including Subdivision Control Ordinance and Park Development Standards. The following design criteria were utilized for the proposed storm water management and drainage system within the design:

- Storm Water Management Notes:
    - The storm water management and storage system has been designed utilizing a Modified Rational Method
    - Rainfall – Based on data found in the Illinois State Water Survey's Bulletin 75 – Rainfall Depths Averaged for Northeastern Illinois – as amended for the City of Yorkville Area.
    - Storage Release Rate – Per the City ordinance a stormwater basin serving a given property is allowed the following maximum release rates:

- 2 Year Storm: 0.04 cfs/acre
- 100 Year Storm: 0.15 cfs/acre
- Overflow curtain wall is set at six inches above the calculated 100-YR elevation
- Summary of tables below show the required and calculated volumes for 100-YR storm events based on allowable release rates for the project site. See Table 1.

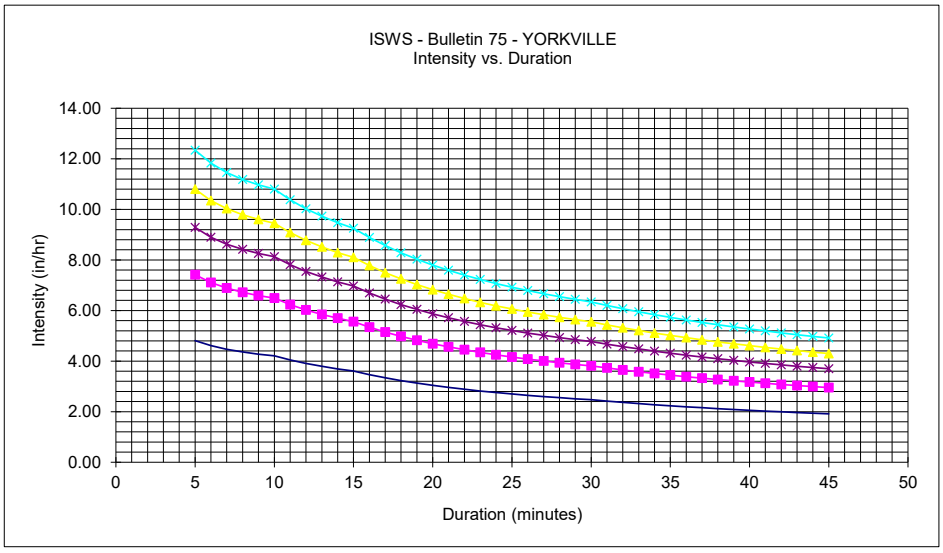
BASIN VOLUME SUMMARY – Table 1			
	Required Volume (Ac.Ft)	**Actual Volume (Ac.Ft)**	**Calc. Elev. (HWL)**
100 YR	2.271	2.831	729.00
100 YR @ Curtain Wall	-	3.204	729.50

TAB 2

DRAINAGE CALCULATIONS AND RESULTS

Bulletin 75 - ISWS Rainfall Intensities (Yorkville)

Duration	2 yr		10 yr		25 yr		50 yr		100 yr	
(min)	Rainfall	Avg. I	Rainfall	Avg. I	Rainfall	Avg. I	Rainfall	Avg. I	Rainfall	Avg. I
5	0.40	4.81	0.62	7.42	0.77	9.29	0.90	10.80	1.03	12.34
6	0.46	4.61	0.71	7.11	0.89	8.90	1.04	10.35	1.18	11.83
7	0.52	4.47	0.80	6.89	1.01	8.62	1.17	10.03	1.34	11.46
8	0.58	4.36	0.90	6.72	1.12	8.42	1.31	9.79	1.49	11.18
9	0.64	4.28	0.99	6.59	1.24	8.26	1.44	9.60	1.65	10.97
10	0.70	4.21	1.08	6.49	1.35	8.13	1.58	9.45	1.80	10.80
11	0.74	4.04	1.14	6.24	1.43	7.81	1.67	9.08	1.90	10.38
12	0.78	3.91	1.21	6.03	1.51	7.55	1.76	8.78	2.01	10.03
13	0.82	3.79	1.27	5.85	1.59	7.32	1.85	8.52	2.11	9.73
14	0.86	3.69	1.33	5.69	1.66	7.13	1.94	8.29	2.21	9.48
15	0.90	3.61	1.39	5.56	1.74	6.97	2.03	8.10	2.31	9.26
16	0.92	3.47	1.42	5.34	1.78	6.69	2.08	7.78	2.37	8.89
17	0.95	3.34	1.46	5.15	1.83	6.45	2.13	7.50	2.43	8.57
18	0.97	3.23	1.49	4.98	1.87	6.24	2.18	7.25	2.49	8.28
19	0.99	3.13	1.53	4.82	1.91	6.04	2.23	7.03	2.54	8.03
20	1.01	3.04	1.56	4.69	1.96	5.87	2.28	6.83	2.60	7.80
21	1.04	2.96	1.60	4.56	2.00	5.71	2.33	6.64	2.66	7.59
22	1.06	2.88	1.63	4.45	2.04	5.57	2.38	6.48	2.71	7.40
23	1.08	2.82	1.67	4.34	2.09	5.44	2.43	6.33	2.77	7.23
24	1.10	2.76	1.70	4.25	2.13	5.32	2.48	6.19	2.83	7.07
25	1.12	2.70	1.73	4.16	2.17	5.21	2.53	6.06	2.89	6.92
26	1.15	2.65	1.77	4.08	2.21	5.11	2.58	5.94	2.94	6.79
27	1.17	2.60	1.80	4.01	2.26	5.02	2.63	5.83	3.00	6.67
28	1.19	2.55	1.84	3.94	2.30	4.93	2.68	5.73	3.06	6.55
29	1.21	2.51	1.87	3.87	2.34	4.85	2.73	5.64	3.11	6.44
30	1.24	2.47	1.91	3.81	2.39	4.77	2.78	5.55	3.17	6.34
31	1.25	2.42	1.93	3.73	2.41	4.67	2.81	5.43	3.21	6.20
32	1.26	2.37	1.95	3.65	2.44	4.57	2.84	5.32	3.24	6.07
33	1.28	2.32	1.97	3.58	2.46	4.48	2.87	5.21	3.27	5.95
34	1.29	2.28	1.99	3.51	2.49	4.39	2.90	5.11	3.31	5.84
35	1.30	2.23	2.01	3.44	2.52	4.31	2.93	5.01	3.34	5.73
36	1.32	2.19	2.03	3.38	2.54	4.24	2.96	4.93	3.38	5.63
37	1.33	2.16	2.05	3.32	2.57	4.16	2.99	4.84	3.41	5.53
38	1.34	2.12	2.07	3.27	2.59	4.09	3.02	4.76	3.45	5.44
39	1.36	2.09	2.09	3.22	2.62	4.03	3.05	4.68	3.48	5.35
40	1.37	2.05	2.11	3.17	2.64	3.97	3.08	4.61	3.51	5.27
41	1.38	2.02	2.13	3.12	2.67	3.91	3.11	4.54	3.55	5.19
42	1.40	1.99	2.15	3.08	2.70	3.85	3.14	4.48	3.58	5.12
43	1.41	1.97	2.17	3.03	2.72	3.80	3.17	4.42	3.62	5.05
44	1.42	1.94	2.19	2.99	2.75	3.75	3.20	4.36	3.65	4.98
45	1.44	1.91	2.21	2.95	2.77	3.70	3.23	4.30	3.69	4.91
50	1.50	1.80	2.32	2.78	2.90	3.48	3.38	4.05	3.86	4.63
60	1.57	1.57	2.42	2.42	3.03	3.03	3.53	3.53	4.03	4.03
(hours)										
1	1.57	1.57	2.42	2.42	3.03	3.03	3.53	3.53	4.03	4.03
2	1.94	0.97	2.99	1.49	3.74	1.87	4.35	2.18	4.97	2.49
3	2.14	0.71	3.30	1.10	4.13	1.38	4.80	1.60	5.48	1.83
6	2.51	0.42	3.86	0.64	4.84	0.81	5.63	0.94	6.43	1.07
12	2.91	0.24	4.48	0.37	5.61	0.47	6.53	0.54	7.46	0.62
18	3.14	0.17	4.84	0.27	6.06	0.34	7.05	0.39	8.06	0.45
24	3.34	0.14	5.15	0.21	6.45	0.27	7.5	0.31	8.57	0.36



100 Year Detention Pond Volume - 100 YR Release

Proposed Project Number: 211588

Project Name: Graham C Store Date: 5/27/22

Basin Required - 100 YR

Duration (hour)	Intensity (In/Hr)	Runoff (cfs)	Storage Rate (cfs)		Required Volume (acre-feet)	
0.25	9.26	43.566	42.739		0.883	
0.5	6.34	29.828	29.002		1.198	
1	4.03	18.960	18.134		1.498	
2	2.49	11.715	10.888		1.799	
3	1.83	8.610	7.783		1.929	
4	1.58	7.433	6.607		2.183	
5	1.32	6.210	5.384		2.224	
6	1.07	5.034	4.208		2.085	
8	0.90	4.234	3.408		2.252	
10	0.76	3.576	2.749		**2.271**	
12	0.62	2.917	2.091		2.072	
15	0.53	2.493	1.667		2.066	
18	0.45	2.117	1.291		1.919	
21	0.41	1.929	1.103		1.913	
24	0.36	1.694	0.867		1.720	
48	0.20	0.941	0.115		0.455	
60	0.17	0.800	-0.026		-0.131	

Ground Cover		Area	C	C X A
Open Space		1.47	0.50	0.74
Impervious		3.37	0.98	3.30
Dry/Wet Detention		0.53	1.00	0.53
Roof/Future		0.14	1.00	0.14
Total		5.51		4.704700643

C= **0.8541**

Allowable Discharge (100 YR) =	**0.826**		**0.15 cfs/Ac.**

HRGreen

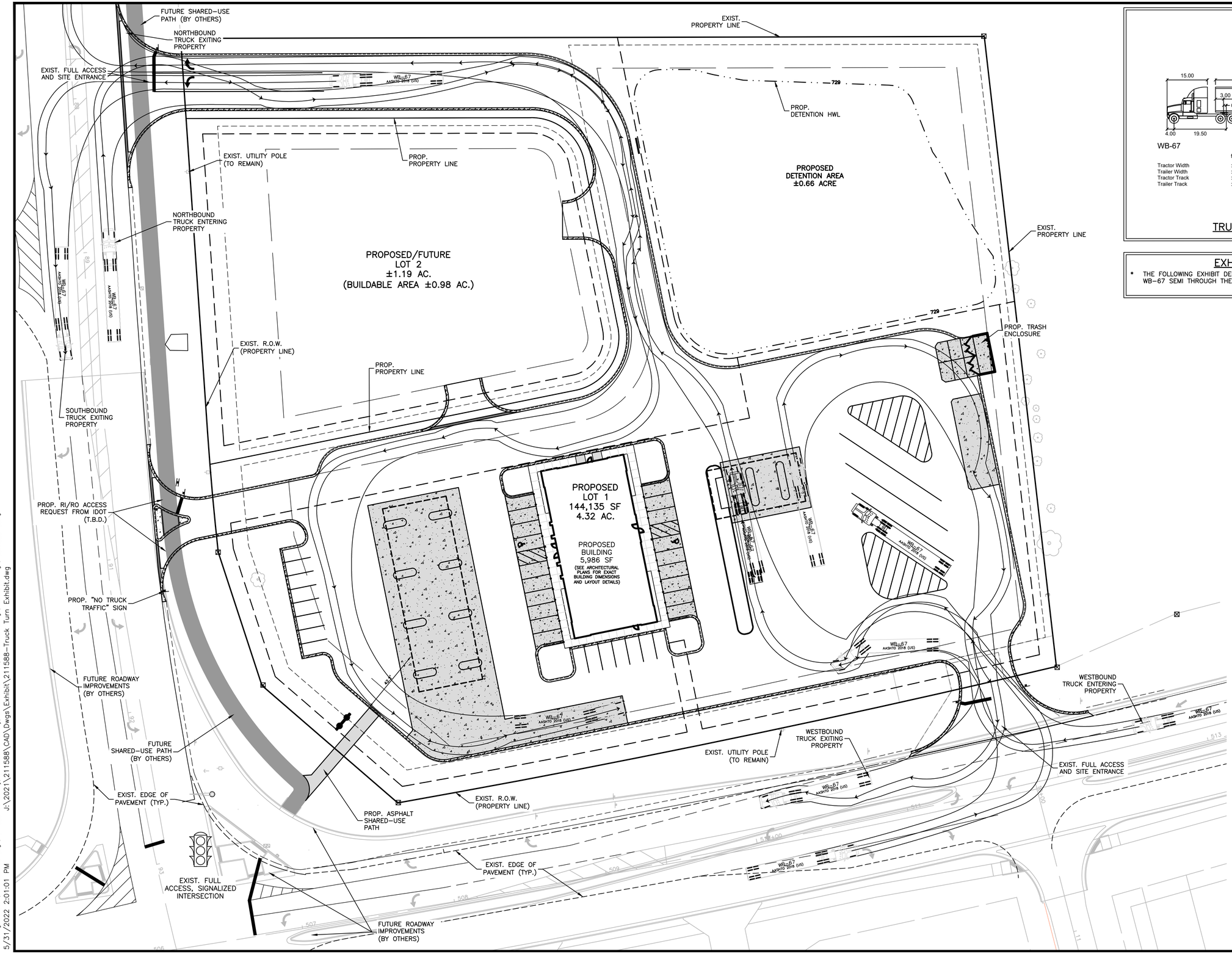
JOB: Graham C, Yorkville, IL, 211588
BY: ERN
Date: 3/11/22

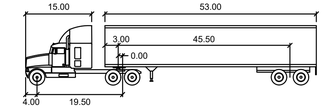
Prop Detention Basin

Basin Volume

Elevation (ft)	Area (sq feet)	Area (acres)	Volume (ac-ft)	Cumulative Volume	
724.50	23061	0.529	0	0	NWL
725.00	23990	0.551	0.270	0.270	
726.00	25891	0.594	0.572	0.842	
727.00	27849	0.639	0.617	1.459	
728.00	29863	0.686	0.662	2.121	
729.00	31934	0.733	0.709	2.831	HWL
729.50	33039	0.758	0.373	3.204	TOP OF CURTAINWALL

Required Volume @ HWL	2.352	ACRE-FT
Volume @ HWL	2.831	ACRE-FT
Proposed Greater than Required?	Y	Y/N





WB-67

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

TRUCK PROFILE

EXHIBIT NOTES:

* THE FOLLOWING EXHIBIT DEPICTS THE AUTOTURN TRUCK PATH OF A WB-67 SEMI THROUGH THE PROPOSED LOT LAYOUT.

NO.	DATE	BY	REVISION DESCRIPTION
1	05/27/22	DWS	CITY AND CLIENT COMMENTS

ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE,
SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646

HRGreen

GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

EXHIBIT
TRUCK TURNING EXHIBIT

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY:	ERN
APPROVED:	DWS
JOB DATE:	05-27-2022
JOB NO:	211588

DRAWING
TRUCK

Xrefs: xgt-1-dx01; 211588-xC-Dsgn; 211588-xV-Survey; 211588-xC-Survey; 211588-xC-Tanks; D366025-Design; D366025-Align; D366825-Design
J:\2021\211588\CAD\Dwgs\Exhibit\211588-Truck Turn Exhibit.dwg
5/31/2022 2:01:01 PM

<21588>

Illinois Department of Transportation

Office of Highways Project Implementation / Region 2 / District 3
700 East Norris Drive / Ottawa, Illinois 61350-1628

March 28, 2022

Graham C-Stores Co.
c/o HR Green, Inc.
David Schultz
2363 Sequoia Dr., Ste. 101
Aurora, IL 60506

RECEIVED
APR 4 2022
HR Green, Inc.
Aurora, IL

Route: IL 47/IL 71
Location: NE corner of IL 47 & IL 71, Yorkville
County: Kendall
Permit Log: L-17766

Dear Mr. Schultz:

A review of your plan for a feasibility review for commercial access at the above-mentioned location has been completed and we offer the following:

1. Ensure that distance requirements for entrances at intersection meet the attached urban-commercial entrance detail.

2. Proposed entrances shall follow the requirements of the manual Access to State Highways and all District 3 details.

3. Proposed entrances should be reviewed to ensure that they meet property line offset requirements. Offset to property line is measured from a line perpendicular to the centerline of the roadway, to the intersection of the property line and the right-of-way line.

4. The design plans should take in account for existing traffic signal pole, handhole, conduit and cable.

5. May need a pay item for Traffic Signal Optimization.

6. Perform turn lane warrants for both full access entrances.

7. Operations Traffic has no issues with this proposal. The design of the entrance, for future re-construction of this section of IL 47, should be considered.

8. Natural Resource Comments: None

9. Special Waste Comments:
   Reviewing the Preliminary Environmental site assessment dated March 25, 2021 (ISGS #2229V2) revealed Recognized Environmental condition site #2229V2 – "FS Growmark" – NE quadrant of IL 47 & IL 71, (#2229V-3 – REC site- NW quad of IL 71 & IL 47), and (#2229V2-6 REC site – SE quad of IL 47 & IL 71), see portions of report.

   Reviewing the Preliminary Environmental site assessment dated March 10, 2010 (ISGS #5041) revealed Recognized Environmental condition site # 5041-78 – located north of NE quad of IL 47 & IL 71 intersection and (#5041 - 80' = "FS Growmark" – NE quad of IL 47 & IL 71 intersection, see portions of report.

   Where contamination is encountered through excavation in the state right-of-way, it should be managed off-site using IDOT's generator number for Kendall County, generator #0938995003.

Please resubmit a cover letter and revised plans in .pdf format to DOT.D3.Permits@illinois.gov.

If additional information or clarification is required, please e-mail DOT.D3.Permits@illinois.gov.

Sincerely,

Masood Ahmad, P.E.
Region Two Engineer

Michael A. Short

By: Michael A. Short
Program Development Engineer

Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: May 5, 2022
Subject: **PC 2022-08 Graham C Store** (Sp. Use, Rezone, Sign Variance & Final Plat)
107 E. Stagecoach Trl. - Proposed New Fuel Station & Convenience Store

---

I have reviewed the applications for Special Use, Rezoning, Sign Variance and Final Plat approval received March 11, 2022 as submitted by David Schultz, Engineer, HR Green Development, LLC, on behalf of Graham C Stores Company, Petitioner, as well as the following documents/plans:

1. Preliminary Engineering Plans prepared by HR Green, dated 03-11-2022 (Sheets C-01 to C-05);
2. Photometric Plans prepared by LSI dated 03-10-2022 (Sheet 1 of 1);
3. Final Plat prepared by HR Green Development, LLC, dated 03-11-2022 (Sheets 1-2);
4. Building Elevations prepared by Torch Architecture dated March 11, 2022;
5. Sign Plans prepared by Image FX, Corp. no date provided;
6. Sign Plans prepared by Blair Companies dated 06.16.20; and
7. Preliminary Stormwater Report prepared by HR Green dated March 11, 2022.

The petitioner is seeking special use permit authorization of a proposed new fuel station and convenience store building to be constructed on approximately 5.51-acres of land located at the northeast corner of IL Route 47 (Bridge Street) and IL Route 71 (Stagecoach Trail). The property consists of two (2) parcels and will be resubdivided into two (2) lots consisting of the fuel station/convenience store and onsite detention (~4.32-ac), as well as a future buildable lot (~1.19-ac).

This property is currently improved with various detached metal structures on a gravel foundation utilized for industrial/farming storage and truck related services. These existing structures will be demolished and rezoned from M-1 Manufacturing to B-3 General Business District with a special use for a fuel station. Based upon my review of the application, documents and preliminary plans, I have compiled the following comments:

GENERAL ZONING/PLANNING COMMENTS:

1. **ZONING** - 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	B3- SU (Unincorporated Kendall County)	Kendall County Highway Department
South	B-3 General Business District	Silver Dollar Restaurant All Season Motel Transportation Land Use (IL Route 71)
East	M-1 Limited Manufacturing District	Undeveloped Agricultural Land
West	B-3 Business District	Transportation Land Use (IL Route 47) Fountain Village Commercial Development

2. **BUILDING SETBACKS –** Staff notes that the petitioner has depicted the following property's building setback locations for Lot 1:

BUILDING SETBACK	REQUIRED MINIMUM	PROPOSED SETBACK
Interior Side Yard (North)	20'	+/- 30' (C Store)
Front Yard (West/IL 47)	50'	+/- 216.5' (C Store) +/- 50.5' (Gas Pump Canopy)
Corner Side Yard (South/IL 71)	30'	+/- 91.1' (C Store) +/- 30' (Gas Pump Canopy)
Rear Yard (East)	20'	+/- 40' (Unlabeled Structure)

3. **MAXIMUM BUILDING HEIGHT** - Maximum building height for the B-3 District is 80 feet. The overall height of the primary building (convenience store) is not provided. Per Section 10-2-3, building height is measured at the mean height between the eaves and ridge.
    a. **Petitioner must provide dimensioned and scaled building elevations.**

4. **PARKING** - According to the data table on the Site Plans submitted, there are 34 total parking stalls provided for the convenience store, including two (2) ADA handicapped accessible space. Per Section 10-16-3 of the Yorkville Zoning Code, the total required minimum parking needed is 14 spaces, which is exceeded by the 34 on-site spaces provided. The typical stall and drive aisle dimensions meet the minimum zoning standards.

5. **PARKING SETBACKS** – The applicant appears to have met the required minimum parking lot setback of 20 feet from arterial roadways (IL Rte. 47 and IL Rte. 71) for the proposed development, as follows:

PARKING LOT SETBACK	REQUIRED MINIMUM	PROPOSED PARKING LOT SETBACK
IL Rte. 47 – West (Arterial)	20'	+/- 20' **(Please Verify)**
IL Rte. 71- South (Arterial)	20'	+/- 68' **(Please Verify)**

Per Section 10-2-3 of the Yorkville Zoning Ordinance, "Parking Area, Private" is an open, hard surfaced area, other than a street or public way for the ***storage*** of private passenger vehicles. "Driveway" is defined as a paved or unpaved private roadway providing vehicular access between the right of way of the street and a parking space (storage area).

6. **PARKING LOT SCREENING -** All open automobile parking areas shall comply with the requirements of the current landscape ordinance regulations for perimeter parking lot landscaping. Code Reference:

https://library.municode.com/il/yorkville/codes/code_of_ordinances?nodeId=TIT8BURE_CH12LAOR_8-12-2LATRPRRE

7. **LOADING ZONE** – Is a designated loading zone area provided for convenience and food delivery services? Per Section 10-2-3, Off-Street Loading and Unloading Spaces shall be exclusive of access aisles and maneuvering space.
8. **MAXIMUM LOT COVERAGE** – Per Section 10-7-1 of the Yorkville Zoning Code, the maximum lot coverage for the B-3 General Business District (inclusive of sidewalks, parking areas and all impervious surfaces) is 80%. The Site Data Table needs to indicate the maximum impervious coverage.
9. **BUILDING ELEVATIONS** – The prepared elevations appear to meet the minimum Appearance Code Standards.
    a. Code Reference: https://library.municode.com/il/yorkville/codes/code_of_ordinances?nodeId=TIT8BURE_CH15APCO_8-15-5CRAP
10. **SIGNAGE** – The petitioner has requested a variance for the monument signage on site plan.
    a. Per Section 10-20-9-A of the Yorkville Zoning Ordinance, free standing monument signs on lots three (3) acres or larger with more than one street frontage, one freestanding sign sixty-four (64) square feet or less in area and twelve feet (12') or less in height per street frontage with an entrance/exit is allowed.
    b. As proposed, only one (1) monument sign on Lot 1 is requested at the intersection of IL Rte. 47 and IL Rte. 71. A portion of the sign is located within the 10' public utility and drainage easement. Staff recommends that the sign either be adjusted so that it is not within the PU&D easement or sign a hold harmless agreement.
    c. **The proposed overall sign height is 30' which exceeds the current code by 18 feet (or 250% taller). Additionally, the proposed sign area appears to be approximately 153 square feet which exceeds the maximum area of 64 sq. feet (~42% larger).**
    d. The Casey's Gas Station on US 34 and McHugh was granted a sign variance for a monument sign of approximately 47 square feet, which exceeded the maximum sign area for parcel less than 3 acres by 15 square feet or 32%. Also, the recently approved Gas N Wash on IL Rte. 47 and Waterpark Way was granted a sign variance for a monument sign of approximately 107 square feet (40% larger than permitted by code) and an overall height of 12 feet.
    e. Staff would support the sign variance for increased sign area, as it is consistent with previously approved gasoline station signs. However, staff is not supportive of the overall height of 30 feet, especially since the nearest gas fueling station to this property (Shell) is approximately 20'-4" tall. **Staff recommends reducing the overall height to no taller than 20 feet by either removing a panel insert (e.g. BP Gasoline Invigorate), reducing the third digital panel display, or removing a tenant panel.**
11. **DRIVEWAYS** – Per Section 10-16-3-D of the Yorkville Zoning Ordinance, Nonresidential driveways shall be a minimum of two hundred feet (200') when from the driveway edge to the nearest intersecting street right of way line. Driveways not meeting

the minimum distances may be approved administratively by the city administrator with a recommendation to approve made by the city engineer. If administrative approval is not granted, a variance must be approved. The proposed plan meets this standard. However, staff has the following concerns:

a. Consider providing a "Do Not Block Entrance" sign at the southern driveway entrance (IL Rte. 71) to avoid potential conflicts with vehicles in turning lanes exiting the gas station site as this appears to be the prime ingress/egress access point for semi-trucks.

12. **LIGHTING** – A photometric plan has been provided along with manufacturers cut sheets of the proposed light standards to be installed within the parking lot area. Maximum illumination at the property line shall not exceed 0.1 foot-candle and no glare shall spill onto adjacent properties or rights of way.

    a. Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and public highways in such a way as not to create a nuisance. The City of Yorkville promotes the "dark sky" concept. Lighting fixtures should be full cutoff, and the use of wall packs on buildings should be minimized.

    b. Section 10-16-3-D-7 of the Zoning Code requires the average foot candle to be between 2.0 and 2.5. **Proposed average is 1.82.** Additionally, the maximum to minimum light intensity ratio should be no more than 20:1. **Please confirm the minimum to maximum light intensity ratio is in conformance.**

13. **OUTDOOR SALES AND DISPLAY AREAS** – Due to the proposed use as a gas station with retail convenience store, staff assumes there will be outdoor sales and display areas located on the property. Therefore, the following provisions of the Zoning Ordinance shall apply:

    a. Per Section 10-3-10-F of the Yorkville Zoning Code, outdoor sales and display areas shall not exceed 35% of the gross floor area of the primary building (max 1400 sq. ft for Lot 102). Staff is seeking confirmation from the Petitioner that the overall area of the Outdoor Sales area will not exceed 1,400 square feet at any given time.

    b. Per Section 10-3-10-H of the Yorkville Zoning Code, outdoor sales and display areas, when located on a sidewalk and/or walkway, must allow for an unconstructive area of 3 feet for pedestrian access and shall not block the ingress or egress of the building at any time.

14. **TRUCK TURNING TEMPLATE** – A truck turning template demonstrating the maneuverability of standard sized semitrucks within the site layout has been provided. Staff has the following comments:

    a. Will the median at the proposed IL Rte. 47 right-in/right-out entrance be mountable?

    b. It appears the primary access point for semi-trucks to the site travelling east/west will be via the existing full access on IL Rte. 71. For northbound semi-trucks, it also seems the existing full access on IL Rte. 47 will be utilized. **Is it the intention to have all semi-truck vehicles exit at these access points, thereby**

discouraging the use of the proposed IL Rte. 47 right-in/right-out access point? If so, will there be internal directional signage for semi-trucks?

15. **TRASH ENCLOSURE** - Commercial trash dumpsters and other large waste receptacles must be screened on three (3) sides with a solid opaque material wall at least six feet (6') in height or to the extent where the wall screens the dumpster from view. **Applicant must verify the overall height of the proposed trash enclosure.** Landscaping is preferred to be put around the perimeter of the three (3) solid walls.

16. **LANDSCAPE PLAN** – A landscape plan must be submitted prior to Economic Development Committee (EDC) meeting.

17. **COMPREHENSIVE PLAN** – Future Land Use for this site is Destination Commercial (DC) which is consistent with the proposed B-3 General Business District and gas station land use.

18. **FUTURE SHARED USE TRAIL** – The plans indicate a Future Shared-Use Path along IL Rte. 47 to be installed by others and a proposed asphalt shared-use path at the intersection of IL Rte. 47 and IL Rte. 71 connecting the Future Shared-Use Path to the gas station property. Staff recommends an additional asphalt share-use path installed by the developer connecting the IL Rte. 47 path to the proposed future Lot 2 parcel.

19. **FINAL PLAT** – Refer to City Engineer's comments.

20. **STORMWATER DETENTION AREA** – A backup/dormant Special Service Area will be required per the Stormwater Ordinance to ensure future maintenance of the detention facility. City staff will guide you through that process upon approval of the requested entitlements.

May 9, 2022

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

Re: Graham C Stores and Gas Station
107 East Stagecoach Road
Engineering Plan Review – 1st Submittal
United City of Yorkville

Dear Krysti:

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

- Preliminary Site Plan dated March 11, 2022, prepared by HR Green
- Preliminary Storm Water Management Report dated March 11, 2022, prepared by HR Green

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

General

1. The following items will need to be provide with the final engineering plans:

    a. An engineer's estimate needs to be provided and must include all public improvements within the ROW including utility connections and all soil erosion and sediment control items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.

b. IEPA permits as well as YBSD sign-off.

c. Landscape Plan.

2. A truck turning movement diagram shall be submitted to confirm appropriate movements for service, delivery, and emergency vehicles.

Preliminary Engineering Plans

3. Improvements to Illinois Route 71 and Illinois Route 47 as directed by IDOT for the proposed site shall be shown. The engineer or developer should provide all correspondence with IDOT as it relates to the proposed road connections.

4. The parking counts do not match what is shown. Truck parking should be included.

5. Plans show that wheel stops will be placed in front of stalls along store fronts. This will require longer parking stalls than that shown as the wheel stops reduce the length of the stall.

6. The water main should be extended to the eastern property line for future extension.

Preliminary Storm Water Management Report

7. A high-level review was performed and it was noted that the rainfall intensity appears to be incorrect.

Final Plat

8. Lot numbers need to be added to the plat.

9. The second paragraph in the ownership certificate should be replaced with the following:

   THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS INDICATED ON THIS PLAT AS 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.

10. Cross access easement provisions should be added.

11. The monument sign is in the 10' PU&E and needs to be moved.

12. An IDOT certificate is needs to be added.

13. A landscape setback line is noted on the engineering plans and should be addressed.

The Engineering Plans and supporting documents 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.
Chief Operating Officer / President

BPS/DHK/NLS

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Jason Engberg, Senior Planner (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Cyrus McMains, YBSD (via email)
Mr. Dave Schultz, HR Green (via email)
NLS, EEI (Via e-mail)

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

Agenda Item Number

New Business #6

Tracking Number

EDC 2022-35

Agenda Item Summary Memo

Title: PZC 2022-11 Comprehensive Plan Update – Future Land Use Amendment

Meeting and Date: Economic Development Committee – June 7, 2022

Synopsis: Details an update to the Comprehensive Plan's Future Land Use map for approved Bricolage Wellness

Council Action Previously Taken:

Date of Action: CC – 04/26/22 Action Taken: Approved an Ordinance Approving the Rezoning to B-3 General Business Zoning

Item Number: PZC 2022-02 & EDC 2022-20

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Jason Engberg, AICP (Name) Community Development (Department)

Agenda Item Notes:

See attached memo.

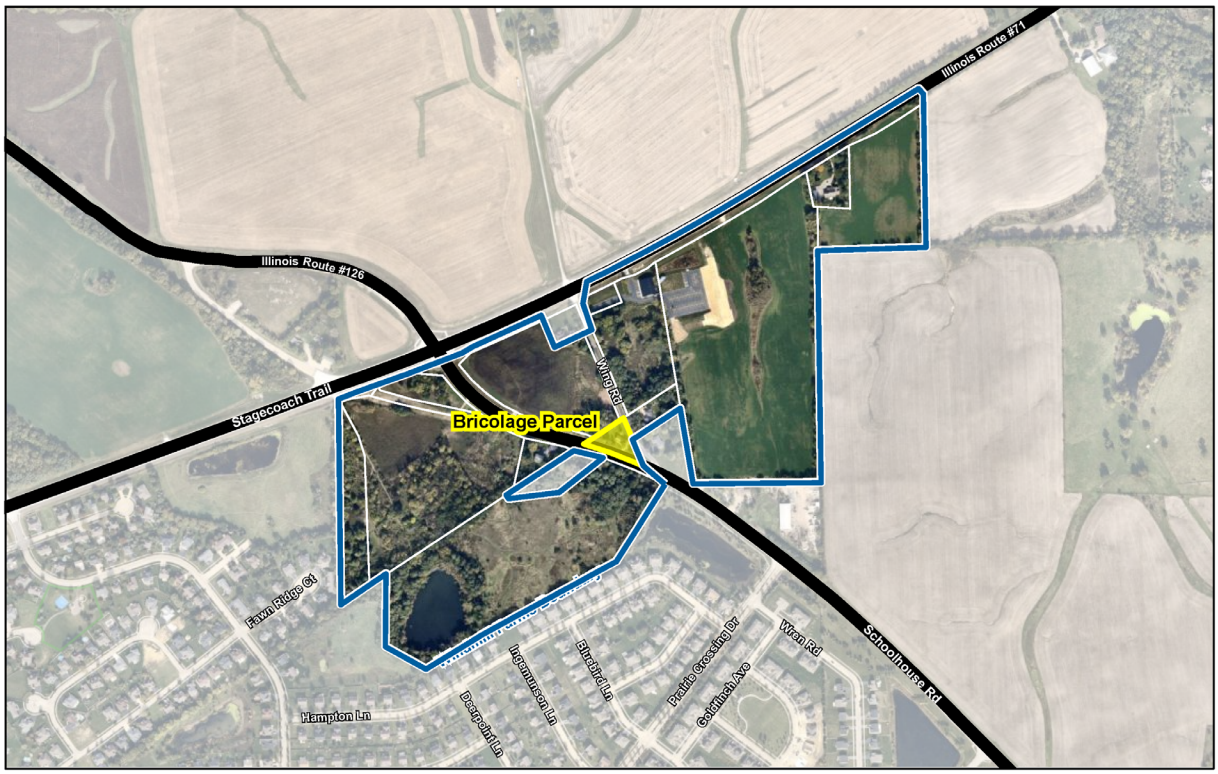
Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php

Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: June 1, 2022
Subject: Comprehensive Plan Update – Future Land Use Amendment

Summary

On April 26, 2022 the City Council approved rezoning the property located at 8721 Route 126, Bricolage Wellness, which was part of the Windmill Farms Planned Unit Development (PUD), from the established remnant Planned Unit Development zoning to the B-3 General Business District. The commercial zoning district is consistent with the trend of development within the immediate area surrounding the property as 75% of the adjacent properties are designated as B-3 General Business District. While this is true, the City's 2016 Comprehensive Plan classified the parcel's future land use as "Estate/Conservation Residential (ERC)" which is intended to provide flexibility for residential design in areas that can accommodate low-density detached single-family housing. Since there is now a discrepancy between what was adopted and what the plan suggested, staff is recommending amending the plan to align the zoning with the proposed future land use.



Windmill Farms Bricolage Location Map

United City of Yorkville, Illinois
April 6, 2022

Previous Amendments

In 2020, staff evaluated conflicts between adopted land uses and developments with designated future land uses since the Comprehensive Plan was adopted. It was determined there were 5 contradictions within the Comprehensive Plan and staff proposed an amendment to the plan which was approved as an appendix to the plan. A list of these developments can be seen in the table below:

Project	Current Comp Plan Future Land Use Designation	Proposed Comprehensive Future Land Use Designation
PZC 2017-01 Cedarhurst Living	Suburban Neighborhood	Commercial Office (CO)
PZC 2017-07 Casey's General Store	Mid-Density Residential	Destination Commercial (DC)
PZC 2017-13 Coffman Carpets	Mid-Density Residential	Destination Commercial (DC)
PZC 2018-18 Heartland Business	Mid-Density Residential	Commercial Office (CO)
PZC 2019-03 Hively (Windmill Farms)	Estate/Conservation Residential	Destination Commercial (DC)

Proposed Amendment

The property located at 8721 Route 126, Bricolage Wellness, was rezoned to the B-3 General Business District this past April. As stated previously, the commercial zoning district is consistent with the commercial trend of development within the immediate area but the designated future land use within the Comprehensive Plan as "Estate/Conservation Residential (ERC)". This land use is intended to provide flexibility for residential design in areas that can accommodate low-density detached single-family housing.

This ERC land use category was implemented as a "holding" classification for those areas, particularly on the outskirts or along the perimeter of the City's corporate boundaries, that had an entitlement plan approved but lacked the public infrastructure to support the development of the land within the 10-year timeline of the 2016 Comprehensive Plan Update. As conditions change, reevaluation of this guiding document is necessary and is important to make these changes to ensure the plan is consistent with the current built environment and is not interpreted incorrectly within the planning horizon of the document.

Therefore, staff is recommending an amendment to the Comprehensive Plan's Future Land Use map for this property to be designated as "Destination Commercial (DC)". The "Destination Commercial" future land use is intended for a variety of low-scaled auto oriented commercial uses, including offices. The proposed amendment to the existing appendix is attached to this memorandum.

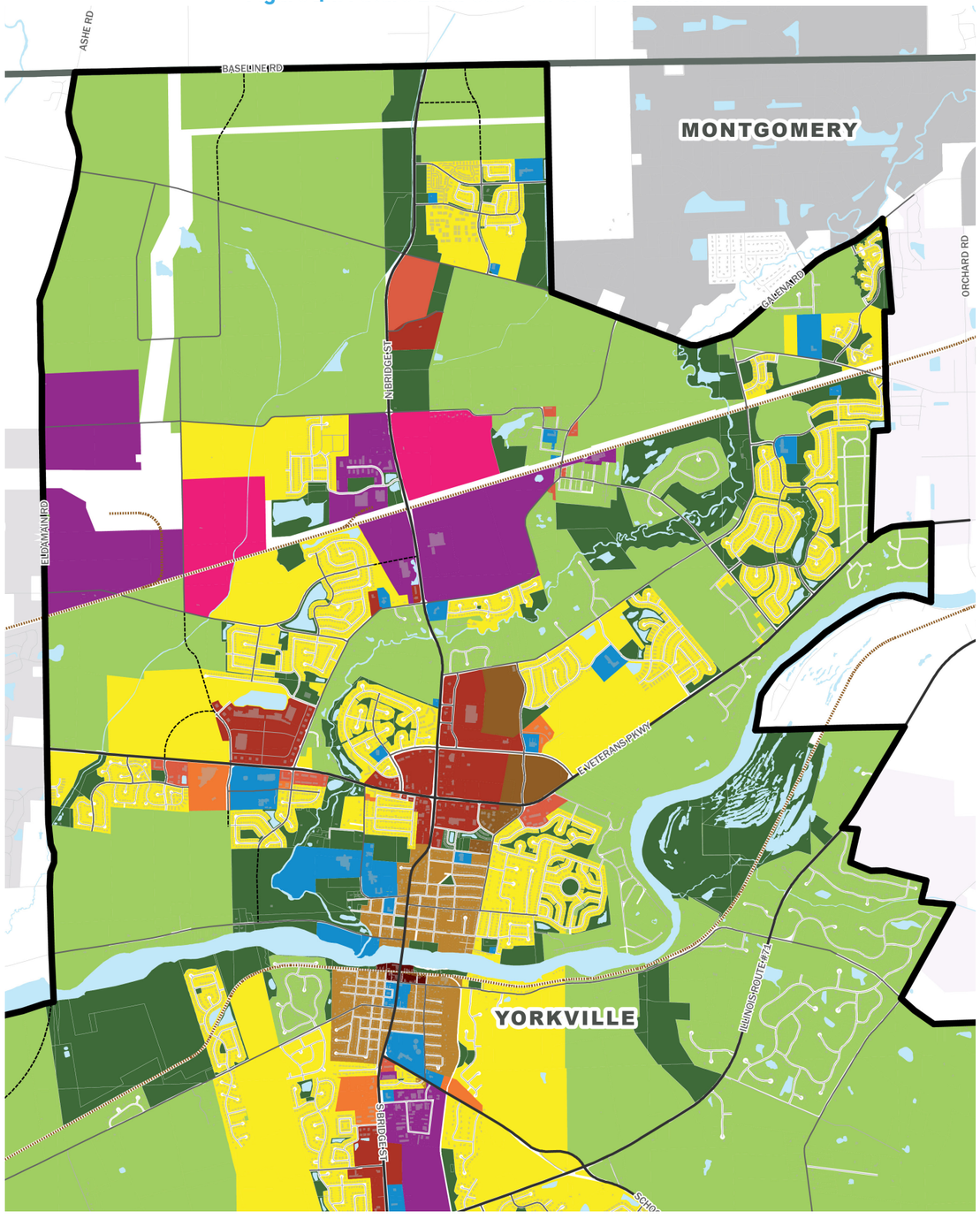
Staff Comments

The Comprehensive Plan land use map is a guide to future development and zoning decisions, but it is also meant to be adjusted when circumstances warrant a change in planning direction in a given area of the City. The changes to this area have already been decided and it is appropriate to change their land use designation. Prior to holding a public hearing, City staff is seeking comments and direction from the Economic Development Committee and will be available at Tuesday night's meeting to discuss this matter in greater detail.

Attachments

1. Proposed Appendix Amendment Pages

Figure 4.1: Future Land Uses North of the Fox River



* Please see page 186-188 for an addendum to the Future Land Use Map in Figures 4.1 and 4.2.

LAND USE CHANGES*

The Land Use Strategy and Future Land Use Map presented above describes the distribution of general land use categories (Residential, Commercial, industrial, Open Space and Parks, and so on) that will set the framework for achieving the goals of the Comprehensive Plan. It is not a zoning map but should set the stage for future changes and modifications to the Yorkville Zoning Ordinance. The Land Use Strategy seeks to "re-position" Yorkville's future land use pattern given current development conditions in Yorkville since the 2008 economic downturn and the unlikelihood that the Prairie Parkway will be constructed within this Plan's time horizon. Several changes in land use classifications are proposed from those included in the 2008 Comprehensive Plan. Changes in the land use categories are summarized below:

RESIDENTIAL

A Mid-Density Residential land use zone is proposed in order to encourage new multi-family housing types in Yorkville; new housing types could diversify housing opportunities and provide housing at different price points that what is currently offered in Yorkville's housing market. The Rural Neighborhood land use classification in the 2008 Comprehensive Plan is eliminated given that such residential development is unlikely to occur in the southeastern portions of the Yorkville planning area where there are significant infrastructure and market constraints. The primary infrastructure constraint is the need to construct a lift station along a ridge line, generally located south of Illinois Route 71. In its place, an Estate/Conservation Residential land use category has been created to accommodate large-lot residential development in areas where infrastructure exists and smaller-lot single family residential subdivisions are less likely to be supported by market demand. Conservation subdivisions should also be encouraged in order to preserve significant environmental and topographical features, provide alternative housing types, and provide opportunities to expand Yorkville's open space network. A Metra Station TOD zone is also included to plan accordingly for future development even if the Metra Station is years away from construction.

COMMERCIAL

Several new commercial land use categories are suggested in this Comprehensive Plan. A Downtown Mixed-Use Core zone is intended to focus revitalization and redevelopment efforts in Yorkville's traditional downtown; new mixed-use development is envisioned on various opportunity sites that expand the Downtown's footprint further to the east on Van Emmon Street with potential residential and commercial development. The need to address particular development design and land use issues within the Downtown necessitates the need for a Downtown-specific land use classification.

The general Commercial land use classification in the 2008 Plan is now designated Destination Commercial to recognize that a high percentage of commercial land in Yorkville accommodates large format and chain store formats, usually located along major transportation thoroughfares. Destination Commercial uses have their own particular physical design and development issues and should be distinguished from commercial uses located in the Downtown and in neighborhood retail areas.

A Commercial Office land use category has been created to accommodate small-scaled office uses in single developments or as part of an office park setting;

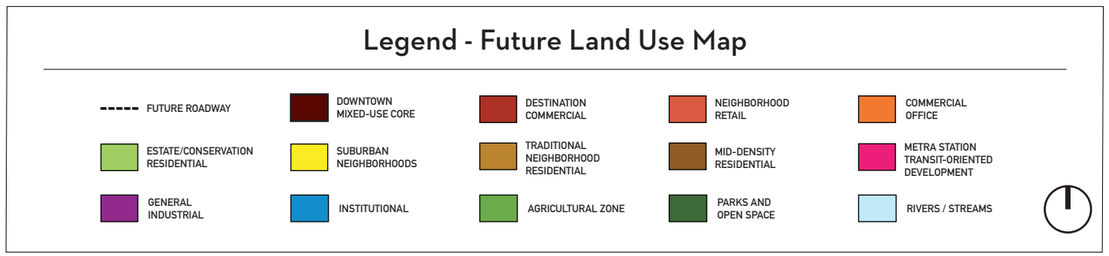
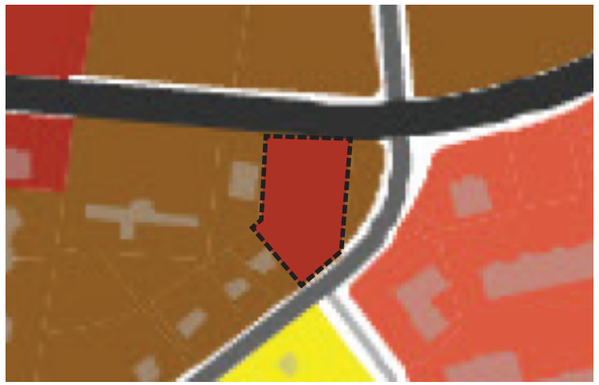


Figure 4.1 - Future Land Uses North of the Fox River

FUTURE LAND USE - MAP ADDENDUMS



CASEY'S GENERAL STORE

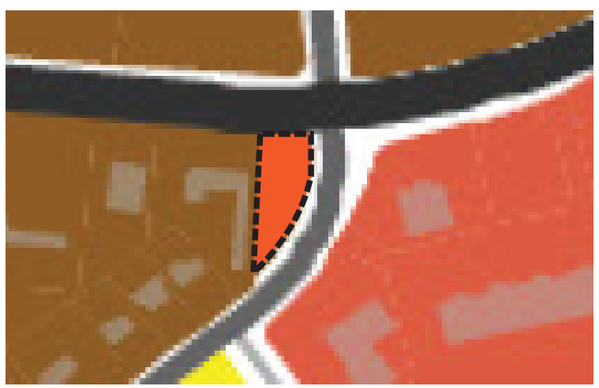
New Future Land Use Designation: Destination Commercial

Summary:
An application was approved requesting annexation, rezoning, special use, and variance authorization to construct a gasoline station with accessory convenience store southwest of the MchHugh Road and Route 34 intersection. The property original contained a small apartment complex and single gamily detached home. The property was originally designated as "Mid-Density Residential" which is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The "Destination Commercial" designation is meant to provide large format and outlot development for commercial business along Yorkville's main commercial corridors. The original designation reflected the existing apartments on site while the "Destination Commercial" now reflects what has been approved.

COFFMAN CARPETS

New Future Land Use Designation: Destination Commercial

Summary:
An application was approved requesting annexation pursuant to an annexation agreement and rezoning classification for the existing carpet retail store. The property is located south of U.S. Route 34 and west of McHugh Road. The property was originally designated as "Mid-Density Residential" which is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The "Destination Commercial" designation is meant to provide large format and outlot development for commercial business along Yorkville's main commercial corridors. The "Destination Commercial" land use now reflects what has been approved.



HEARTLAND BUSINESS CENTER

New Future Land Use Designation: Commercial Office

Summary:
An application was approved requesting authorization of an amendment to the existing Heartland Subdivision Planned Unit Development (PUD) and Annexation Agreement Amendment for the purpose of reducing a side yard setback to allow for a two-story office building. The property is located at the southwest corner of McHugh Road and Route 34. The property was originally designated as "Mid-Density Residential" which is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The "Commercial Office" designation is meant to provide commercial, office, and retail space along the City's main commercial corridors including Route 47 and Route 34. The "Commercial Office" land use now reflects what has been approved.

CEDARHURST LIVING

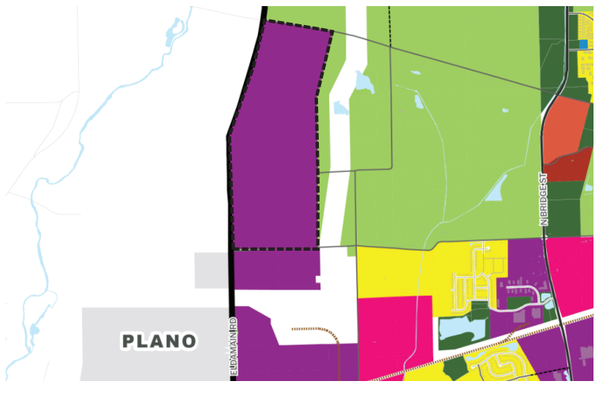
New Future Land Use Designation: Commercial Office

Summary:
An application was approved requesting authorization of an amendment to the existing Cannonball Trails Planned Unit Development (PUD) and Annexation Agreement Amendment for the purpose of constructing a new two-story assisted living with memory care facility at the northeast corner of US 34 and Cannonball Trails. The property was originally designated as "Suburban Neighborhood" which is meant to provide single family detached housing options in traditional subdivision layouts. The "Commercial Office" designation is meant to provide commercial, office, and retail space along the City's main commercial corridors including Route 47 and Route 34. The "Commercial Office" land use now reflects what has been approved.

HIVELY (WINDMILL FARMS)

New Future Land Use Designation: Destination Commercial

Summary:
An application was approved requesting rezoning of three parcels within the Windmill Farms Planned Unit Development which approved certain land uses consistent with those found in the R-4 General Multi-Family Residence District and B-3 General Business zoning districts. The requested new zoning was be B-3 General Business District on two (2) parcels and A-1 Agricultural District on one (1) parcel. The properties which require a change in designation are the B-3 properties located at the southeast and southwest corner of Route 126 and Route 71. While not yet constructed, the properties were rezoned to accommodate a landscaping retail business. The property was originally designated as "Estate/ Conservation Residential" which is meant to provide flexibility for residential design that can accommodate low-density single-family housing. The "Destination Commercial" designation is meant to provide large format and outlot development for commercial business along Yorkville's main commercial corridors. Now that the properties are zoned B-3 General Business, it is appropriate to amend the designation with the plan as it will likely be used for commercial uses in the future.



ELDAMAIN ROAD CORRIDOR

New Future Land Use Designation: General Industrial

Summary:
In 2019, the Illinois Department of Transportation announced that $45 million in funds for the construction of the Eldamain Road bridge over the Fox River was allocated in their multiyear plan. The city was contacted by Kendall County asking us to revisit the comprehensive plan's future land use designation for the Eldamain Road corridor to align with the Kendall County Land Resource Management Plan. Yorkville's future land use designation for this area is "Estate/Conservation Residential" which is intended to provide flexibility for residential design of large lot single-family homes or clustering of home with most of the development dedicated for conservation or green space area. However, Kendall County's Land Resource Management Plan (LRMP) identifies this area's future land use as "Mixed Use Business.". The Mixed-Use Business category would include offices, warehouses, highway-oriented commercial businesses and light industrial. To better align the potential future land uses in this region, the "General Industrial" is more appropriate given the new funding for infrastructure in the area.

FUTURE LAND USE - MAP ADDENDUMS

ASHLEY ROAD

New Future Land Use Designation: N/A

Summary:
The Raintree Village and Prestwick residential developments have both resumed construction after the adoption of the comprehensive plan. Along with the single-family attached and detached housing in both subdivisions, Prestwick has constructed a new private high school. Along with these developments, the intersection at Route 126 (Schoolhouse Road) and Ashley Road must be improved by the end of 2021. With the growth in this region and the improved intersection being complete before the end horizon of this plan, the potential connection and realignment of Minkler Road to the north has been added to the future land use map.

BRICOLAGE WELLNESS

New Future Land Use Designation: Destination Commercial

Summary:
In 2022, an application was approved requesting rezoning of the property located at 8721 Route 126 within the Windmill Farms Planned Unit Development. This PUD approved certain land uses consistent with those found in the R-4 General Multi-Family Residence District and B-3 General Business zoning districts. The requested new zoning was be B-3 General Business District to conduct a commercial office land use for a therapy and wellness business. The existing structure was originally being used as a residential home and the property was originally designated as “Estate/Conservation Residential”. Due to the commercial trends within the area since 2016, City Council approved this rezoning classification from residential to commercial. The new “Destination Commercial” classification is now a more suitable designation for this property.

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

Agenda Item Number

New Business #7

Tracking Number

EDC 2022-36

Agenda Item Summary Memo

Title: Bristol Bay – Units 10 & 12 (Final Plat)

Meeting and Date: Economic Development Committee – June 7, 2022

Synopsis: Proposed Final Plat of Subdivision of Units 10 & 12 in the Bristol Bay P.U.D.

Council Action Previously Taken:

Date of Action: 8-2006 & 10-2006 Action Taken: Approval of Final Plats of Subdivision

Item Number:

Type of Vote Required: Majority

Council Action Requested: Vote

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

Agenda Item Notes:

See attached memorandum.

Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, EEI, City Engineer
Date: May 31, 2022
Subject: **PZC 2022-12 Bristol Bay – Units 10 & 12 (Final Plats of Subdivision)**
Proposed Final Plat Approval for Multi-Family Townhome Units

Proposed Request:

The petitioner, Troy Mertz, on behalf of Bristol Bay Yorkville, LLC, is seeking Final Plat approval to subdivide approximately 20.5 acres into two (2) units consisting of 119 multi-family townhome lots in Unit 10 and 60 multi-family townhome lots in Unit 12 in Bristol Bay, for a total of 179 dwellings. Both units were previously approved final plats by the City Council in 2006 but were never recorded. The general location of the areas to be subdivided is north of Galena Road and west of Rosenwinkel Street just south of Units 11 and Unit 9 in the Bristol Bay subdivision.

The subject property, located immediately north of Galena Road and west of Rosenwinkel Street in the far northeast quadrant of the city, was originally annexed and approved as part of the Bristol Bay planned residential development in 2005. Although the Final Plat of Subdivision for Bristol Bay Unit 10 was approved via Resolution No. 2006-69 in August 2006 and Unit 12 was approved in October 2006 via Resolution 2006-98, neither was ever recorded. Per Section 11-2-3H of the Subdivision Control Ordinance, final plats must be recorded with the County Recorder of Deeds within thirty (30) days from the date of final approval, or final approval shall be considered null and void.

Bristol Bay Units 10 & 12

United City of Yorkville, Illinois
June 1, 2022

General PUD/Annexation Agreement Comments:

ARCHITECTURAL STANDARDS/APPEARANCE CODE

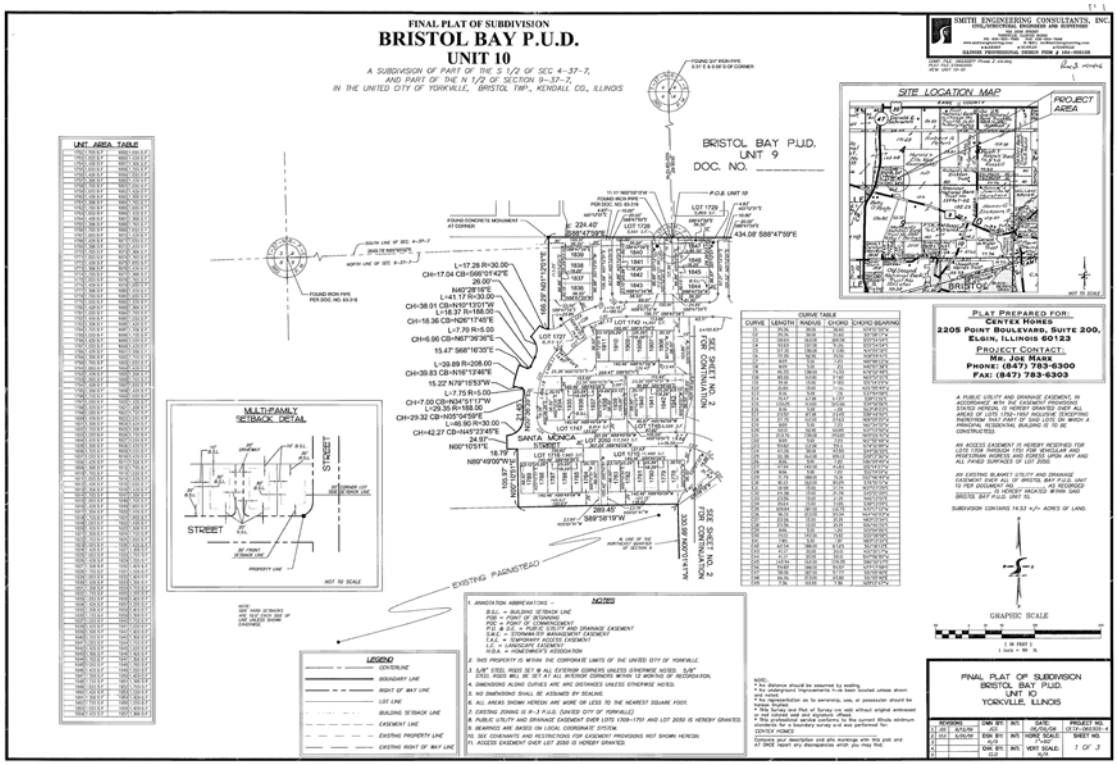
The original annexation agreement (Ord. 2005-34) provided general architectural renderings and stated that the residential improvements shall be constructed substantially consistent with those renderings or adhere to the City's Appearance Code standards, whichever is the least restrictive. Additionally, Ord. 2005-34 requires the developer to impose covenants, conditions and restrictions relating to façade materials, accessory structures, and other building restrictions at the time of final plat submittal for each unit. Exhibit R of the original annexation agreement depicts the townhome product offered by the former developer (Centex/Pulte). The petitioner has provided elevations for the proposed new townhome product offered within these units. Below are images of products from Exhibit R and the proposed new townhome elevations.

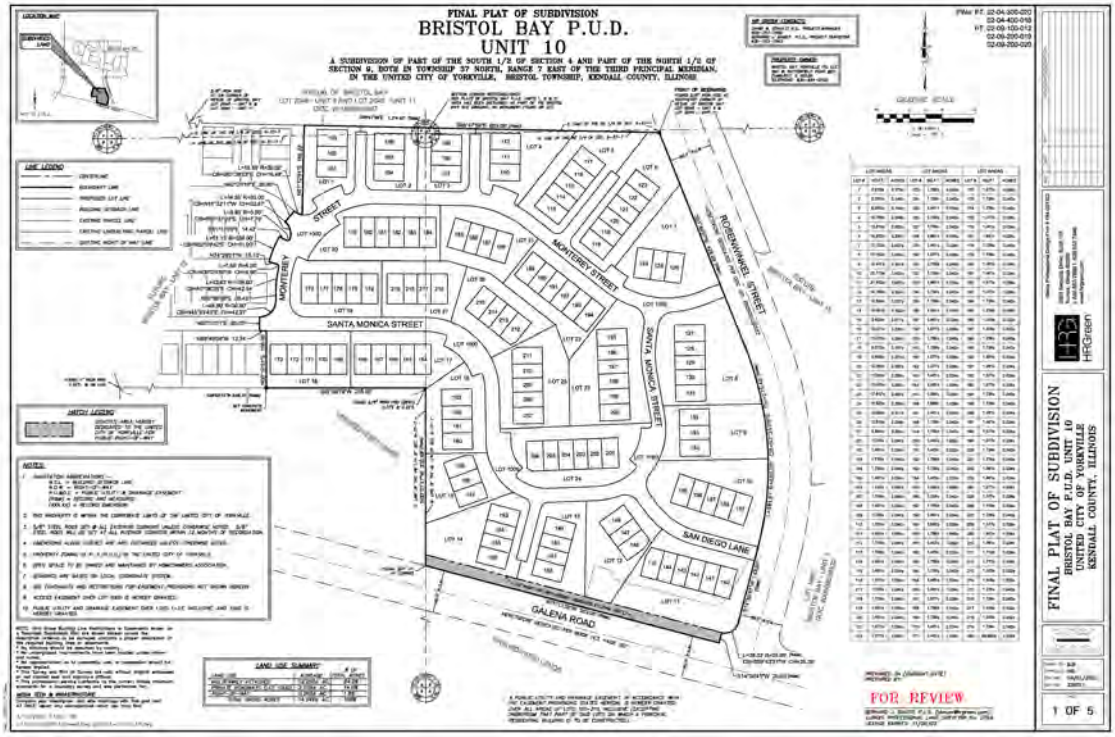
Exhibit R of Original Annexation Agreement	***Proposed New Townhome Dwelling Units***
 4-UNIT 1ST FLOOR MASTER TOWNHOME BUILDING	
 4-UNIT TOWNHOME BUILDING	
 6-UNIT TOWNHOME BUILDING	

Note, the proposed new townhome elevations have incorporated transom windows on center unit front doors, shake style siding on top quarter of side elevations that face the street and dormer with contrast color on rear elevations. This new product complies with the City's current Appearance Code and the architectural standards of the Bristol Bay annexation agreement.

Proposed Unit 10 Final Plat of Resubdivision:

The proposed Final Plat of Subdivision for Bristol Bay P.U.D. Unit 10, as prepared by HR Green, illustrates the proposed 119 townhome dwelling units. The final plat deviates slightly from the previously approved final plat prepared by Smith Engineering Consultants, Inc. dated 09/26/06 which depicted 138 townhome dwelling units. The proposed final plat represents a reduction of 19 dwelling units (~13.77% decrease). Below are depictions of the originally approved Final Plat for Unit 10 and the proposed new Final Plat of Subdivision for Bristol Bay Unit 10.

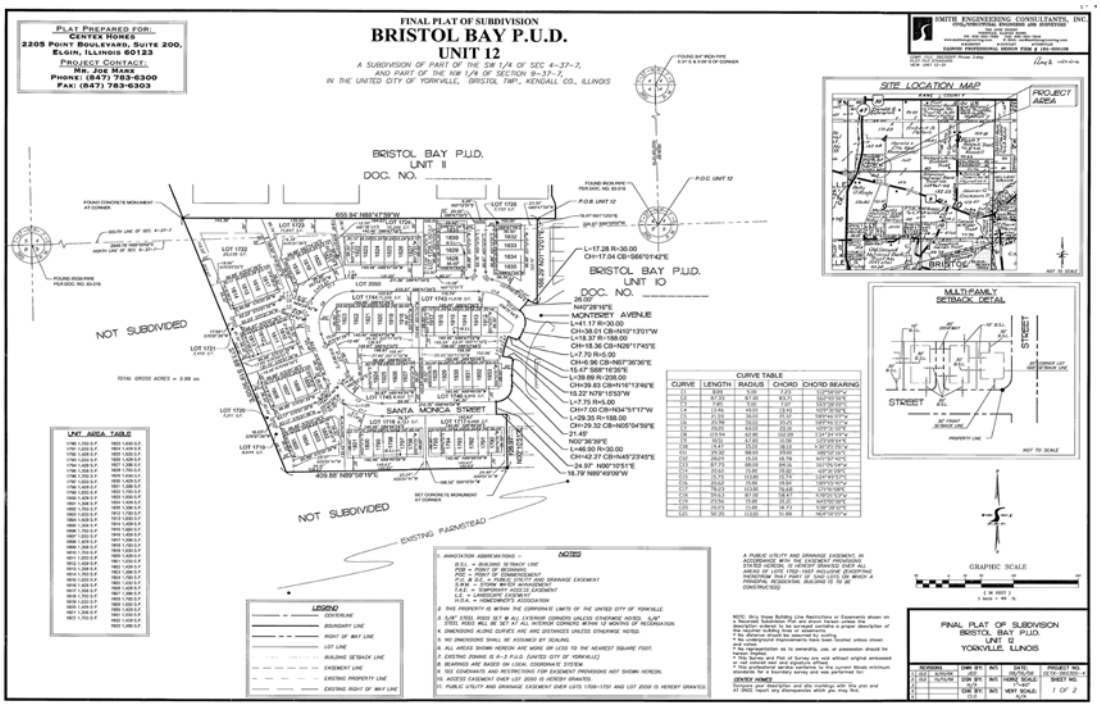


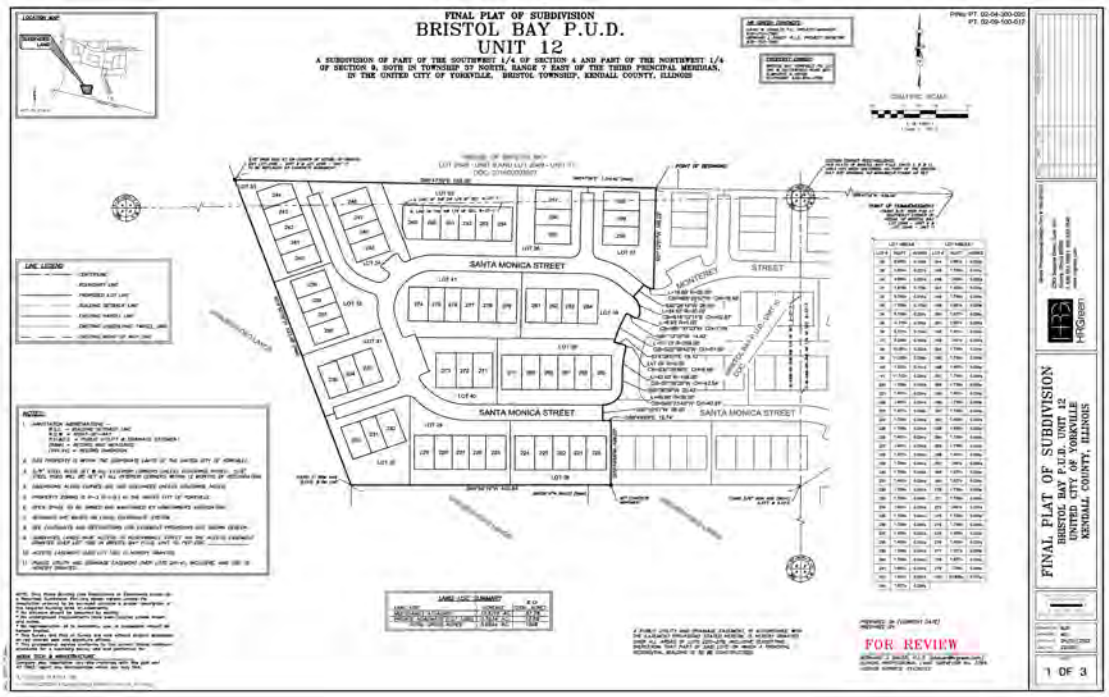


It appears the reduction in overall lots are due to the change in overall townhome counts per building, with the majority of the reductions attributed to previously 5-6-unit buildings being reduced to 4-5 units. This occurs mostly within the central area of Unit 10 north/west of Santa Monica Street and south/east of Monterey Street. The lot sizes from the previously approved Unit 10 Final Plat ranged from 1,033 sq. ft. – 1,703 sq. ft. with an average lot size of 1,368 sq. ft. However, the lot sizes in the proposed Unit 10 Bristol Bay Final Plat range from 1,405 sq. ft. – 1,736 sq. ft. for an average lot size of 1,570.5 sq. ft.

Proposed Unit 12 Final Plat of Resubdivision:

Per the previously approved final plat for Unit 12 of the Bristol Bay PUD prepared by Smith Engineering Consultants, Inc. dated 10/10/06, there were a total of 68 townhome dwelling units. The proposed total number of dwelling units for the Unit 12 Final Plat of Bristol Bay is 60; a reduction of 8 dwelling units (~11.76% decrease). Additionally, lots within the northwest quadrant of Unit 12 appear to reorient dwelling units in lots 32, 33 and 34.





As in Unit 10, the lot sizes from the previously approved Unit 12 Final Plat ranged from 1,033 sq. ft. – 1,703 sq. ft. with an average lot size of 1,368 sq. ft. Lot sizes in the proposed Unit 12 Bristol Bay Final Plat range from 1,405 sq. ft. – 1,736 sq. ft. for an average lot size of 1,570.5 sq. ft. Below are depictions of the originally approved Final Plat for Unit 12 and the proposed new Final Plat of Subdivision for Bristol Bay Unit 12.

Density/Fiscal Analysis

Below is a density comparison of the currently approved dwelling count for the overall Bristol Bay Planned Unit Development (north and south of Galena Road), as amended by the recently approved Units 3 & 13, with the proposed dwelling count for Units 10 and 12:

Current Residential Land Use

Land Use	Dwelling Units (DU)	Dwelling Unit %	Gross Acreage	% of Total Acres	Density
Residential-Condominiums	624	30%	40.1	12.0%	15.6 du/ac
Residential-Townhomes	803	39%	94.0	29.0%	8.5 du/ac
Residential-Duplex	182	9%	32.7	10.0%	5.6 du/ac
Residential-Single Family	467	22%	162.9	49.0%	2.9 du/ac
TOTAL	**2076**	**100.00%**	**329.7**	**100.00%**	**6.3 du/ac**

Proposed Residential Land Use

Land Use	Dwelling Units (DU)	Dwelling Unit %	Gross Acreage	% of Total Acres	Density
Residential-Condominiums	624	30%	40.1	12.0%	15.6 du/ac
Residential-Townhomes	776	38%	94.0	29.0%	8.3 du/ac
Residential-Duplex	182	9%	32.7	10.0%	5.6 du/ac
Residential-Single Family	467	23%	162.9	49.0%	2.9 du/ac
TOTAL	**2049**	**100.00%**	**329.7**	**100.00%**	**6.2 du/ac**

Staff also evaluated the Bristol Bay lot count specifically for the units north of Galena Road and prepared the lot analysis chart below:

Currently Approved Lot Count

	Single-Family	Town-homes	Duplexes	Condos
Unit 1	0	0	0	288
Unit 2	0	142	0	0
Unit 3	0	139	0	0
Unit 4	44	0	0	0
Unit 5	76	0	0	0
Unit 6	51	0	0	0
Unit 7	37	0	0	0
Unit 8	0	0	0	0
Unit 9	0	0	0	96
Unit 10	0	138	0	0
Unit 11	0	0	0	240
Unit 12	0	68	0	0
Unit 13	69	0	0	0
SUBTOTAL	**277**	**487**	**0**	**624**
GRAND TOTAL	**1,388**			

Proposed Lot Count

	Single-Family	Town-homes	Duplexes	Condos
Unit 1	0	0	0	288
Unit 2	0	142	0	0
Unit 3	0	139	0	0
Unit 4	44	0	0	0
Unit 5	76	0	0	0
Unit 6	51	0	0	0
Unit 7	37	0	0	0
Unit 8	0	0	0	0
Unit 9	0	0	0	96
Unit 10	0	119	0	0
Unit 11	0	0	0	240
Unit 12	0	60	0	0
Unit 13	69	0	0	0
SUBTOTAL	**277**	**460**	**0**	**624**
GRAND TOTAL	**1,361**			

Considering the loss of twenty-seven (27) townhome dwelling units, there is no significant impact to the dwelling type mix or the density of the overall Bristol Bay development. The same is true for the units north of Galena Road, which results in an overall change in dwelling units from 1,388 to 1,361 (approx. 1.95% decrease). Additionally, the overall mixture of townhome dwelling units north of Galena Road changes from 35% of all dwelling types (487 of 1,388) to 34% (460 of 1,361), representing a decrease of approximately 1%.

However, the impact to anticipated City

building permit revenue loss is approximately $440,000, as each townhome development generates approximately $16,292.48 in building permit fees. The following chart outlines the anticipated impact in building permit revenue by line item:

United City of Yorkville Fee	Fee Amounts	Aggregate Total (x27)
Building Permit Fee[1]	$950	$25,650
Water Connection Fee	$4,761	$127,547
Water Meter Fee	$550	$14,850
City Sewer Connection Fee	$2,000	$54,000
Water & Sewer Inspection Fee	$25	$675
Public Walks/Driveway Inspection Fee	$35	$945
Development Fees • Public Walks ($700) • Police ($300) • Building ($1,759) • Library ($500) • Parks and Recreation ($100) • Engineering ($100) • Bristol-Kendall Fire ($1,000)	$4,409	$119,043
Land Cash Fees • Park ($0) • School ($1,562.48)	$1,562.48	$42,186.96
Road Contribution	$2,000.00	$54,000
TOTAL	**$16,292.48**	**$438,896.96**

Note, a weather warning siren fee will be collected prior to final plat recordation for Units 10 and 12. The fee is $75/acre, totaling $1,537.50 for the 20.5-acre area for these units combined.

Staff Comments:

The proposed Final Plats of Subdivision Bristol Bay P.U.D. for Units 10 and 12 have been reviewed by the City's engineering consultant, Engineering Enterprises Inc. (EEI), for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated May 23, 2022 were provided to the applicant (see attached). The comments are minor in nature and will be addressed by the Petitioner prior to recordation. Staff supports approval of the proposed final plats.

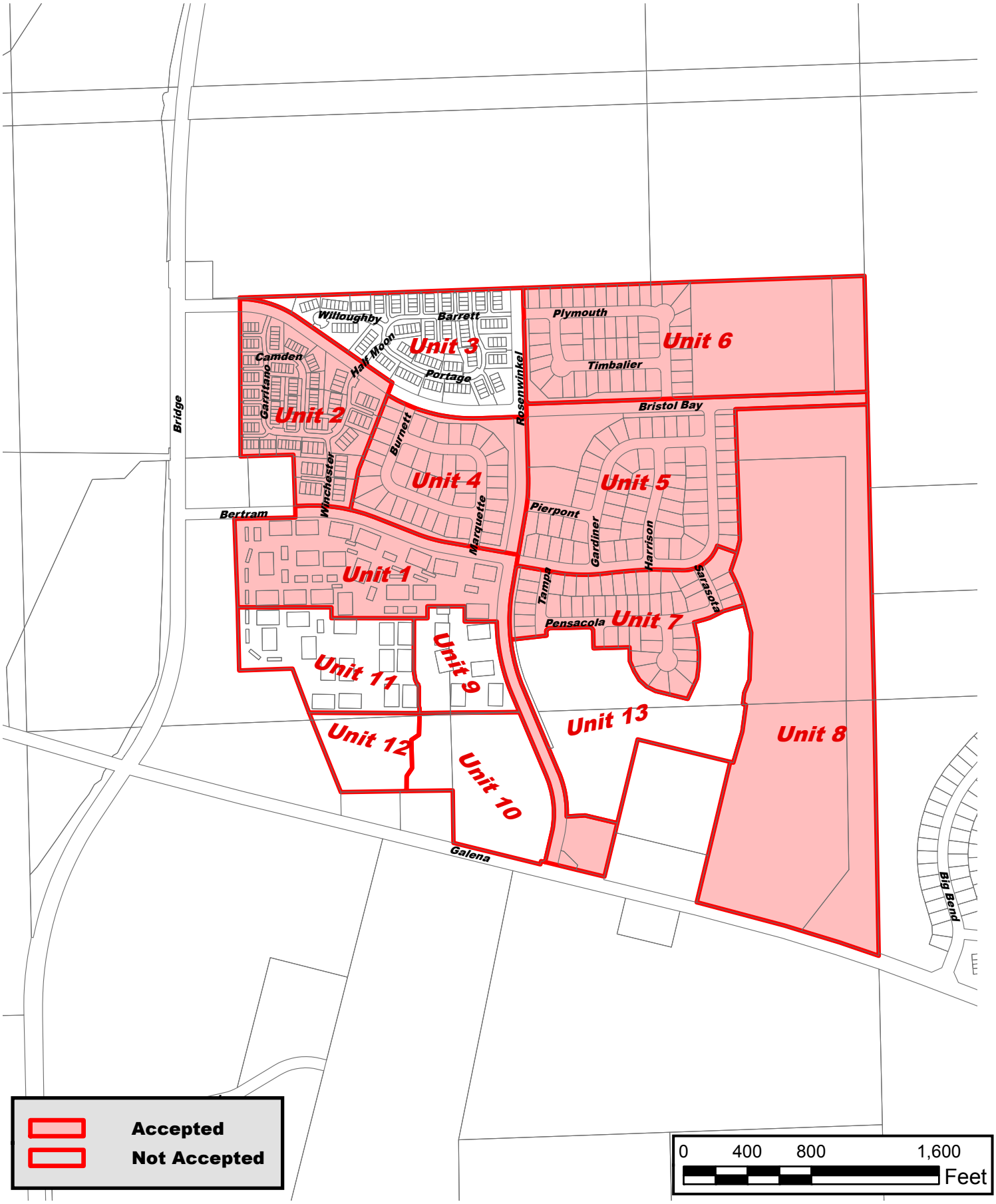
This matter was discussed at the May 26, 2022 Plan Council meeting and is scheduled for the June 7, 2022 Planning and Zoning Commission meeting. Per Section 6, paragraph A of the annexation

[1] Assumes an average of 1,500 square foot townhome unit.

agreement for Bristol Bay (Ord. 2005-34), the City shall act upon any final plat and final engineering or resubmitted final plat and final engineering within sixty (60) days of receipt. Initial receipt of the completed application was on April 25, 2022. Based upon the required City meeting schedule, the final approval of the requested Final Plat Amendment is proposed for July 26, 2022. The petitioner has agreed to this timeline. Should you have any questions regarding this matter; staff will be available at Tuesday night's meeting.

Attachments:

1. Bristol Bay PUD Subdivision Overall Map
2. Copy of Petitioner's Applications
3. Final Plat of Subdivision Bristol Bay PUD Unit 10 prepared by HR Green dated 04/01/2022
4. Final Plat of Subdivision Bristol Bay PUD Unit 12 prepared by HR Green dated 04/01/2022
5. Plan Council memo for 05-26-22
6. EEI Letters to the City dated May 23, 2022



Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-6700
www.eeiweb.com

DATE:	October 2015
PROJECT NO.:	YO1234
BY:	KKP
PATH:	H:\GIS\PUBLIC\YORKVILLE\2012\
FILE:	YO1234-Location.mxd

BRISTOL BAY LOCATION MAP AND DEVELOPMENT STATUS

N

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

APPLICATION FOR FINAL PLAT/REPLAT

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. The process for applying for a final plat or replat allows for the review of a proposed layout of divided lots and establishes standard design specification to ensure adequate roadways for safe and efficient traffic circulation is provided; safeguard against flood damage; promotes access and availability of utilities; and requires the provision of other necessary public improvements.

This packet explains the process to successfully submit and complete an Application for Final Plat/Replat. It includes a detailed description of the process, outlines required submittal materials, and contains the application.

For a complete explanation of what is legally required throughout the process, please refer to "Title 11 Subdivision Control" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP 1
APPLICATION SUBMITTAL

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

The following must be submitted:

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

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

The petitioner is responsible for payment of recording fees and outside consultant costs (i.e. legal review, engineering review, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

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

STEP 2
PLAN COUNCIL

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

This step is dependent on the complexity of the request and may be skipped at the discretion of staff.

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

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

APPLICATION FOR FINAL PLAT/REPLAT

STEP 3
ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

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

STEP 4
PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their plat to the Planning and Zoning Commission. The Planning and Zoning Commission will discuss the request and make a recommendation to City Council.

STEP 5
CITY COUNCIL

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

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

SAMPLE MEETING SCHEDULE

MONTH 1

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Plan Council Meeting

MONTH 2

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Economic Development Committee

MONTH 3

Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Planning & Zoning Commission

MONTH 4

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

City Council

Meeting Date

Updated Materials Submitted for Meeting

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

United City of Yorkville
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Yorkville, Illinois, 60560
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Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR FINAL PLAT/REPLAT

DORMANT APPLICATIONS

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

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

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

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

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

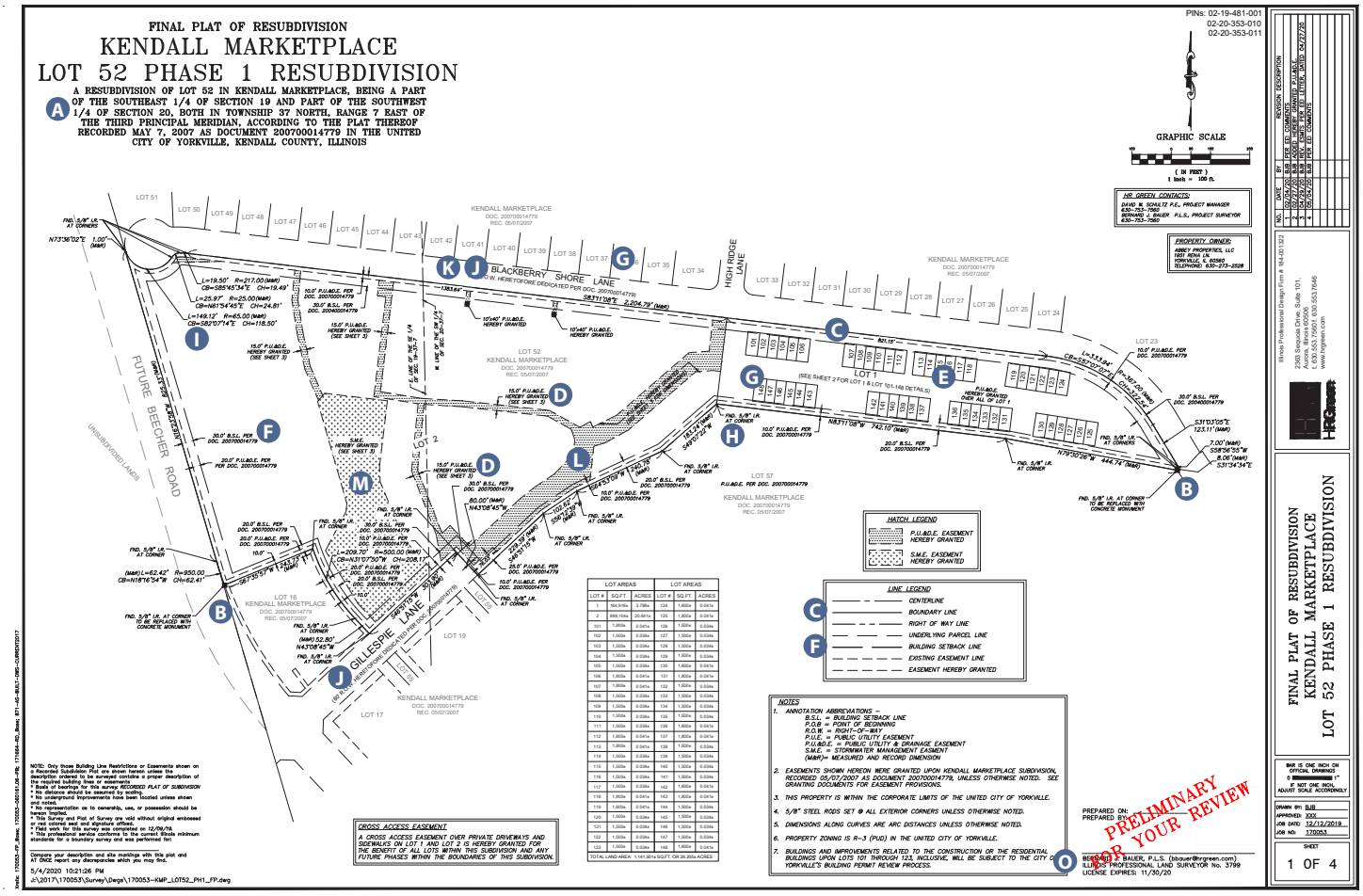
APPLICATION FOR FINAL PLAT/REPLAT

REQUIRED MATERIALS FOR FINAL PLAT OR SUBDIVISION PLAT

The following information must be shown on all final plats and final plats of resubdivision:

- **A** Legal Description
- **B** Monuments
- **C** Exterior Boundary Lines
- **D** Widths
- **E** Lot Lines
- **F** Setback Lines
- **G** Consecutive Numbering & Lettering
- **H** Lot Angles
- **I** Circular Curves
- **J** Street Names
- **K** Abutment
- **L** Dedicated Lands
- **M** Watercourses and Drainage
- **N** Access to Lake or Streams (not shown)
- **O** Survey
- **P** Certificates of Approval (not shown)

FINAL PLAT OF RESUBDIVISION EXAMPLE



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APPLICATION FOR FINAL PLAT/REPLAT

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

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APPLICATION FOR FINAL PLAT/REPLAT

DATE: 04/15/2022	PZC NUMBER:	DEVELOPMENT NAME: Bristol Bay Subdivision - Unit 10 & 12

PETITIONER INFORMATION

NAME: Thomas Williamson	COMPANY: Graham C Stores Company
MAILING ADDRESS: 39109 N US Highway 41	
CITY, STATE, ZIP: Wadsworth, IL 60083	TELEPHONE: ◉ HOME ○ BUSINESS (847) 826-0660
EMAIL: thomas@grahamcstores.com	FAX: (847) 223-3719

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Graham C-Stores Company

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

PROPERTY STREET ADDRESS: 107 E Stagecoach Trail

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

Existing manufacturing use at the northeast corner of the intersection of IL Rte. 47 and IL-71.

CURRENT ZONING CLASSIFICATION: M-1

TOTAL LOT ACREAGE: +/- 5.51 (239,935 SQ.FT.)	TOTAL NUMBER OF LOTS TO BE CREATED: 2

PROPOSED LOT AREAS AND DIMENSIONS

LOT NUMBER	LOT DIMENSIONS (W x L, IN FEET)	LOT AREA (IN SQUARE FEET)
See attached Plat		

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
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Website: www.yorkville.il.us

APPLICATION FOR FINAL PLAT/REPLAT

ATTORNEY INFORMATION	
NAME: Tom Carroll	COMPANY: TRAA Law
MAILING ADDRESS: 20 N. Wacker Drive Suite 556	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-750-1166
EMAIL: tcarroll@traalaw.com	FAX:
ENGINEER INFORMATION	
NAME: David Schultz	COMPANY: HR GREEN DEVELOPMENT, LLC
MAILING ADDRESS: 2363 Sequoia Drive | Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5002
EMAIL: dschultz@hrgreen.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Bernie Bauer	COMPANY: HR GREEN DEVELOPMENT, LLC
MAILING ADDRESS: 2363 Sequoia Drive | Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5033
EMAIL: bbauer@hrgreen.com	FAX:

ATTACHMENTS

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

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

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

OWNER SIGNATURE

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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NAME:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 107 E Stagecoach Trail

PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME:	COMPANY: Graham C Stores 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 _____

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

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

FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D.
UNIT 10

A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4 AND PART OF THE NORTH 1/2 OF SECTION 9, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

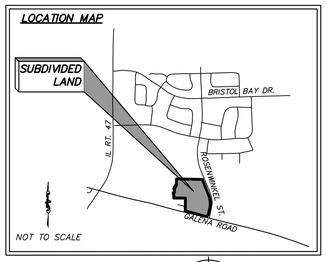
PINs: PT. 02-04-300-020
02-04-400-016
PT. 02-09-100-012
02-09-200-019
02-09-200-020

HR GREEN CONTACTS:
DAVID W. SCHULTZ P.E., PROJECT MANAGER
630-753-7560
BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
630-753-7560

PROPERTY OWNER:
BRISTOL BAY YORKVILLE FN, LLC
340 W. BUTTERFIELD ROAD #2D
ELMHURST, IL 60126
TELEPHONE: 630-834-0722

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

LOCATION MAP



LINE LEGEND
- CENTERLINE
- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- EXISTING PARCEL LINE
- EXISTING UNDERLYING PARCEL LINE
- EXISTING RIGHT OF WAY LINE

HATCH LEGEND
DENOTES AREA HEREBY DEDICATED TO THE UNITED CITY OF YORKVILLE FOR PUBLIC RIGHT-OF-WAY

RESUB. OF BRISTOL BAY
LOT 2048 - UNIT 9 AND LOT 2049 - UNIT 11
DOC. 201800003507

5/8" IRON ROD AT SW CORNER OF RESUB. OF BRISTOL BAY LOT 2048 - UNIT 9 & LOT 2049 - UNIT 11

SECTION CORNER REESTABLLISHED PER PLATS OF BRISTOL BAY P.U.D. UNITS 1, 9 & 11. AREA HAS BEEN DISTURBED AS PART OF THE BRISTOL BAY SITE GRADING. NO MONUMENT FOUND OR SET.

POINT OF BEGINNING
FOUND 5/8" IRON ROD AT SOUTHEAST CORNER OF RESUB. OF BRISTOL BAY LOT 2048 - UNIT 9 & LOT 2049 - UNIT 11

S88°47'59"E 1,314.42' (R&M)
S88°47'59"E 659.06' (R&M)
S. LINE OF THE SW 1/4 OF SEC. 4-37-7
N. LINE OF THE NW 1/4 OF SEC. 9-37-7
S. LINE OF THE SE 1/4 OF SEC. 4-37-7
N. LINE OF THE NE 1/4 OF SEC. 9-37-7
80.0' R.O.W.
N01°12'01"E 166.22'
L=16.69' R=30.00'
CB=S65°28'02"E CH=16.48'
N40°28'16"E 26.00'
L=34.55' R=30.00'
CB=N16°32'11"W CH=32.67'
L=8.93' R=5.00'
CB=N67°37'23"E CH=7.79'
S61°12'35"E 14.42'
L=51.13' R=208.00'
CB=N22°09'42"E CH=51.00'
N74°28'01"W 15.10'
L=7.69' R=5.00'
CB=N30°25'55"W CH=6.95'
L=42.63' R=188.00'
CB=N7°06'25"E CH=42.54'
N00°36'39"E 20.43'
L=46.90' R=30.00'
CB=N45°23'45"E CH=42.27'
N00°10'51"E 26.00'
N89°49'09"W 12.74'
N00°10'51"E 106.00'
S89°58'19"W 699.33 (R&M)
SET CONCRETE MONUMENT
FOUND 1" IRON PIPE 0.22'E. & ON LINE
S89°58'19"W 295.50'
FOUND 5/8" IRON ROD (BENT) 0.37'E & 0.22'S.
N00°01'41"W 330.99' (R&M)
E. LINE OF THE NW 1/4 OF SEC. 9-37-7
W. LINE OF THE NE 1/4 OF SEC. 9-37-7
FOUND 3/4" I.P. AT CORNER
S21°48'57"E 428.69' (R&M)
HERETOFORE DEDICATED PER DOC. NO. 200500039532
L=381.81' R=600.00' CB=S3°35'08"E CH=375.40' (R&M)
S14°38'41"W 143.50' (R&M)
L=39.33' R=25.00' (R&M)
CB=S59°42'31"W CH=35.39'
S14°38'41"W 20.00' (R&M)
20' RIGHT-OF-WAY HEREBY DEDICATED (11,314± SQ.FT.)
N75°13'39"W 563.06' (R&M)
HERETOFORE DEDICATED PER BOOK 163, PAGE 160

LOT 1000
LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27

STREET
MONTEREY
MONTEREY STREET
ROSENWINKEL STREET
SANTA MONICA STREET
SAN DIEGO LANE
FUTURE BRISTOL BAY - UNIT 12
FUTURE BRISTOL BAY - UNIT 13
LOT 1685 BRISTOL BAY - UNIT 1 DOC. 200500039532
UNSUBDIVIDED LANDS
UNSUBDIVIDED LANDS
GALENA ROAD

NOTES:

1. ANNOTATION ABBREVIATIONS –
   B.S.L. = BUILDING SETBACK LINE
   R.O.W. = RIGHT-OF-WAY
   P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
   (R&M) = RECORD AND MEASURED
   (XXX.XX) = RECORD DIMENSION
2. THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE.
3. 5/8" STEEL RODS SET @ ALL EXTERIOR CORNERS UNLESS OTHERWISE NOTED. 5/8" STEEL RODS WILL BE SET AT ALL INTERIOR CORNERS WITHIN 12 MONTHS OF RECORDATION.
4. DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
5. PROPERTY ZONING IS R-3 (P.U.D.) IN THE UNITED CITY OF YORKVILLE.
6. OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
7. BEARINGS ARE BASED ON LOCAL COORDINATE SYSTEM.
8. SEE COVENANTS AND RESTRICTIONS FOR EASEMENT PROVISIONS NOT SHOWN HEREON.
9. ACCESS EASEMENT OVER LOT 1000 IS HEREBY GRANTED.
10. PUBLIC UTILITY AND DRAINAGE EASEMENT OVER LOTS 1-27, INCLUSIVE, AND 1000 IS HEREBY GRANTED.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

MODA TECH & INRASTRUCTURE

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

LAND USE SUMMARY

LAND USE	ACREAGE	% OF TOTAL ACRES
MULTIFAMILY ATTACHED	12.250± AC.	84.2%
PRIVATE ROADWAYS (LOT 1000)	2.039± AC.	14.0%
RIGHT-OF-WAY	0.260± AC.	1.8%
TOTAL GROSS ACRES	14.549± AC.	100%

A PUBLIC UTILITY AND DRAINAGE EASEMENT, IN ACCORDANCE WITH THE EASEMENT PROVISIONS STATED HEREON, IS HEREBY GRANTED OVER ALL AREAS OF LOTS 101-219, INCLUSIVE (EXCEPTING THEREFROM THAT PART OF SAID LOTS ON WHICH A PRINCIPAL RESIDENTIAL BUILDING IS TO BE CONSTRUCTED).

LOT AREAS			LOT AREAS			LOT AREAS		
LOT #	SQ.FT.	ACRES	LOT #	SQ.FT.	ACRES	LOT #	SQ.FT.	ACRES
1	7,816±	0.179±	123	1,736±	0.040±	172	1,577±	0.036±
2	6,361±	0.146±	124	1,736±	0.040±	173	1,736±	0.040±
3	6,355±	0.146±	125	1,461±	0.034±	174	1,736±	0.040±
4	10,786±	0.248±	126	1,736±	0.040±	175	1,577±	0.036±
5	13,218±	0.303±	127	1,736±	0.040±	176	1,461±	0.034±
6	14,603±	0.335±	128	1,461±	0.034±	177	1,461±	0.034±
7	17,732±	0.407±	129	1,461±	0.034±	178	1,736±	0.040±
8	22,192±	0.509±	130	1,577±	0.036±	179	1,736±	0.040±
9	14,407±	0.331±	131	1,736±	0.040±	180	1,461±	0.034±
10	20,175±	0.463±	132	1,736±	0.040±	181	1,461±	0.034±
11	21,652±	0.497±	133	1,461±	0.034±	182	1,577±	0.036±
12	14,169±	0.325±	134	1,736±	0.040±	183	1,577±	0.036±
13	10,334±	0.237±	135	1,736±	0.040±	184	1,736±	0.040±
14	14,041±	0.322±	136	1,461±	0.034±	185	1,736±	0.040±
15	9,453±	0.217±	137	1,461±	0.034±	186	1,405±	0.032±
16	10,031±	0.230±	138	1,577±	0.036±	187	1,405±	0.032±
17	11,070±	0.254±	139	1,736±	0.040±	188	1,736±	0.040±
18	8,573±	0.197±	140	1,736±	0.040±	189	1,736±	0.040±
19	9,606±	0.221±	141	1,577±	0.036±	190	1,461±	0.034±
20	12,289±	0.282±	142	1,577±	0.036±	191	1,461±	0.034±
21	11,288±	0.259±	143	1,461±	0.034±	192	1,577±	0.036±
22	11,160±	0.256±	144	1,461±	0.034±	193	1,577±	0.036±
23	17,417±	0.400±	145	1,686±	0.039±	194	1,736±	0.040±
24	15,523±	0.356±	146	1,686±	0.039±	195	1,736±	0.040±
25	13,556±	0.311±	147	1,461±	0.034±	196	1,461±	0.034±
26	10,816±	0.248±	148	1,736±	0.040±	197	1,461±	0.034±
27	8,984±	0.206±	149	1,736±	0.040±	198	1,577±	0.036±
101	1,736±	0.040±	150	1,405±	0.032±	199	1,577±	0.036±
102	1,461±	0.034±	151	1,405±	0.032±	200	1,736±	0.040±
103	1,736±	0.040±	152	1,736±	0.040±	201	1,736±	0.040±
104	1,736±	0.040±	153	1,736±	0.040±	202	1,461±	0.034±
105	1,461±	0.034±	154	1,405±	0.032±	203	1,461±	0.034±
106	1,736±	0.040±	155	1,405±	0.032±	204	1,577±	0.036±
107	1,736±	0.040±	156	1,736±	0.040±	205	1,577±	0.036±
108	1,461±	0.034±	157	1,736±	0.040±	206	1,709±	0.039±
109	1,736±	0.040±	158	1,461±	0.034±	207	1,736±	0.040±
110	1,736±	0.040±	159	1,692±	0.039±	208	1,577±	0.036±
111	1,461±	0.034±	160	1,736±	0.040±	209	1,461±	0.034±
112	1,736±	0.040±	161	1,405±	0.032±	210	1,461±	0.034±
113	1,736±	0.040±	162	1,405±	0.032±	211	1,712±	0.039±
114	1,461±	0.034±	163	1,736±	0.040±	212	1,711±	0.039±
115	1,461±	0.034±	164	1,736±	0.040±	213	1,405±	0.032±
116	1,577±	0.036±	165	1,461±	0.034±	214	1,405±	0.032±
117	1,736±	0.040±	166	1,461±	0.034±	215	1,736±	0.040±
118	1,736±	0.040±	167	1,577±	0.036±	216	1,736±	0.040±
119	1,461±	0.034±	168	1,736±	0.040±	217	1,405±	0.032±
120	1,461±	0.034±	169	1,736±	0.040±	218	1,405±	0.032±
121	1,577±	0.036±	170	1,461±	0.034±	219	1,736±	0.040±
122	1,577±	0.036±	171	1,461±	0.034±	1000	88,809±	2.039±

PREPARED ON [CURRENT DATE]
PREPARED BY:

FOR REVIEW

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/22

NO.	DATE	BY	REVISION DESCRIPTION

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com
HRGreen

FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D. UNIT 10
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 04/01/2022
JOB NO: 220051

SHEET
1 OF 5

4/15/2022 3:18:51 PM
J:\2022\220051\Survey\Dwg\220051-Unit10_FP.dwg
Xrefs: 220051_FP_base

FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D.
UNIT 10

A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4 AND PART OF THE NORTH 1/2 OF SECTION 9, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

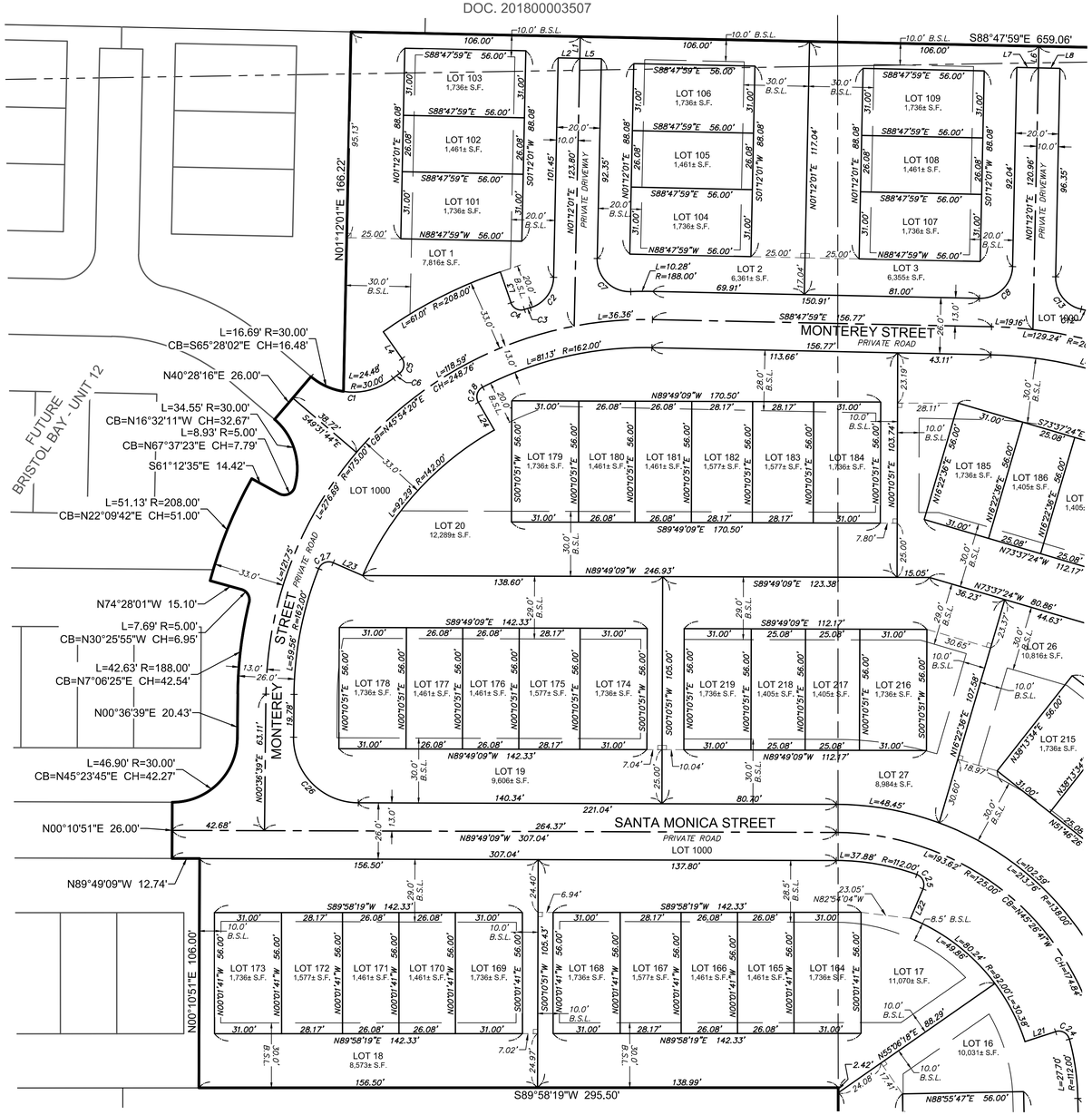
PINs: PT. 02-04-300-020
02-04-400-016
PT. 02-09-100-012
02-09-200-019
02-09-200-020

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

RESUB. OF BRISTOL BAY
LOT 2048 - UNIT 9 AND LOT 2049 -UNIT 11
DOC. 201800003507


S88°47'59"E 659.06'
N01°12'01"E 166.22'
MONTEREY STREET
PRIVATE ROAD
SANTA MONICA STREET
PRIVATE ROAD
PRIVATE DRIVEWAY
FUTURE BRISTOL BAY - UNIT 12
LOT 1000
LOT 1 7,816± S.F.
LOT 2 6,361± S.F.
LOT 3 6,355± S.F.
LOT 101 1,736± S.F.
LOT 102 1,461± S.F.
LOT 103 1,736± S.F.
LOT 104 1,736± S.F.
LOT 105 1,461± S.F.
LOT 106 1,736± S.F.
LOT 107 1,736± S.F.
LOT 108 1,461± S.F.
LOT 109 1,736± S.F.
LOT 18 8,573± S.F.
LOT 19 9,606± S.F.
LOT 20 12,289± S.F.
LOT 26 10,816± S.F.
LOT 27 8,984± S.F.
LOT 16 10,031± S.F.
LOT 17 11,070± S.F.
LOT 215 1,736± S.F.
LOT 1405
LOT 169 1,736± S.F.
LOT 170 1,461± S.F.
LOT 171 1,461± S.F.
LOT 172 1,577± S.F.
LOT 173 1,736± S.F.
LOT 174 1,736± S.F.
LOT 175 1,577± S.F.
LOT 176 1,461± S.F.
LOT 177 1,461± S.F.
LOT 178 1,736± S.F.
LOT 179 1,736± S.F.
LOT 180 1,461± S.F.
LOT 181 1,461± S.F.
LOT 182 1,577± S.F.
LOT 183 1,577± S.F.
LOT 184 1,736± S.F.
LOT 185 1,736± S.F.
LOT 186 1,405± S.F.
L=16.69' R=30.00'
CB=S65°28'02"E CH=16.48'
N40°28'16"E 26.00'
L=34.55' R=30.00'
CB=N16°32'11"W CH=32.67'
L=8.93' R=5.00'
CB=N67°37'23"E CH=7.79'
S61°12'35"E 14.42'
L=51.13' R=208.00'
CB=N22°09'42"E CH=51.00'
N74°28'01"W 15.10'
L=7.69' R=5.00'
CB=N30°25'55"W CH=6.95'
L=42.63' R=188.00'
CB=N7°06'25"E CH=42.54'
N00°36'39"E 20.43'
L=46.90' R=30.00'
CB=N45°23'45"E CH=42.27'
N00°10'51"E 26.00'
N89°49'09"W 12.74'
N00°10'51"E 106.00'
S89°58'19"W 295.50'
N89°49'09"W 170.50'
S89°49'09"E 170.50'
N89°49'09"W 246.93'
S89°49'09"E 123.38'
S89°49'09"E 142.33'
N89°49'09"W 142.33'
S89°58'19"W 142.33'
N89°58'19"E 142.33'
N89°49'09"W 307.04'
S89°49'09"E 112.17'
S89°49'09"W 112.17'
L=10.28' R=188.00'
L=61.01' R=208.00'
L=116.59' CH=246.76'
L=81.13' R=162.00'
L=36.36'
L=19.16'
L=129.24'
L=24.48 R=30.00'
L=276.68 R=475.00'
L=91.29' R=142.00'
L=37.88' R=112.00'
L=19.58' R=125.00'
L=102.59' L=23.76' R=38.00'
L=80.24' R=82.00'
L=48.45'
L=27.70' R=112.00'
S40°31'44"E 38.27'
CB=N45°54'20"E
S00°36'39"E 63.11'
N00°36'39"E
S16°22'56"E 107.58'
N16°22'56"E 107.58'
N73°37'24"W 112.17'
S73°37'24"E
N82°54'04"W
N55°06'18"E 189.29'
S00°10'51"W 105.00'
S00°10'51"W 105.43'
S00°01'41"W
N00°01'41"W
N00°10'51"E
S00°10'51"E
N16°22'56"E
S16°22'56"E
N73°37'24"W
S73°37'24"E
N82°54'04"W
N55°06'18"E
S88°55'47"E 56.00'
N88°55'47"W 56.00'
S88°47'59"E 56.00'
N88°47'59"W 56.00'
S89°58'19"W 142.33'
N89°58'19"E 142.33'
S89°49'09"E 142.33'
N89°49'09"W 142.33'
S89°49'09"E 170.50'
N89°49'09"W 170.50'
S89°49'09"E 142.33'
N89°49'09"W 142.33'
S89°49'09"E 112.17'
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S89°49'09"E 246.93'
S89°49'09"E 123.38'
PRIVATE DRIVEWAY
PRIVATE ROAD
STREET
MONTEREY
SANTA MONICA STREET
LOT 1000
LOT 20
LOT 19
LOT 18
LOT 17
LOT 16
LOT 27
LOT 26
LOT 215
LOT 1405
LOT 1000
LOT 1000
LOT 1000

FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D.
UNIT 10

A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4 AND PART OF THE NORTH 1/2 OF SECTION 9, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

PINs: PT. 02-04-300-020
02-04-400-016
PT. 02-09-100-012
02-09-200-019
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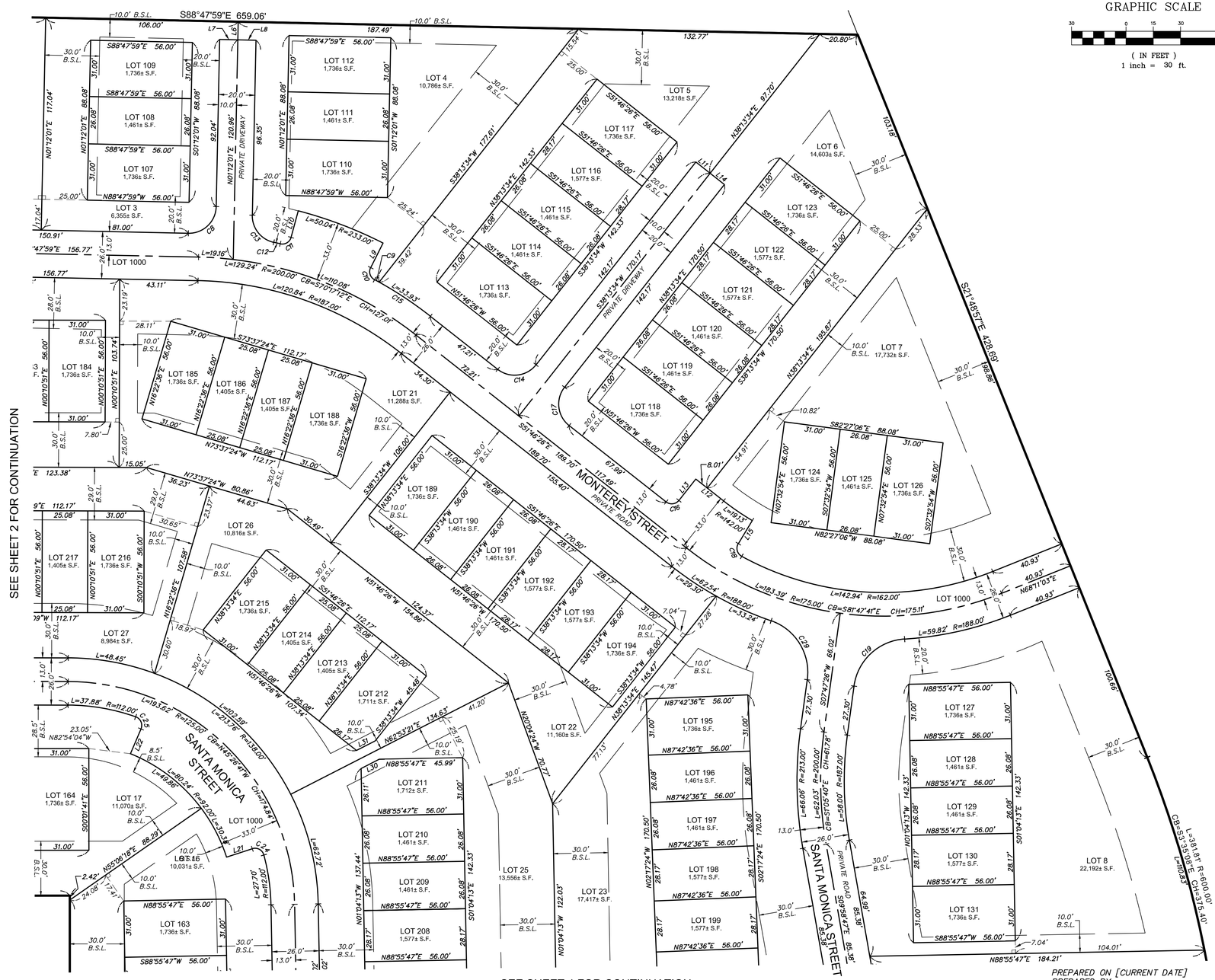
GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.



LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.00'	N11°12'01"E
L2	10.00'	N88°47'59"W
L3	15.10'	S19°06'11"E
L4	15.10'	N35°04'59"W
L5	10.00'	N88°47'59"W
L6	10.00'	S1°12'01"W
L7	10.00'	S88°47'59"E
L8	10.00'	S88°47'59"E
L9	15.09'	S26°37'04"W
L10	15.09'	N15°03'04"E
L11	10.00'	S51°46'26"E
L12	19.50'	S51°46'26"E
L13	15.00'	N38°13'34"E
L14	10.00'	S51°46'26"E
L15	14.87'	S31°06'45"W
L16	17.91'	N34°05'56"E
L17	17.91'	N34°05'56"E
L18	10.00'	N75°13'39"W
L19	10.00'	N75°13'39"W
L20	17.00'	N88°55'47"E
L21	14.88'	S72°04'48"W
L22	14.81'	N23°02'38"E
L23	14.92'	S66°30'02"E
L24	14.87'	N29°52'01"W
L25	14.81'	S89°40'58"W
L26	14.81'	S50°08'39"E
L27	14.76'	N44°18'24"E
L28	15.00'	S88°55'47"W
L29	10.79'	N58°51'04"W
L30	11.14'	N62°53'21"E
L31	11.58'	S62°53'21"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	41.17'	30.00'	S88°50'27"E	38.01'
C2	18.98'	15.00'	N37°26'34"E	17.74'
C3	2.82'	188.00'	N73°15'22"E	2.82'
C4	7.69'	5.00'	S63°08'17"E	6.95'
C5	7.69'	5.00'	N8°57'07"E	6.95'
C6	3.74'	188.00'	N52°25'01"E	3.74'
C7	24.38'	15.00'	S45°21'58"E	21.79'
C8	23.56'	15.00'	N46°12'01"E	21.21'
C9	2.87'	213.00'	S61°17'13"E	2.87'
C10	7.70'	5.00'	S17°31'40"E	6.96'
C11	7.70'	5.00'	N59°11'48"E	6.96'
C12	3.65'	213.00'	S77°08'53"E	3.65'
C13	20.64'	15.00'	S38°13'09"E	19.05'
C14	23.56'	15.00'	N83°13'34"E	21.21'
C15	36.80'	213.00'	S56°43'25"E	36.76'
C16	7.85'	5.00'	N83°13'34"E	7.07'
C17	23.56'	15.00'	S6°46'26"E	21.21'
C18	8.06'	5.00'	S15°04'26"E	7.22'
C19	41.17'	30.00'	N47°06'09"E	38.01'
C20	39.48'	30.00'	N11°15'20"E	36.69'
C21	38.75'	30.00'	N73°26'50"W	36.11'
C22	19.10'	15.00'	S51°14'29"W	17.83'
C23	21.84'	15.00'	N26°55'49"W	19.96'
C24	8.09'	5.00'	N61°34'51"W	7.23'
C25	8.16'	5.00'	N23°41'51"W	7.28'
C26	47.35'	30.00'	N44°36'15"W	42.59'
C27	8.01'	5.00'	N67°35'13"E	7.18'
C28	8.06'	5.00'	N16°19'10"E	7.22'
C29	41.17'	30.00'	S31°31'17"E	38.01'
C30	11.22'	107.00'	S6°58'31"E	11.22'
C31	8.17'	5.00'	S42°51'21"W	7.29'
C32	8.17'	5.00'	S3°19'03"E	7.29'
C33	8.25'	5.00'	N2°58'00"W	7.35'
C34	7.85'	5.00'	N46°04'13"W	7.07'

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
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* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

MODA TECH & INRASTRUCTURE

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

4/15/2022 3:18:51 PM

J:\2022\220051\Survey\Dwg\220051-Unit10_FP.dwg

Xrefs: 220051_FP_base

PREPARED ON [CURRENT DATE]
PREPARED BY:

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/22

NO.	DATE	BY	REVISION DESCRIPTION

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com
HRGreen

FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D. UNIT 10
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 04/01/2022
JOB NO: 220051

SHEET
3 0F 5

FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D.
UNIT 10

A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4 AND PART OF THE NORTH 1/2 OF SECTION 9, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

PINs: PT. 02-04-300-020
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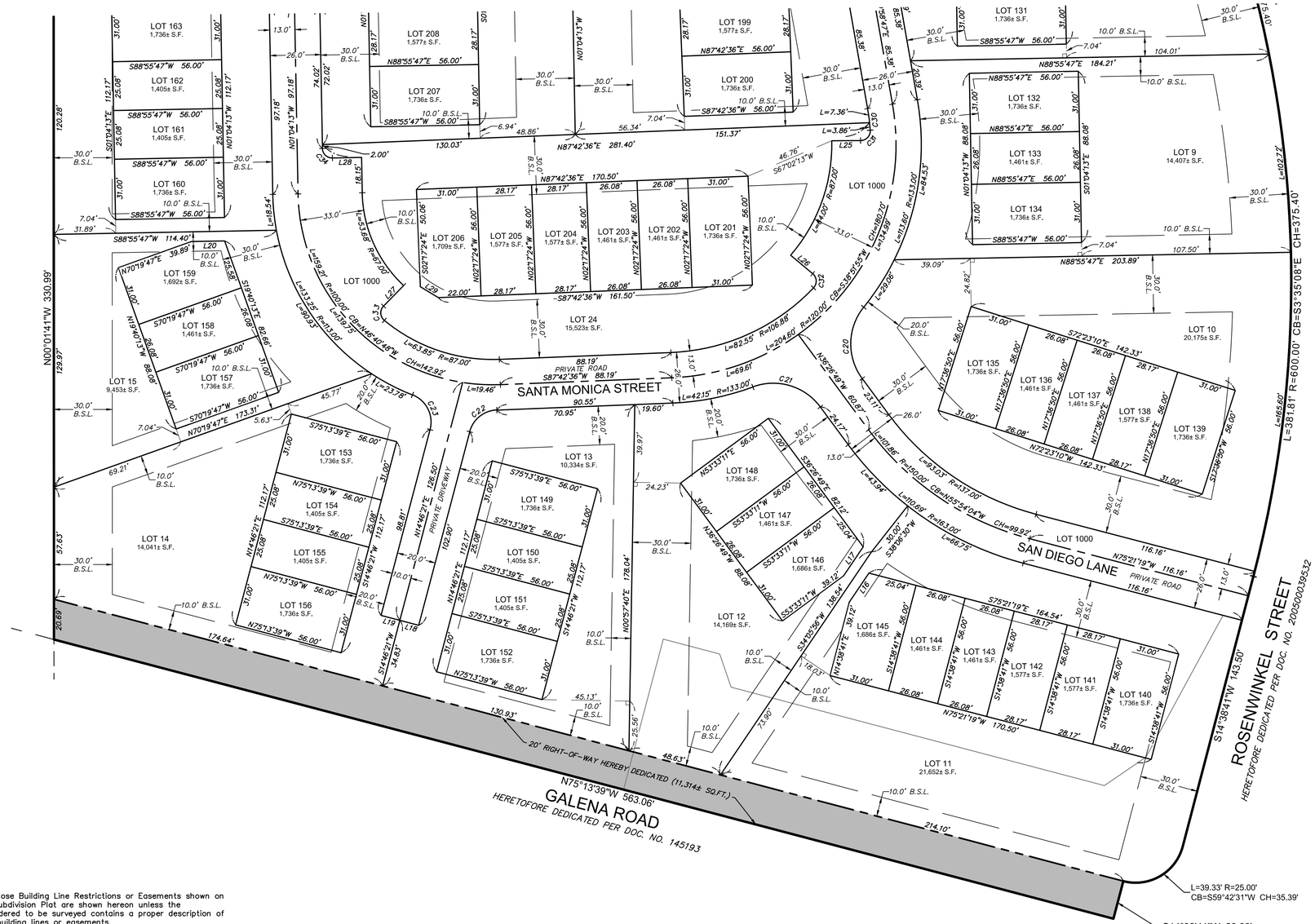
GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

SEE SHEET 3 FOR CONTINUATION



LINE TABLE		
LINE #	LENGTH	BEARING
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L2	10.00'	N88°47'59"W
L3	15.10'	S19°06'11"E
L4	15.10'	N35°04'59"W
L5	10.00'	N88°47'59"W
L6	10.00'	S1°12'01"W
L7	10.00'	S88°47'59"E
L8	10.00'	S88°47'59"E
L9	15.09'	S26°37'04"W
L10	15.09'	N15°03'04"E
L11	10.00'	S51°46'26"E
L12	19.50'	S51°46'26"E
L13	15.00'	N38°13'34"E
L14	10.00'	S51°46'26"E
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L18	10.00'	N75°13'39"W
L19	10.00'	N75°13'39"W
L20	17.00'	N88°55'47"E
L21	14.88'	S72°04'48"W
L22	14.81'	N23°02'38"E
L23	14.92'	S66°30'02"E
L24	14.87'	N29°52'01"W
L25	14.81'	S89°40'58"W
L26	14.81'	S50°08'39"E
L27	14.76'	N44°18'24"E
L28	15.00'	S88°55'47"W
L29	10.79'	N58°51'04"W
L30	11.14'	N62°53'21"E
L31	11.58'	S62°53'21"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	41.17'	30.00'	S88°50'27"E	38.01'
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C5	7.69'	5.00'	N8°57'07"E	6.95'
C6	3.74'	188.00'	N52°25'01"E	3.74'
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C8	23.56'	15.00'	N46°12'01"E	21.21'
C9	2.87'	213.00'	S61°17'13"E	2.87'
C10	7.70'	5.00'	S17°31'40"E	6.96'
C11	7.70'	5.00'	N59°11'48"E	6.96'
C12	3.65'	213.00'	S77°08'53"E	3.65'
C13	20.64'	15.00'	S38°13'09"E	19.05'
C14	23.56'	15.00'	N83°13'34"E	21.21'
C15	36.80'	213.00'	S56°43'25"E	36.76'
C16	7.85'	5.00'	N83°13'34"E	7.07'
C17	23.56'	15.00'	S6°46'26"E	21.21'
C18	8.06'	5.00'	S15°04'26"E	7.22'
C19	41.17'	30.00'	N47°06'09"E	38.01'
C20	39.48'	30.00'	N11°15'20"E	36.69'
C21	38.75'	30.00'	N73°26'50"W	36.11'
C22	19.10'	15.00'	S51°14'29"W	17.83'
C23	21.84'	15.00'	N26°55'49"W	19.96'
C24	8.09'	5.00'	N61°34'51"W	7.23'
C25	8.16'	5.00'	N23°41'51"W	7.28'
C26	47.35'	30.00'	N44°36'15"W	42.59'
C27	8.01'	5.00'	N67°35'13"E	7.18'
C28	8.06'	5.00'	N16°19'10"E	7.22'
C29	41.17'	30.00'	S31°31'17"E	38.01'
C30	11.22'	107.00'	S6°58'31"E	11.22'
C31	8.17'	5.00'	S42°51'21"W	7.29'
C32	8.17'	5.00'	S3°19'03"E	7.29'
C33	8.25'	5.00'	N2°58'00"W	7.35'
C34	7.85'	5.00'	N46°04'13"W	7.07'

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MODA TECH & INRASTRUCTURE

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

4/15/2022 3:18:51 PM

J:\2022\220051\Survey\Dwg\220051-Unit10_FP.dwg

Xrefs: 220051_FP_base

PREPARED ON [CURRENT DATE]
PREPARED BY:

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/22

NO.	DATE	BY	REVISION DESCRIPTION

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com
HRGreen

FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D. UNIT 10
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 04/01/2022
JOB NO: 220051

SHEET
4 OF 5

FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D.
UNIT 10

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PINs: PT. 02-04-300-020
02-04-400-016
PT. 02-09-100-012
02-09-200-019
02-09-200-020

OWNERSHIP CERTIFICATE

STATE OF _____)
) S.S.
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____, AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED FOREGOING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATE 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 CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115.

DATED AT _____, _____, THIS _____ DAY OF _____, 20___.

_____
CORPORATION NAME

_____
COMPLETE ADDRESS

BY: _____ _____
PRESIDENT SECRETARY

_____ _____
PRINTED NAME PRINTED NAME

NOTARY CERTIFICATE

STATE OF _____)
) S.S.
COUNTY OF _____)

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____ AND _____, PERSONALLY KNOW TO ME TO THE PRESIDENT AND SECRETARY OF _____, AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20___.

_____
NOTARY PUBLIC

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4/15/2022 3:18:51 PM

J:\2022\220051\Survey\Dwg\220051-Unit10_FP.dwg

Xrefs: 220051_FP_base

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

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

APPROVED AND ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____DAY OF_____, 20___.

_____
CHAIRMAN

CITY ADMINISTRATOR'S CERTIFICATE

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

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____DAY OF_____, 20___.

_____
CITY ADMINISTRATOR

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
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 COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) S.S.
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 ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
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

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

WE, _____, REGISTERED PROFESSIONAL ENGINEER AND _____, OWNER (OR HIS ATTORNEY) SUBMIT THE TOPOGRAPHICAL AND PROFILE STUDIES AND, TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE 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 THIS SUBDIVISION.

DATED THIS _____ DAY OF _____,20___.

_____ _____
OWNER (OR DULY AUTHORIZED ATTORNEY) REGISTERED PROFESSIONAL ENGINEER

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

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE,

ILLINOIS, THIS _____DAY OF _____ 20___.

_____
COUNTY CLERK

EASEMENT FOR INGRESS AND EGRESS

AN ACCESS EASEMENT IS HEREBY RESERVED FOR FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON ANY AND ALL PAVED SURFACES OF LOT 1000.

EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY, AMERITECH ILLINOIS a.k.a. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (or similar designation) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (or similar designation), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS, SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. PRIVATE OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (or similar designation) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (or similar designation), WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF THE REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH MAY BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING", AND "COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SBC AMERITECH, NICOR, COM ED, COMCAST, 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" (abbreviated P.U. & D.E.) TO 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", BUT WITHOUT 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 OR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND RECROSSING 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 RECROSSED. 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.

KENDALL COUNTY RIGHT TO FARM STATEMENT

NOTICE:
KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR – A-1 OR AG SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

RECORDER'S CERTIFICATE

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

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS. ON THIS _____ DAY OF _____, 20_____, AT _____O'CLOCK ____M.

_____
KENDALL COUNTY RECORDER

SURVEYOR'S CERTIFICATE

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

THIS IS TO CERTIFY THAT I, BERNARD J. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003799, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTH HALF OF SECTION 4 AND PART OF THE NORTH HALF OF SECTION 9, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE RESUBDIVISION OF BRISTOL BAY LOT 2048 – UNIT 9 AND LOT 2049 – UNIT 11, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 2018 AS DOCUMENT 201800003507, SAID POINT OF BEGINNING ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF ROSEWINKLE STREET, PER BRISTOL BAY UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 21, 2005 AS DOCUMENT 200500003952; THENCE SOUTH 21 DEGREES 48 MINUTES 57 SECONDS EAST, ALONG SAID WESTERLY RIGHT-OF WAY LINE, 428.69 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 381.81 FEET, BEING A TANGENTIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 600.00 FEET, A CHORD THAT BEARS SOUTH 03 DEGREES 35 MINUTES 08 SECONDS EAST AND A CHORD OF 375.40 FEET; THENCE SOUTH 14 DEGREES 38 MINUTES 41 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND TANGENT TO LAST DESCRIBED CURVE, 143.50 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 39.33 FEET, BEING A TANGENTIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CHORD THAT BEARS SOUTH 59 DEGREES 42 MINUTES 31 SECONDS WEST AND A CHORD OF 35.39 FEET; THENCE SOUTH 14 DEGREES 38 MINUTES 41 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 20.00 FEET TO THE NORTHERLY LINE OF GALENA ROAD, DEDICATION OF RIGHT-OF-WAY, RECORDED IN BOOK 136, PAGE 160; THENCE NORTH 75 DEGREES 13 MINUTES 29 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 663.06 FEET TO THE A WESTERLY LINE OF THE LANDS DESCRIBED IN QUIT CLAIM DEED RECORDED 04/21/2021 AS DOCUMENT 202100010276; THENCE NORTH 00 DEGREES 01 MINUTES 41 SECONDS WEST, ALONG SAID WESTERLY LINE, 330.99 FEET TO A CORNER OF SAID LANDS; THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, ALONG A SOUTHERLY LINE OF SAID LANDS, 295.50 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 51 SECONDS EAST, 106.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 09 SECONDS WEST, PERPENDICULAR TO LAST DESCRIBED LINE, 12.74 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 51 SECONDS EAST, PERPENDICULAR TO LAST DESCRIBED LINE, 28.00 FEET; THENCE NORTHEASTERLY, 46.90 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CHORD THAT BEARS NORTH 45 DEGREES 23 MINUTES 45 SECONDS EAST AND A CHORD OF 42.27 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 39 SECONDS EAST, TANGENT TO LAST DESCRIBED CURVE, 20.43 FEET; THENCE NORTHERLY, 36.59 FEET, ALONG A TANGENTIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 188.00 FEET, A CHORD THAT BEARS NORTH 06 DEGREES 11 MINUTES 13 SECONDS EAST AND A CHORD OF 36.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY, 7.72 FEET ALONG A TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5.00 FEET, A CHORD THAT BEARS NORTH 32 DEGREES 29 MINUTES 42 SECONDS WEST AND A CHORD OF 6.98 FEET; THENCE NORTH 76 DEGREES 45 MINUTES 10 SECONDS WEST, TANGENT TO LAST DESCRIBED CURVE, 15.06 FEET; THENCE NORTHERLY, 52.14 FEET, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 208.00 FEET, A CHORD THAT BEARS NORTH 20 DEGREES 25 MINUTES 44 SECONDS EAST AND A CHORD OF 52.01 FEET; THENCE SOUTH 62 DEGREES 23 MINUTES 22 SECONDS EAST, 15.06 FEET; THENCE EASTERLY, 7.72 FEET ALONG A TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5.00 FEET, A CHORD THAT BEARS NORTH 73 DEGREES 21 MINUTES 10 SECONDS EAST AND A CHORD OF 6.98 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY, 41.17 FEET ALONG A TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS NORTH 10 DEGREES 13 MINUTES 01 SECONDS WEST AND A CHORD OF 38.01 FEET; THENCE NORTH 40 DEGREES 28 MINUTES 16 SECONDS EAST, 26.00 FEET; THENCE SOUTHEASTERLY, 16.69 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CHORD THAT BEARS SOUTH 65 DEGREES 28 MINUTES 02 SECONDS EAST AND A CHORD OF 16.48 FEET; THENCE NORTH 01 DEGREES 12 MINUTES 01 SECONDS EAST, 166.22 FEET TO THE SOUTHERLY LINE OF SAID RESUBDIVISION OF BRISTOL BAY LOT 2048 – UNIT 9 AND LOT 2049 – UNIT 11; THENCE SOUTH 88 DEGREES 47 MINUTES 59 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 659.06 FEET TO SAID 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 U.S. SURVEY 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 MAP NO. 17093C0030G, BEARING AN EFFECTIVE DATE OF FEBRUARY 4, 2009 AND FIRM MAP NO. 17093C0035H, BEARING AN EFFECTIVE DATE OF JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT I HAVE SET ALL EXTERIOR SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS FINAL PLAT, AND THAT ALL INTERIOR MONUMENTS SHALL BE SET AS REQUIRED BY STATUTE (ILLINOIS REVISED STATUTES 1989, CHAPTER 109 SECTION 1).

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.

THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS, THIS _____ DAY OF _____, 2022.

FOR REVIEW

_____
BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003799
LICENSE EXPIRATION DATE: 11/30/2022

NO.	DATE	BY	REVISION DESCRIPTION

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com
HRGreen

FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D. UNIT 10
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 04/01/2022
JOB NO: 220051

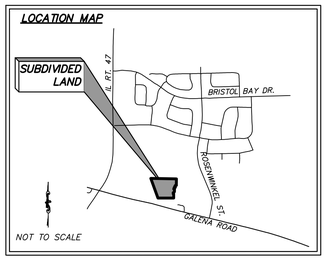
SHEET
5 OF 5

FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D.
UNIT 12

A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 4 AND PART OF THE NORTHWEST 1/4 OF SECTION 9, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

PINs: PT. 02-04-300-020
PT. 02-09-100-012

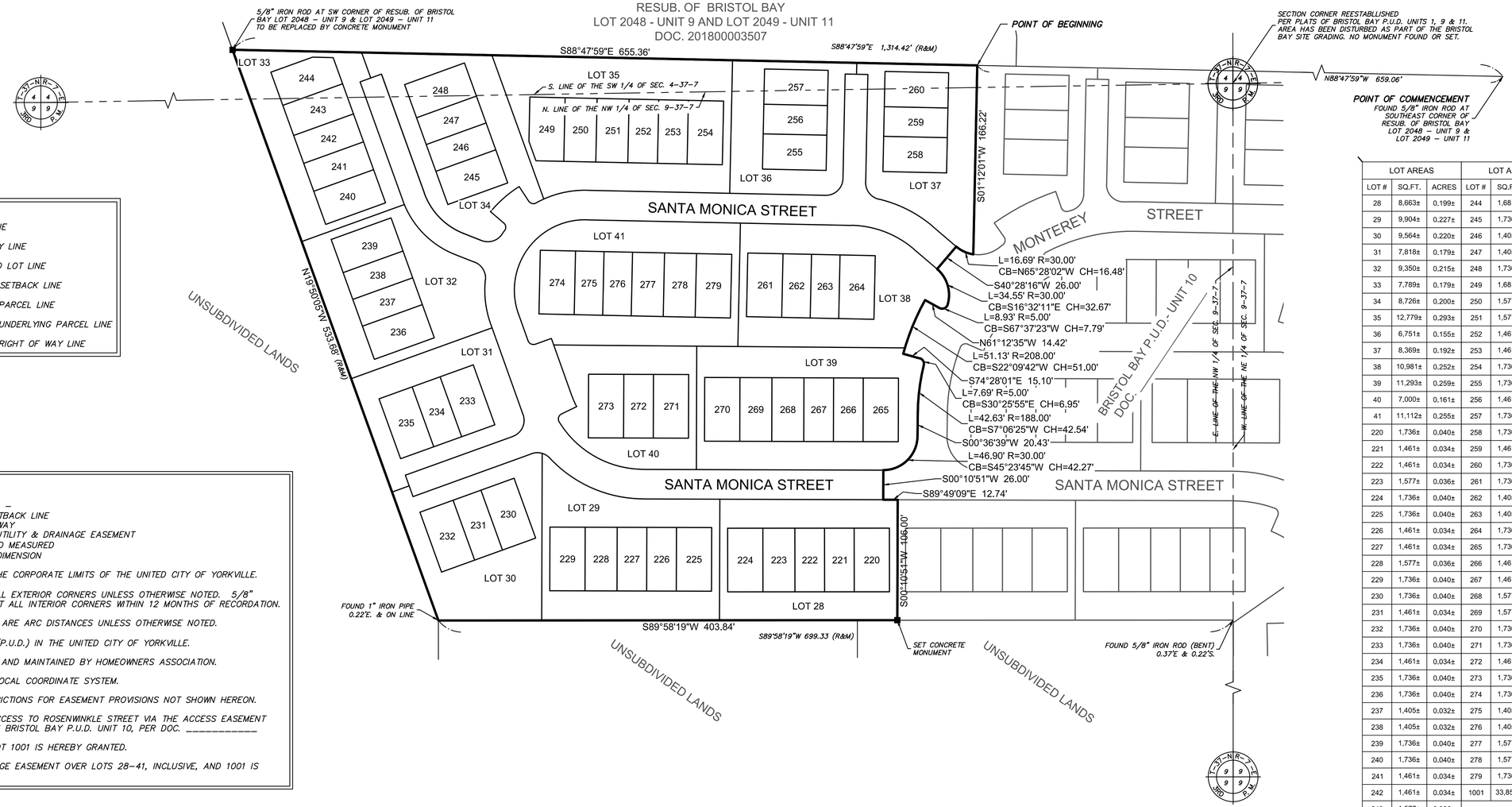
LOCATION MAP



HR GREEN CONTACTS:
DAVID W. SCHULTZ P.E., PROJECT MANAGER
630-753-7560
BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
630-753-7560

PROPERTY OWNER:
BRISTOL BAY YORKVILLE FN, LLC
340 W. BUTTERFIELD ROAD #2D
ELMHURST, IL 60126
TELEPHONE: 630-834-0722

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.



LINE LEGEND

- CENTERLINE
- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- EXISTING PARCEL LINE
- EXISTING UNDERLYING PARCEL LINE
- EXISTING RIGHT OF WAY LINE

LOT AREAS			LOT AREAS		
LOT #	SQ.FT.	ACRES	LOT #	SQ.FT.	ACRES
28	8,663±	0.199±	244	1,681±	0.039±
29	9,904±	0.227±	245	1,736±	0.040±
30	9,564±	0.220±	246	1,405±	0.032±
31	7,818±	0.179±	247	1,405±	0.032±
32	9,350±	0.215±	248	1,736±	0.040±
33	7,789±	0.179±	249	1,681±	0.039±
34	8,726±	0.200±	250	1,577±	0.036±
35	12,779±	0.293±	251	1,577±	0.036±
36	6,751±	0.155±	252	1,461±	0.034±
37	8,369±	0.192±	253	1,461±	0.034±
38	10,981±	0.252±	254	1,736±	0.040±
39	11,293±	0.259±	255	1,736±	0.040±
40	7,000±	0.161±	256	1,461±	0.034±
41	11,112±	0.255±	257	1,736±	0.040±
220	1,736±	0.040±	258	1,736±	0.040±
221	1,461±	0.034±	259	1,461±	0.034±
222	1,461±	0.034±	260	1,736±	0.040±
223	1,577±	0.036±	261	1,736±	0.040±
224	1,736±	0.040±	262	1,405±	0.032±
225	1,736±	0.040±	263	1,405±	0.032±
226	1,461±	0.034±	264	1,736±	0.040±
227	1,461±	0.034±	265	1,736±	0.040±
228	1,577±	0.036±	266	1,461±	0.034±
229	1,736±	0.040±	267	1,461±	0.034±
230	1,736±	0.040±	268	1,577±	0.036±
231	1,461±	0.034±	269	1,577±	0.036±
232	1,736±	0.040±	270	1,736±	0.040±
233	1,736±	0.040±	271	1,736±	0.040±
234	1,461±	0.034±	272	1,461±	0.034±
235	1,736±	0.040±	273	1,736±	0.040±
236	1,736±	0.040±	274	1,736±	0.040±
237	1,405±	0.032±	275	1,405±	0.032±
238	1,405±	0.032±	276	1,405±	0.032±
239	1,736±	0.040±	277	1,577±	0.036±
240	1,736±	0.040±	278	1,577±	0.036±
241	1,461±	0.034±	279	1,736±	0.040±
242	1,461±	0.034±	1001	33,858±	0.777±
243	1,577±	0.036±			

NOTES:

1. ANNOTATION ABBREVIATIONS –
   B.S.L. = BUILDING SETBACK LINE
   R.O.W. = RIGHT-OF-WAY
   P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
   (R&M) = RECORD AND MEASURED
   (XXX.XX) = RECORD DIMENSION
2. THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE.
3. 5/8" STEEL RODS SET @ ALL EXTERIOR CORNERS UNLESS OTHERWISE NOTED. 5/8" STEEL RODS WILL BE SET AT ALL INTERIOR CORNERS WITHIN 12 MONTHS OF RECORDATION.
4. DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
5. PROPERTY ZONING IS R-3 (P.U.D.) IN THE UNITED CITY OF YORKVILLE.
6. OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
7. BEARINGS ARE BASED ON LOCAL COORDINATE SYSTEM.
8. SEE COVENANTS AND RESTRICTIONS FOR EASEMENT PROVISIONS NOT SHOWN HEREON.
9. SUBDIVIDED LANDS HAVE ACCESS TO ROSENWINKLE STREET VIA THE ACCESS EASEMENT GRANTED OVER LOT 1000 IN BRISTOL BAY P.U.D. UNIT 10, PER DOC. _____
10. ACCESS EASEMENT OVER LOT 1001 IS HEREBY GRANTED.
11. PUBLIC UTILITY AND DRAINAGE EASEMENT OVER LOTS 28-41, INCLUSIVE, AND 1001 IS HEREBY GRANTED.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

MODA TECH & INRASTRUCTURE

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

LAND USE SUMMARY

LAND USE	ACREAGE	% OF TOTAL ACRES
MULTIFAMILY ATTACHED	12.321± AC.	87.2%
PRIVATE ROADWAYS (LOT 1000)	0.763± AC.	12.8%
TOTAL GROSS ACRES	5.964± AC.	100%

A PUBLIC UTILITY AND DRAINAGE EASEMENT, IN ACCORDANCE WITH THE EASEMENT PROVISIONS STATED HEREON, IS HEREBY GRANTED OVER ALL AREAS OF LOTS 220-279, INCLUSIVE (EXCEPTING THEREFROM THAT PART OF SAID LOTS ON WHICH A PRINCIPAL RESIDENTIAL BUILDING IS TO BE CONSTRUCTED).

PREPARED ON [CURRENT DATE]
PREPARED BY:

FOR REVIEW

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/22

NO.	DATE	BY	REVISION DESCRIPTION

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com
HRGreen

FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D. UNIT 12
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 04/01/2022
JOB NO: 220051

SHEET
1 OF 3

Xrefs: 220051_FP_base
4/15/2022 8:44:16 AM
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FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D.
UNIT 12

A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 4 AND PART OF THE NORTHWEST 1/4 OF SECTION 9, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

PINs: PT. 02-04-300-020
PT. 02-09-100-012

RESUB. OF BRISTOL BAY
LOT 2048 - UNIT 9 AND LOT 2049 -UNIT 11
DOC. 201800003507

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

MODA TECH & INRASTRUCTURE

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Xrefs: 220051_FP_base

PREPARED ON [CURRENT DATE]
PREPARED BY:

FOR REVIEW

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/22

LINE TABLE

LINE #	LENGTH	BEARING
L1	16.00'	N70°09'55"E
L2	20.00'	N19°50'05"W
L3	20.00'	N19°50'05"W
L4	20.00'	N70°09'55"E
L5	18.18'	S88°47'59"E
L6	10.00'	N70°09'55"E
L7	15.22'	N49°25'11"W
L8	15.22'	S33°08'33"E
L9	18.18'	N19°50'05"W
L10	10.00'	S1°12'01"W
L11	10.00'	S88°47'59"E
L12	10.00'	S88°47'59"E
L13	14.70'	N63°53'39"E
L14	15.00'	S70°21'39"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	17.48'	15.00'	N76°27'03"W	16.51'
C2	7.99'	15.00'	N58°19'33"W	7.90'
C3	9.49'	15.00'	S88°17'25"W	9.33'
C4	23.62'	15.00'	N25°03'20"E	21.25'
C5	19.47'	15.00'	N31°13'25"W	18.13'
C6	3.51'	80.00'	N21°05'31"W	3.51'
C7	20.29'	15.00'	N72°49'44"E	18.78'
C8	3.84'	88.00'	N35°19'16"E	3.84'
C9	7.50'	5.00'	N6°25'25"W	6.82'
C10	7.50'	5.00'	S76°08'19"E	6.82'
C11	7.45'	88.00'	N6°37'21"E	7.44'
C12	23.56'	15.00'	N46°12'01"E	21.21'
C13	20.42'	15.00'	S37°47'57"E	18.88'
C14	8.32'	5.00'	N16°14'25"E	7.39'
C15	10.15'	69.56'	N23°58'41"W	10.14'
C16	7.85'	5.00'	N64°38'21"W	7.07'

NO.	DATE	BY	REVISION DESCRIPTION

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FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D. UNIT 12
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 04/01/2022
JOB NO: 220051

SHEET
2 OF 3

FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D.
UNIT 10

A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4 AND PART OF THE NORTH 1/2 OF SECTION 9, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

PINs: PT. 02-04-300-020
02-04-400-016
PT. 02-09-100-012
02-09-200-019
02-09-200-020

OWNERSHIP CERTIFICATE

STATE OF _____)
) S.S.
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____, AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED FOREGOING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATE 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 CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115.

DATED AT _____, _____, THIS _____ DAY OF _____, 20___.

_____
CORPORATION NAME

_____
COMPLETE ADDRESS

BY: _____ _____
PRESIDENT SECRETARY

_____ _____
PRINTED NAME PRINTED NAME

NOTARY CERTIFICATE

STATE OF _____)
) S.S.
COUNTY OF _____)

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____ AND _____, PERSONALLY KNOWN TO ME TO THE PRESIDENT AND SECRETARY OF _____, AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ___ DAY OF _____, 20___.

_____
NOTARY PUBLIC

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

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE,

ILLINOIS, THIS _____DAY OF _____, 20____.

_____
COUNTY CLERK

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* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

MODA TECH & INRASTRUCTURE

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

4/15/2022 8:44:16 AM

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Xrefs: 220051_FP_base

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

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

APPROVED AND ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____DAY OF_____, 20____.

_____
CHAIRMAN

CITY ADMINISTRATOR'S CERTIFICATE

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

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____DAY OF_____, 20____.

_____
CITY ADMINISTRATOR

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
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 COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) S.S.
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 ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
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

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

WE, _____, REGISTERED PROFESSIONAL ENGINEER AND _____, OWNER (OR HIS ATTORNEY) SUBMIT THE TOPOGRAPHICAL AND PROFILE STUDIES AND, TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE 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 THIS SUBDIVISION.

DATED THIS _____ DAY OF _____,20___.

_____ _____
OWNER (OR DULY AUTHORIZED ATTORNEY) REGISTERED PROFESSIONAL ENGINEER

EASEMENT FOR INGRESS AND EGRESS

AN ACCESS EASEMENT IS HEREBY RESERVED FOR FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON ANY AND ALL PAVED SURFACES OF LOT 1000.

EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY, AMERITECH ILLINOIS a.k.a. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (or similar designation) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (or similar designation), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS, SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. PRIVATE OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (or similar designation) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (or similar designation), WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF THE REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH MAY BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING", AND "COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SBC AMERITECH, NICOR, COM ED, COMCAST, 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" (abbreviated P.U. & D.E.) TO 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 RECROSSING 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 RECROSSED. 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.

KENDALL COUNTY RIGHT TO FARM STATEMENT

NOTICE:
KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR – A-1 OR AG SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

RECORDER'S CERTIFICATE

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

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS. ON THIS _____ DAY OF _____, 20_____, AT _____O'CLOCK ____M.

_____
KENDALL COUNTY RECORDER

SURVEYOR'S CERTIFICATE

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

THIS IS TO CERTIFY THAT I, BERNARD J. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003799, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE NORTHWEST QUARTER OF SECTION 9, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE RESUBDIVISION OF BRISTOL BAY LOT 2048 – UNIT 9 AND LOT 2049 – UNIT 11, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 2018 AS DOCUMENT 201800003507; THENCE NORTH 88 DEGREES 47 MINUTES 59 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION, 659.06 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 12 MINUTES 01 SECONDS WEST, 166.22 FEET; THENCE NORTHWESTERLY, 16.69 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CHORD THAT BEARS NORTH 66 DEGREES 28 MINUTES 02 SECONDS WEST AND A CHORD OF 16.48 FEET; THENCE SOUTH 40 DEGREES 28 MINUTES 16 SECONDS WEST, 26.00 FEET; THENCE SOUTHERLY, 41.17 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CHORD THAT BEARS SOUTH 10 DEGREES 13 MINUTES 01 SECONDS EAST AND A CHORD OF 38.01 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY, 7.72 FEET, ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 5.00 FEET AND A CHORD THAT BEARS SOUTH 73 DEGREES 21 MINUTES 10 SECONDS WEST AND A CHORD OF 6.98 FEET; THENCE NORTH 62 DEGREES 23 MINUTES 22 SECONDS WEST TANGENT TO LAST DESCRIBED CURVE, 15.06 FEET; THENCE SOUTHERLY, 52.14 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 208.00 FEET, A CHORD THAT BEARS SOUTH 20 DEGREES 25 MINUTES 44 SECONDS WEST AND A CHORD OF 52.01 FEET; THENCE SOUTH 76 DEGREES 45 MINUTES 10 SECONDS EAST, 15.06 FEET; THENCE SOUTHEASTERLY, 7.72 FEET, ALONG A TANGENTIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 5.00 FEET, A CHORD THAT BEARS SOUTH 32 DEGREES 29 MINUTES 42 SECONDS EAST AND A CHORD OF 6.98 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 36.59 FEET ALONG A TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 188.00 FEET, A CHORD THAT BEARS SOUTH 06 DEGREES 11 MINUTES 13 SECONDS WEST AND A CHORD OF 36.53 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 39 SECONDS WEST, TANGENT TO LAST DESCRIBED CURVE, 20.43 FEET; THENCE SOUTHWESTERLY, 46.90 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CHORD THAT BEARS SOUTH 45 DEGREES 23 MINUTES 45 SECONDS WEST AND A CHORD OF 42.27 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 51 SECONDS WEST, 26.00 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 09 SECONDS EAST, 12.74 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 51 SECONDS WEST, 106.00 FEET TO A SOUTHERLY LINE OF THE LANDS DESCRIBED IN QUIT CLAIM DEED RECORDED APRIL 21, 2021 AS DOCUMENT 202100010276; THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LAND, 403.84 FEET TO THE WESTERLY MOST SOUTHWEST CORNER THEREOF; THENCE NORTH 19 DEGREES 50 MINUTES 05 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LANDS, 533.68 FEET TO THE NORTHWEST CORNER THEREOF, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID RESUBDIVISION; THENCE SOUTH 88 DEGREES 47 MINUTES 59 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION, 655.36 FEET TO SAID POINT OF BEGINNING, 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 U.S. SURVEY 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 MAP NO. 17093C0030G, BEARING AN EFFECTIVE DATE OF FEBRUARY 4, 2009 AND FIRM MAP NO. 17093C0035H, BEARING AN EFFECTIVE DATE OF JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT I HAVE SET ALL EXTERIOR SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS FINAL PLAT, AND THAT ALL INTERIOR MONUMENTS SHALL BE SET AS REQUIRED BY STATUTE (ILLINOIS REVISED STATUTES 1989, CHAPTER 109 SECTION 1).

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.

THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS, THIS _____ DAY OF _____, 2022.

FOR REVIEW

_____
BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003799
LICENSE EXPIRATION DATE: 11/30/2022

NO.	DATE	BY	REVISION DESCRIPTION

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com
HRGreen

FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D. UNIT 10
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 04/01/2022
JOB NO: 220051

SHEET
3 OF 3

Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: May 20, 2022
Subject: **PZC 2022-12 Bristol Bay – Units 10 & 12 (Final Plat of Subdivision)**
Proposed Final Plat Approval for Townhome Dwelling Units

I have reviewed the application for Final Plat of Subdivision for Bristol Bay Units 10 & 12, as submitted by David Schultz on behalf of Troy Mertz, Petitioner. The Final Plat of Subdivision - Bristol Bay P.U.D. Unit 10 and Bristol Bay P.U.D. Unit 12 was prepared by HR Green and dated 04-01-2022.

The petitioner is seeking Final Plat approval to subdivide approximately 20.5 acres into two (2) units consisting of 119 multi-family townhome lots in Unit 10 and 60 multi-family townhome lots in Unit 12 in Bristol Bay, for a total of 179 dwellings. Both units were previously approved final plats by the City Council in 2006 but were never recorded. The general location of the areas to be subdivided is north of Galena Road and west of Rosenwinkel Street just south of Units 11 and Unit 9 in the Bristol Bay subdivision. Based upon my review of the applications, documents, and plans; I have compiled the following comments:

GENERAL PUD/ANNEXATION AGREEMENT COMMENTS:

1. **PLANNED UNIT DEVELOPMENT (PUD)** – Per Ordinance No. 2005-34, the subject property is currently zoned R-3 Multi-Family Attached Residence District (*former General Residence District*) with a special use for a Planned Unit Development (PUD).
2. **ARCHITECTURAL STANDARDS/APPEARANCE CODE** – The original annexation agreement (Ord. 2005-34) provided general architectural renderings (Exhibit R) and stated that the residential improvements shall be constructed substantially consistent with those renderings or adhere to the City's Appearance Code standards, whichever is the least restrictive.
    a. Additionally, Ord. 2005-34 required the developer to impose covenants, conditions and restrictions relating to façade materials, accessory structures and other building restrictions at the time of final plat submittal for each unit. The provisions shall also require the HOA to be responsible for the maintenance of landscaping within the perimeter landscaping easements, signage on the property and other obligations as determined at the time of final platting.
    b. Exhibit R and Section 25: Architectural Standards and Covenants of the original annexation agreement are attached. Here is a link to the City's current Appearance Code regulations:

    https://library.municode.com/il/yorkville/codes/code_of_ordinances?nodeId=TIT8BURE_CH15APCO

Staff requests to review the final building elevations prior to issuance of building permits.

FINAL PLAT OF SUBDIVISION COMMENTS:

The following comments are related to the respective proposed final plats for Units 10 and 12 in the Bristol Bay PUD.

Final Plat - Unit 10

1. **PREVIOUSLY APPROVED FINAL PLAT** – Per Resolution No. 2006-69, the City approved the Final Plat of Subdivision for Bristol Bay Unit 10 on August 22, 2006. However, that final plat was never recorded. Per Section 11-2-3H of the Subdivision Control Ordinance, the final plat shall be recorded with the County Recorder of Deeds within thirty (30) days from the date of final approval, or final approval shall be considered null and void. This requirement does not apply when the delay is due to circumstances beyond the control of the City or developer.
2. **TIMING OF FINAL PLAT** – Per Section 6, paragraph A of the annexation agreement for Bristol Bay (Ord. 2005-34), the City hall act upon any final plat and final engineering or resubmitted final plat and final engineering within sixty (60) days of receipt. Initial receipt of the completed application was on April 15, 2022 based upon the required City meeting schedule; the final approval of the requested Final Plat Amendment is proposed as July 26, 2022.
3. **LOT REDUCTION** – Per the previously approved final plat for Unit 10 of the Bristol Bay PUD prepared by Smith Engineering Consultants, Inc. date last revised 09/26/06, there were a total of 138 townhome dwelling units. T**he proposed total number of dwelling units for the Unit 10 Final Plat of Bristol Bay is 119; a reduction of 19 dwelling units (~13.77% decrease).**
    - It appears the reduction in overall lots are due to the change in overall townhome counts per building, with the majority of the reductions attributed to previously 5-6-unit buildings being reduced to 4-5 units. This occurs mostly within the central area of Unit 10 north/west of Santa Monica Street and south/east of Monterey Street.
    - Lot sizes from previously approved Unit 10 Final Plat ranged from 1,033 sq. ft. – 1,703 sq. ft. with an **average lot size of 1,368 sq. ft**.
    - Lot sizes in the proposed Unit 10 Bristol Bay Final Plat range from 1,405 sq. ft. – 1,736 sq. ft. for an **average lot size of 1,570.5 sq. ft**.

Final Plat – Unit 12

4. **PREVIOUSLY APPROVED FINAL PLAT** – Per Resolution No. 2006-98, the City approved the Final Plat of Subdivision for Bristol Bay Unit 12 on October 24, 2006. However, that final plat was never recorded. Per Section 11-2-3H of the Subdivision Control Ordinance, the final plat shall be recorded with the County Recorder of Deeds within thirty (30) days from the date of final approval, or final approval shall be considered null and void. This requirement does not apply when the delay is due to circumstances beyond the control of the City or developer.
5. **TIMING OF FINAL PLAT** – Per Section 6, paragraph A of the annexation agreement for Bristol Bay (Ord. 2005-34), the City hall act upon any final plat and final engineering or resubmitted final plat and final engineering within sixty (60) days of receipt. Initial receipt of the completed application was on April 15, 2022, based upon the required City meeting schedule, the final approval of the requested Final Plat Amendment is proposed as July 26, 2022.
6. **LOT REDUCTION/REORIENTATION** – Per the previously approved final plat for Unit 12 of the Bristol Bay PUD prepared by Smith Engineering Consultants, Inc. date last revised 10/10/06, there were a total of 68 townhome dwelling units. **The proposed total number of dwelling units for the Unit 12 Final Plat of Bristol Bay is 60; a reduction of 8 dwelling units (~11.76% decrease).**

- Additionally, lots within the northwest quadrant of Unit 12 appear to reorient dwelling units in lots 32, 33 and 34.
- Lot sizes from previously approved Unit 12 Final Plat ranged from 1,033 sq. ft. – 1,703 sq. ft. with an **average lot size of 1,368 sq. ft**.
- Lot sizes in the proposed Unit 12 Bristol Bay Final Plat range from 1,405 sq. ft. – 1,736 sq. ft. for an **average lot size of 1,570.5 sq. ft.**

Below is a comparison of the currently approved dwelling count for the overall Bristol Bay Planned Unit Development (PUD) (as amended by the recently approved Units 3 & 13) with the proposed dwelling count for Units 10 and 12:

Current Residential Land Use

Land Use	Dwelling Units (DU)	Dwelling Unit %	Gross Acreage	% of Total Acres	Density
Residential-Condominium	624	30%	40.1	12.0%	15.6 du/ac
Residential-Townhomes	803	39%	94.0	29.0%	8.5 du/ac
Residential-Duplex	182	9%	32.7	10.0%	5.6 du/ac
Residential-Single Family	467	22%	162.9	49.0%	2.9 du/ac
TOTAL	**2076**	**100.00%**	**329.7**	**100.00%**	**6.3 du/ac**

Proposed Residential Land Use

Land Use	Dwelling Units (DU)	Dwelling Unit %	Gross Acreage	% of Total Acres	Density
Residential-Condominium	624	30%	40.1	12.0%	15.6 du/ac
Residential-Townhomes	776	38%	94.0	29.0%	8.3 du/ac
Residential-Duplex	182	9%	32.7	10.0%	5.6 du/ac
Residential-Single Family	467	23%	162.9	49.0%	2.9 du/ac
TOTAL	**2049**	**100.00%**	**329.7**	**100.00%**	**6.2 du/ac**

May 23, 2022

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

Re: Bristol Bay – Unit 10
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 Bristol Bay P.U.D Unit 10 dated April 1, 2022 and prepared by HR Green
- Bristol Bay Unit 10 Legal Description prepared by HR Green

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. The following are required and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
    - Confirmation of Yorkville Bristol Sanitary District approval
    - IEPA construction permits for water main and sanitary sewer
2. The engineering plan review comments will be forwarded when completed.

3. An engineer's estimate for the public, stormwater and soil erosion control improvements should be provided. This will be used to determine the amount for the performance security.

4. The performance security needs to follow the approved City format. The approved forms can be found here: https://www.yorkville.il.us/333/Engineering-Department

5. The plans should be submitted to Yorkville Bristol Sanitary District for review.

6. A landscape plan should be submitted for review.

Final Plat

7. The linework shown near the south line of Lots 11 and 12 shall be either labeled or removed.

The Developer should make the necessary revisions and re-submit plans and plat and supporting documents along with a disposition letter 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.
Chief Operating Officer / 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)
Mr. Pete Ratos, Building Department (via e-mail)
Ms. Dee Weinert, Permit Tech (via e-mail)
Ms. Jori Behland, City Clerk (via e-mail)
Mr. Troy Mertz, Moda Tech & Infrastructure (via e-mail)
Mr. David Schultz, HR Green (via e-mail)
NLS, EEI (Via e-mail)

May 23, 2022

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

Re: Bristol Bay – Unit 12
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 Bristol Bay P.U.D Unit 12 dated April 1, 2022 and prepared by HR Green
- Bristol Bay Unit 12 Legal Description prepared by HR Green

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. The following are required and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
    - Confirmation of Yorkville Bristol Sanitary District approval
    - IEPA construction permits for water main and sanitary sewer
2. The engineering plan review comments will be forwarded when complete.

3. An engineer's estimate for the public, stormwater and soil erosion control improvements should be provided. This will be used to determine the amount for the performance security.

4. The performance security needs to follow the approved City format. The approved forms can be found here: https://www.yorkville.il.us/333/Engineering-Department

5. The plans should be submitted to Yorkville Bristol Sanitary District for review.

6. A landscape plan should be submitted for review.

Final Plat

7. Lot 1001 shall be labeled on the plat.

8. The document number for Bristol Bay Unit 10 shall be added to Note 9 once the document has been recorded.

9. The reference to Lot 1000 in the easement provisions shall be changed to Lot 1001.

The Developer should make the necessary revisions and re-submit plans and plat and supporting documents along with a disposition letter 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.
Chief Operating Officer / 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)
Mr. Pete Ratos, Building Department (via e-mail)
Ms. Dee Weinert, Permit Tech (via e-mail)
Ms. Jori Behland, City Clerk (via e-mail)
Mr. Troy Mertz, Moda Tech & Infrastructure (via e-mail)
Mr. David Schultz, HR Green (via e-mail)
NLS, EEI (Via e-mail)

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

Agenda Item Number

Old Business #1

Tracking Number

EDC 2020-32

Agenda Item Summary Memo

Title: Urban (Domesticated) Chickens

Meeting and Date: Economic Development Committee – June 7, 2022

Synopsis: Discussion regarding permitting and regulating urban (domesticated) chickens in residentially zoned districts.

Council Action Previously Taken:

Date of Action: EDC 05/03/22 Action Taken: Bring back to committee.

Item Number: EDC 2020-32

Type of Vote Required: Majority

Council Action Requested: Direction

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

Agenda Item Notes:

See attached memo.

Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Jason Engberg, Senior Planner
Peter Ratos, Building Code Official
Bart Olson, City Administrator
Date: June 2, 2022
Subject: **Urban (Domesticated) Chickens**

Summary:

At the May 3rd Economic Development Committee (EDC) meeting, staff was given direction to draft an ordinance permitting urban (domesticated) chickens for single-family residentially zoned parcels on smaller lot sizes than the previously proposed one (1) acre lot minimum and slightly less restrictive setbacks than the minimum 25 ft proposed in January 2021. The EDC also requested regulations related to privacy or solid fencing, required enclosures and a maximum of 4-6 chickens per lot. However, no specific direction given regarding enforcement criteria.

Policy Proposals:

Based on the feedback provided to staff from the EDC, the following regulations have been revised (in red) from the January 2021 proposal and incorporated into the attached draft ordinance:

	PREVIOUSLY PROPOSED REGULATIONS	CURRENTLY PROPOSED REGULATIONS
PERMITTED ZONING *(see attached map)*	**Lot must be used for residential purposes** • E-1 (2 parcels) • R-1 (24 parcels) • R-2 (39 parcels) Total 65 parcels	**Lot must be used for residential purposes** • E-1 (2 parcels) • R-1 (38 parcels) • R-2 (305 parcels) Total 345 parcels
MIN. LOT SIZE	One (1) acre	20,000 sq. ft.
MAX. NUMBER OF CHICKENS	Max. of 8 chickens	Max. of 5 chickens
LOCATION/SETBACK	Rear/Side Yard 25 ft. setback from property lines	Rear/Side Yard 15 ft. setback from property lines
SANITATION	Performance Standards & Property Maintenance Code applies. Prohibit feed from being scattered on the ground.	Performance Standards & Property Maintenance Code applies. Prohibit feed from being scattered on the ground.
ENCLOSURE/COOP	Enclosure constructed with a covered, predator-proof roof which allows for two (2) square feet per hen. Chicken-run and/or yard fence required.	Enclosure constructed with a covered, predator-proof roof which allows for two (2) square feet per hen. Privacy or solid yard fence required. Chicken-run optional.
SLAUGHTERING	Prohibited	Prohibited
ROOSTERS	Permitted up to 4 months of age	Permitted up to 4 months of age
PERMIT REQUIRED	Required w/o Inspection ($25.00 one-time fee)	Required w/o Inspection ($25.00 one-time fee)

Proposed Code Amendments:

The regulations permitting domesticated chickens are proposed as an amendment to Title 8: Building Regulations as an allowed accessory use/structure, similar to the ordinance approving beekeeping on residential properties. Additional amendments to Title 5: Police Regulations will also be required.

The following are areas in each aforementioned section which would require amending, text in red is proposed to be **added**:

Title 8: Building Regulations

Creation of a new chapter, Chapter 19: Domesticated Chickens, providing all regulatory requirements for permitting chickens in designated residential districts.

Title 5: Police Regulations, Chapter 2: Animals

"Agricultural Animal" definition in Section 5-2-1: Definitions will need to be amended to read as follows: "AGRICULTURAL ANIMAL: Livestock, poultry with the exception of domesticated chickens as regulated in Title 8 Chapter 19, and other farm animals."

"Domestic Animal" definition in Section 5-2-1: Definitions will need to be amended to read as follows: "DOMESTIC ANIMAL: Dogs, cats and any other types of animals or fowl, including domesticated chickens as regulated in Title 8 Chapter 19, normally maintained as a household pet or guardian."

Creation of a new definition in Section 5-2-1: Definitions for "domesticated chickens" to read as follows: "DOMESTICATED CHICKENS: A subspecies of the species Gallus Domesticus which are kept in an enclosure in the rear or side yard of a residentially zoned property as permitted and regulated in Title 8 Chapter 19."

Title 5: Police Regulations, Section 5-2-5: Agricultural Animals

Section 5-2-5: Agricultural Animals will need to be amended to read as follows:
"Agricultural animals are prohibited within the corporate limits of the city, unless they are domesticated chickens regulated in Title 8 Chapter 19 or are confined within an enclosure on land zoned A-1 agricultural zoning district, in accordance with title 10, chapter 9 of this code."

Proposed Enforcement & Concerns:

Although not discussed at the May 2022 meeting, existing enforcement regulations for public health and safety would apply to properties permitted to have domesticated chickens:

1. **Property Maintenance Code** – existing provisions within the 2018 International Property Maintenance Code (IPMC) allows for the enforcement of public nuisances such as rodent harborage, maintenance of accessory structures, and proper rubbish and garbage containment, all which may result from unkept chicken coops.
2. **Animals At Large** – existing provisions within 5-2-4: Domestic Animals, prohibits domestic animals from running at large, with or without a tag fastened to its collar, within the corporate limits of the city. When any domestic animal is found on any public street, sidewalk, alley or any unenclosed place it is deemed to be running at large unless firmly held on a leash or is in an enclosed vehicle. This can be an issue if chickens are let loose in a backyard without secure fencing.
3. **Performance Standards** – located in the Zoning Ordinance, performance standards regulate noise (also regulated in Public Health and Safety ordinance the City Code) and odor which are also concerns related to permitting domestic chickens in residential districts.

4. **Permit Revocation** – the Building Code Official has the ability to revoke any valid permit if a violation is found and not corrected. Additionally, the draft ordinance provides that approval of a permit would allow building staff to have the right to inspect any enclosure or coop between the hours of 8:00 a.m. and 5:00 p.m. with prior notice to the permittee, when practical.

5. **Administration Adjudication** - All of the above provisions would require processing through the City's Administration Adjudication procedures which, in addition to compel compliance, but may also issue fines and/or fees to violators.

6. **Enforcement Concerns** - the Police Department previously expressed concern regarding nuisance and noise complaints, as well as conflicts between this ordinance and HOA regulations. While the existing enforcement City regulations address the noise and nuisance complaints, the City has no authority to enforce HOA regulations.

Staff Comments:

Staff is seeking formal direction from the Economic Development Committee (EDC) on the proposed draft ordinance. If it is the concurrence of the Committee to adopt the regulations for urban chickens as presented, staff recommends forwarding the ordinance to the next City Council for final consideration.

Attachments

1. Map of Residential Parcels Permitted by Current Draft Ordinance
2. Revised Proposed Draft Ordinance
3. 12-1-20 EDC Packet Materials

Parcels Permitted for Urban Chickens

- E-1 Estate Residential District
- R-1 Suburban Residential District
- R-2 Traditional Residential District

Permitted by Ordinace but Not Allowed per HOA

N

MONTGOMERY

OSWEGO

PLANO

47

34

71

126

Parcel Breakdown per HOA Regulations

	E-1 District	R-1 District	R-2 District	TOTAL
Total Parcels	2	38	435	475
Parcels Approved or Not Stated by HOA	2	38	305	345
Parcels Prohibitted by HOA	-	-	130	130

URBAN CHICKEN PERMITTED LOCATIONS (Lots over 20,000 square feet)

United City of Yorkville, Illinois

ADDRESS: 800 Game Farm Road, Yorkville Illinois

DATE: June 2, 2022

DATA: All permit data and geographic data are property of the United City of Yorkville

LOCATION: (I:)//Community Development/Urban Chickens/Complete Chicken Places 6-2-22

	NUMBER OF PARCELS			
	E-1 Estate Residence District	R-1 Single-Family Suburban Residence District	R-2 Single-Family Traditional Residence District	TOTAL
Autumn Creek	-	-	13	
Blackberry Creek North	-	-	25	
Blackberry Woods	-	-	5	
Briarwood	-	-	1	
Bristol Bay	-	-	2	
Caledonia	-	-	2	
Cannonball Estates	-	-	11	
Country Hills	-	-	6	
Countryside	-	-	25	
Grande Reserve	-	-	3	
Greenbriar	-	-	13	
Heartland	-	-	2	
Kendall Marketplace	-	-	1	
Kylyn's Ridge	-	-	3	
None	2	38	106	
Prairie Meadows	-	-	3	
Prestwick	-	-	3	
Raintree Village	-	-	20	
River's Edge	-	-	5	
Sunflower Estates	-	-	11	
Timber Ridge Estates	-	-	16	
Whispering Meadows	-	-	3	
White Oak Estates	-	-	95	
Wildwood	-	-	39	
Windett Ridge	-	-	22	
TOTALS:	**2**	**38**	**435**	**475**
TOTAL PARCELS HOA APPROVED	**2**	**38**	**305**	**345**
TOTAL PARCELS HOA PROHIBITTED	**0**	**0**	**130**	**130**

Draft ~~12/02/20~~06/02/22
Ordinance No. _____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, ALLOWING BACKYARD COOPS/ENCLOSURES FOR DOMESTICATED CHICKENS IN CERTAIN RESIDENTIAL DISTRICTS AS A PERMITTED ACCESSORY STRUCTURE AND SUBJECT TO CERTAIN REGULATIONS

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, domesticated chickens are of benefit to mankind by providing fresh eggs, garden fertilizer services, and companionship to their owners; and,

WHEREAS, pursuant to sections 11-5-3, 11-5-6, and 11-20-9 of the Illinois Municipal Code, as amended, (65 ILCS 5/11-5-3, 5/11-5-6, and 5/11-20-9) the City has the power and authority to regulate the licensing, treatment and prevention of nuisances regarding animals in the City.

WHEREAS, the Mayor and City Council deem it necessary to allow and regulate domesticated chickens in order to promote the health, safety, and welfare of the City's residents.

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

Section 1: That Title 8 of the United City of Yorkville Code of Ordinances is hereby amended by adding Chapter 19 to read as follows:

CHAPTER 19
DOMESTICATED CHICKENS

8-19-1: Definitions

As used in this chapter, the following words and terms shall have the meanings ascribed in this section unless the context of their usage clearly indicates another meaning:

A. "Coop" means an enclosure constructed with a covered roof.

B. "Domesticated Chicken" means all life stages of the subspecies of the species Gallus Domesticus which are kept in an enclosure in the rear or side yard of a residentially zoned property as permitted and regulated in this Title.

C. "Rooster" means an adult male chicken of the subspecies of the species Gallus Domesticus.

D. "Slaughtering" means the killing of an animal for food or other reason.

8-19-2: Certain conduct declared unlawful.

A. The keeping by any person of domesticated chickens in the City is prohibited except in compliance with this Chapter or upon any property zoned for agricultural uses.

B. The purpose of this article is to establish certain requirements of sound domesticated chicken practices, which are intended to avoid problems that may otherwise be associated with the keeping of chickens in populated areas.

C. Notwithstanding compliance with the various requirements of this Chapter, it shall be unlawful for any persons to keep any domesticated chickens in such a manner or of such disposition as to cause any unhealthy condition, interfere with the normal enjoyment of human or animal life of others, or interfere with the normal use and enjoyment of any public property or property of others.

8-19-2: Restrictions

A. Domesticated chickens shall be permitted on lots used for residential purposes of ~~one (1) acre~~twenty thousand (20,000) square feet or greater in area and zoned within the E-1 Estate, R-1 Single-Family Suburban Residence and R-2 Single-Family Traditional Residence districts.

B. A maximum of ~~eight (8)~~five (5) chickens shall be permitted on any lot.

C. Roosters shall be prohibited.

D. Domesticated chickens and associated enclosures, coops and fencing shall be located within rear or side yard of any lot and must maintain a minimum setback of ~~twenty five (25)~~ fifteen (15) feet from any property line.

E. Slaughtering of domesticated chickens shall be prohibited.

8-19-3: Coop and fence type.

All domesticated chicken enclosures or coops shall be constructed with a covered, predator-proof roof which allows for a minimum of two (2) square feet per chicken. A ~~chicken run or yard~~ privacy or solid fence shall be required. A chicken run is optional.

8-19-4: Sanitation

A. Enclosures or coops for domesticated chickens shall be kept clean and sanitary at all times. Any dirt or refuse resulting from the fowl or livestock shall be disposed in a clean and sanitary fashion.

B. All feed for domesticated chickens shall be kept in containers that are rodent proof until put out for consumption in appropriate feeding vessel. No feed shall be scattered on the ground.

8-19-5: Permit.

A. Permit applications for domesticated chickens shall be obtained from and submitted to the Community Development Director or his/her designee. At the time of permit application, the applicant shall:

1. Submit proof of authorization from the property owner to allow domesticated chickens if the property is not owner occupied; and
2. Pay a twenty-five dollar ($25.00) nonrefundable application fee.

B. Permit approval shall allow the Community Development Director or designees to have the right to inspect any enclosure or coop between the hours of 8:00 a.m. and ~~5:00~~4:30 p.m. Where practicable, prior notice shall be given to the permittee.

8-19-6: Compliance.

Upon receipt of information that any domesticated chicken enclosure or coop situated within the City is not being kept in compliance with this article, the Community Development Director or designee shall cause an investigation to be conducted. If grounds are found to exist to believe that one or more violations have occurred notices of violation for administrative adjudication pursuant to Chapter 14 of Title 1 may be issued or a complaint filed in the circuit court of Kendall County.

Section 2: That Subsection 5-2-1: Definitions of the United City of Yorkville Police Regulations of the Yorkville City Code is hereby amended to read as follows:

"AGRICULTURAL ANIMAL: Livestock, poultry with the exception of domesticated chickens as regulated in Title 8 Chapter 19, and other farm animals."

"DOMESTIC ANIMAL: Dogs, cats and any other types of animals or fowl, including domesticated chickens as regulated in Title 8 Chapter 19, normally maintained as a household pet or guardian."

"DOMESTICATED CHICKENS: A subspecies of the species Gallus Domesticus which are kept in an enclosure in the rear or side yard of a residentially zoned property as permitted and regulated in Title 8 Chapter 19."

Section 3: That Subsection 5-2-5: Agricultural Animals of the United City of Yorkville Police Regulations of the Yorkville City Code is hereby amended to read as follows:

"Agricultural animals are prohibited within the corporate limits of the city, unless they are domesticated chickens regulated in Title 8 Chapter 19 or are confined within an enclosure

on land zoned A-1 agricultural zoning district, in accordance with title 10, chapter 9 of this code."

Section 4: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this _____ day of _____, ~~2021~~2022.

_____
CITY CLERK

KEN KOCH _____ DAN TRANSIER _____

~~JACKIE MILSCHEWSKI~~CRAIG SOLING _____ ARDEN JOE PLOCHER

_____

CHRIS FUNKHOUSER _____ ~~JOEL FRIEDERS~~ MATT MAREK

_____

SEAVER TARULIS _____ JASON PETERSON _____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____ ~~2021~~2022.

_____
MAYOR

Packet Materials from
EDC Meeting on 01/05/21

Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Jason Engberg, Senior Planner
Peter Ratos, Building Code Official
Bart Olson, City Administrator
Date: December 8, 2020
Subject: **Urban (Domesticated) Chickens**

Summary:

At the December 2020 Economic Development Committee (EDC) meeting staff was given direction to draft an ordinance permitting urban (domesticated) chickens for single-family residentially zoned parcels one (1) acre or larger in size. The EDC also recommended the proposed regulations be modeled after the moderate scope of regulations presented in staff's memo dated July 20, 2020 and include specific language regarding enforcement.

Policy Proposals:

Based on the feedback provided to staff from the EDC, the following regulations have been incorporated into the attached draft ordinance:

	PROPOSED REGULATIONS
PERMITTED ZONING *(see attached map)*	**Lot must be used for residential purposes** • E-1 (2 parcels) • R-1 (24 parcels) • R-2 (39 parcels) Total 65 parcels
MIN. LOT SIZE	One (1) acre
MAX. NUMBER OF CHICKENS	Max. of 8 chickens
LOCATION/SETBACK	Rear/Side Yard 25 ft. setback from property lines
SANITATION	Performance Standards & Property Maintenance Code applies. Prohibit feed from being scattered on the ground.
ENCLOSURE/COOP	Enclosure constructed with a covered, predator-proof roof which allows for two (2) square feet per hen. Chicken run and/or yard fence required.
SLAUGHTERING	Prohibited
ROOSTERS	Permitted up to 4 months of age
PERMIT REQUIRED	Required w/o Inspection ($25.00 one-time fee)

Proposed Code Amendments:

The regulations permitting domesticated chickens are proposed as an amendment to Title 8: Building Regulations as an allowed accessory use/structure, similar to the ordinance approving beekeeping on residential properties. Additional amendments to Title 5: Police Regulations will also be required.

The following are areas in each aforementioned section which would require amending, text in red is proposed to be **added**:

Title 8: Building Regulations

Creation of a new chapter, Chapter 19: Domesticated Chickens, providing all regulatory requirements for permitting chickens in designated residential districts.

Title 5: Police Regulations, Chapter 2: Animals

"Agricultural Animal" definition in Section 5-2-1: Definitions will need to be amended to read as follows: "AGRICULTURAL ANIMAL: Livestock, poultry with the exception of domesticated chickens as regulated in Title 8 Chapter 19, and other farm animals."

"Domestic Animal" definition in Section 5-2-1: Definitions will need to be amended to read as follows: "DOMESTIC ANIMAL: Dogs, cats and any other types of animals or fowl, including domesticated chickens as regulated in Title 8 Chapter 19, normally maintained as a household pet or guardian."

Creation of a new definition in Section 5-2-1: Definitions for "domesticated chickens" to read as follows: "DOMESTICATED CHICKENS: A subspecies of the species Gallus Domesticus which are kept in an enclosure in the rear or side yard of a residentially zoned property as permitted and regulated in Title 8 Chapter 19."

Title 5: Police Regulations, Section 5-2-5: Agricultural Animals

Section 5-2-5: Agricultural Animals will need to be amended to read as follows:
"Agricultural animals are prohibited within the corporate limits of the city, unless they are domesticated chickens regulated in Title 8 Chapter 19 or are confined within an enclosure on land zoned A-1 agricultural zoning district, in accordance with title 10, chapter 9 of this code."

Proposed Enforcement & Concerns:

In regard to proposed enforcement, the following exist regulations would apply:

1. **Property Maintenance Code** – existing provisions within the 2018 International Property Maintenance Code (IPMC) allows for the enforcement of public nuisances such as rodent harborage, maintenance of accessory structures, and proper rubbish and garbage containment, all which may result from unkept chicken coops.
2. **Animals At Large** – existing provisions within 5-2-4: Domestic Animals, prohibits domestic animals from running at large, with or without a tag fastened to its collar, within the corporate limits of the city. When any domestic animal is found on any public street, sidewalk, alley or any unenclosed place it is deemed to be running at large unless firmly held on a leash or is in an enclosed vehicle. This can be an issue if chickens are let loose in a backyard without secure fencing.
3. **Performance Standards** – located in the Zoning Ordinance, performance standards regulate noise (also regulated in Public Health and Safety ordinance the City Code) and odor which are also concerns related to permitting domestic chickens in residential districts.

4. **Permit Revocation** – the Building Code Official has the ability to revoke any valid permit if a violation is found and not corrected. Additionally, the draft ordinance provides that approval of a permit would allow building staff to have the right to inspect any enclosure or coop between the hours of 8:00 a.m. and 5:00 p.m. with prior notice to the permittee, when practical.

5. **Administration Adjudication** - All of the above provisions would require processing through the City's Administration Adjudication procedures which, in addition to compel compliance, but may also issue fines and/or fees to violators.

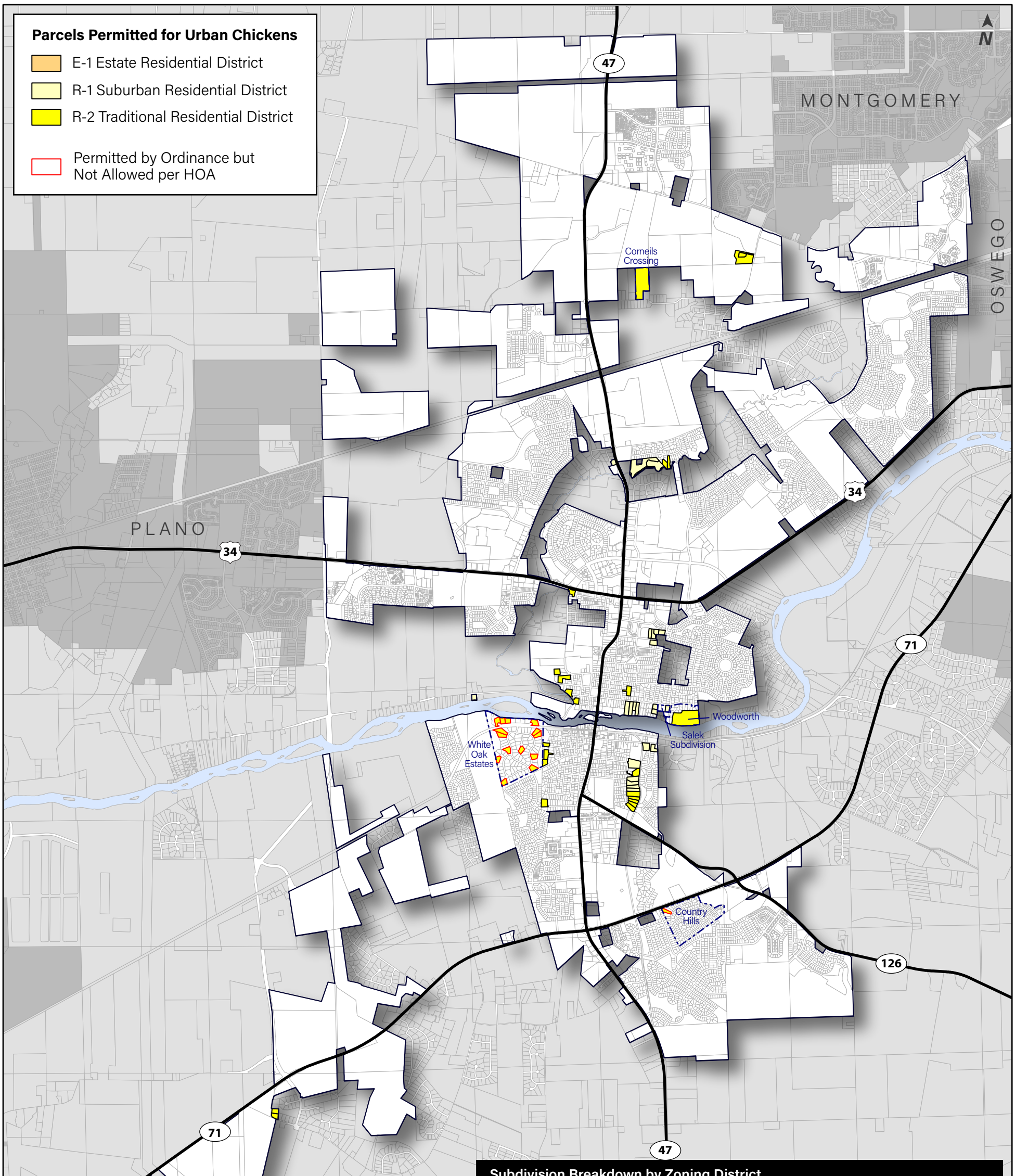
6. **Enforcement Concerns** - the Police Department has expressed concern regarding nuisance and noise complaints, as well as conflicts between this ordinance and HOA regulations. While the proposed enforcement options address the noise and nuisance complaints, the City has no authority to enforce HOA regulations. Chief Jensen will be in attendance at the EDC meeting to discuss their concerns in detail.

Staff Comments:

Staff is seeking formal direction from the Economic Development Committee (EDC) on the proposed draft ordinance. If it is the concurrence of the Committee to adopt the regulations for urban chickens as presented, staff recommends forwarding the ordinance to the next City Council for final consideration.

Attachments

1. Proposed Draft Ordinance
2. 12-1-20 EDC Packet Materials



Subdivision Breakdown by Zoning District

Subdivision	E-1 District	R-1 District	R-2 District	Total
None	2	23	22	**47**
Corneils Crossing	-	-	1	**1**
Country Hills	-	-	1	**1**
Salek Subdivision	-	1	-	**1**
White Oaks Estates	-	-	14	**14**
Woodworth	-	-	1	**1**
Total	**2**	**24**	**40**	**65**

Subdivisions highlighted in blue have HOA's which specifically prohibit urban chickens. Total eligible parcels without these properties is as follows:

Total	**2**	**24**	**24**	**50**

URBAN CHICKEN PERMITTED LOCATIONS

UNITED CITY OF YORKVILLE, ILLINOIS

ADDRESS: 800 Game Farm Road, Yorkville Illinois

DATE: December 8, 2020

DATA: All permit data and geographic data are property of the United City of Yorkville

LOCATION: (I:)//Community Development/Urban Chickens

Draft 12/02/20

Ordinance No. 2021- _____

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WHEREAS, domesticated chickens are of benefit to mankind by providing fresh eggs, garden fertilizer services, and companionship to their owners; and,

WHEREAS, pursuant to sections 11-5-3, 11-5-6, and 11-20-9 of the Illinois Municipal Code, as amended, (65 ILCS 5/11-5-3, 5/11-5-6, and 5/11-20-9) the City has the power and authority to regulate the licensing, treatment and prevention of nuisances regarding animals in the City.

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C. "Rooster" means an adult male chicken of the subspecies of the species Gallus Domesticus.

D. "Slaughtering" means the killing of an animal for food or other reason.

8-19-2: Certain conduct declared unlawful.

A. The keeping by any person of domesticated chickens in the City is prohibited except in compliance with this Chapter or upon any property zoned for agricultural uses.

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C. Notwithstanding compliance with the various requirements of this Chapter, it shall be unlawful for any persons to keep any domesticated chickens in such a manner or of such disposition as to cause any unhealthy condition, interfere with the normal enjoyment of human or animal life of others, or interfere with the normal use and enjoyment of any public property or property of others.

8-19-2: Restrictions

A. Domesticated chickens shall be permitted on lots used for residential purposes of one (1) acre or greater in area and zoned within the E-1 Estate, R-1 Single-Family Suburban Residence and R-2 Single-Family Traditional Residence districts.

B. A maximum of eight (8) chickens shall be permitted on any lot.

C. Roosters shall be prohibited.

D. Domesticated chickens and associated enclosures, coops and fencing shall be located within rear or side yard of any lot and must maintain a minimum setback of twenty-five (25) feet from any property line.

E. Slaughtering of domesticated chickens shall be prohibited.

8-19-3: Coop and fence type.

All domesticated chicken enclosures or coops shall be constructed with a covered, predator-proof roof which allows for a minimum of two (2) square feet per chicken. A chicken run or yard fence shall be required.

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    1. Submit proof of authorization from the property owner to allow domesticated chickens if the property is not owner occupied; and
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B. Permit approval shall allow the Community Development Director or designees to have the right to inspect any enclosure or coop between the hours of 8:00 a.m. and 5:00 p.m. Where practicable, prior notice shall be given to the permittee.

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Section 4: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, 2021.

_____

CITY CLERK

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

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, 2021.

_____

MAYOR

Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Jason Engberg, Senior Planner
Peter Ratos, Building Code Official
Bart Olson, City Administrator
Date: September 30, 2020
Subject: **Urban (Domesticated) Chickens**

Summary:

At the September 1st Economic Development Committee (EDC) meeting, it was recommended that staff research the existing residential subdivision's homeowners' association (HOA) declarations to determine if there are any restrictions in place prohibiting "urban/backyard" chickens which would make the proposed zoning amendment to permit chickens in residential districts moot. This is due to a significant portion of Yorkville's residentially zoned land is part of a master planned development. Additionally, staff was tasked with creating a brief web survey presented to the community about the topic of allowing chickens in residential districts.

Subdivision Homeowner's Association Research:

Staff researched all residential subdivision homeowners' associations (HOA) declarations on file with the Kendall County Recorder's Office to determine if there were any restrictions to allowing backyard chickens in the City's master-planned developments. Below is a chart of the findings:

	Name of Current Development	Unit Type(s)	Covenant Record Doc. #	Date of Covenant	Restrictions/ Prohibits Chickens (Y/N)	Covenant Section & Language
1	**Autumn Creek**	Single Family Town Homes	#20060008954	3/27/2006	Y	Sec. 8.5 pg. 18: "No animals, livestock or poultry…"
2	**Blackberry Woods**	Single Family	#201000012125	7/14/2010	Y	Sec. 6 Animals: "No animals, livestock, or poultry of any kind shall be raised, bred, or kept on Lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose."
3	**Briarwood**	Single Family	#200700000625	1/5/2007	Y	Sec. 3.2 (j) pg. 7 "No animals, livestock or poultry…"
4	**Bristol Bay**	Single Family Duplex Town Homes Condominiums	#200600003313	1/31/2006	Y	Article VIII Sec. 1 (f) pg. 13 "No animals, reptiles, rabbits, livestock, fowl or poultry…"
5	**Caledonia**	Single Family	#200600026078	8/21/2006	N	No language specific to pets

6	**Cannonball Estates**	Single Family	Not Recorded	N/A	N	N/A
7	**Cimarron Ridge**	Single Family Duplex	#199200921219	2/10/1992	Y	Article III Sec. 1 pg. 2 "No poultry…"
8	**Country Hills**	Single Family Duplex	#199509501815	3/17/1995	Y	Article III Sec. 16 (g) pg. 8 "No animals other than household pets such as cats and dogs."
9	**Fox Highlands**	Single Family Town Homes Duplex	#200100012188	7/10/2001	Y	Article V Sec. 6 pg. 14 "No animals except cats or dogs…"
10	**Fox Hill**	Single Family Town Homes Duplex	#199509500419 #199509507391 #200700032452	01/18/1995 09/13/1995 11/02/2007	Y	Article III Sec. 3.9 pg. 6 "No chickens…" Article 7 Sec. 7.6 pg 18 "No animals except cats and dogs…" Article 3 Section 3.10 (f) pg 18 "No animals or any kind shall be raised, bred or kept in any Unit or in the Common Elements except for those animals assisting disabled persons or animals that are being examined or treated by a certified veterinarian who is maintaining a veterinary medicine practice in any of the Units."
11	**Grande Reserve**	Single Family Duplex Town Homes Apartments	#200500002378	1/25/2005	Y	Article X Sec. 10.02 pg 42 "No poultry..."
12	**Greenbriar**	Single Family Duplex	#199709707331	7/28/1997	N	No language specific to pets
13	**Heartland Circle**	Single Family	#2004000002598	1/30/2004	Y	Sec. 5.03 (a) pg. 9 "No poultry..."
14	**Heartland Subdivision**	Single Family	#200100006495	4/19/2001	Y	Sec. 5.03 (a) pg. 11 "No poultry..."
15	**Heartland Meadows**	Single Family	Not Recorded	N/A	N/A	N/A

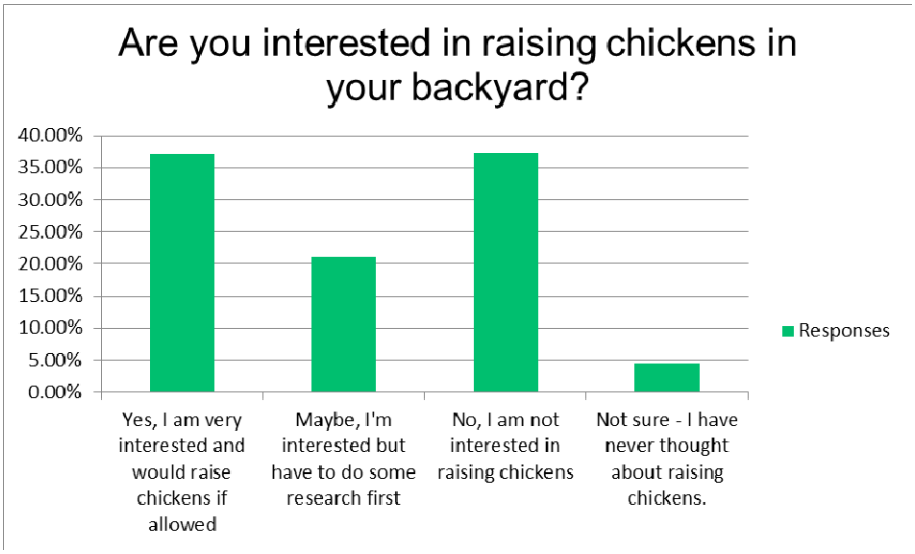
16	**Kendall Marketplace**	Single Family Town Homes	Not Recorded	N/A	N/A	N/A
17	**Kylyn's Ridge**	Single Family	200300036916	30-Sep-03	N	No language specific to pets
18	**Longford Lakes**	Townhomes	200400000827	12-Jan-04	N	No language specific to pets
19	**Prairie Gardens**	Age Restricted	200400006116	15-Mar-04	N	No language specific to pets
20	**Prairie Meadows**	Single Family Multi-Family	200500003507	3-Feb-05	N	No language specific to pets
21	**Prestwick of Yorkville**	Single Family	200700014390	2-May-07	Y	4.3.11 Dogs and Cats: No more than a total of two (2) dogs or two (2) cats or one (1) dog and one (1) cat can be maintained, kept or housed in any residential unit whether or not such animal is the property of the owner of such residential unit. No such animal shall be allowed outside of a residential unit unless accompanied and attended at all times by an occupant of such residential unit and no dogs shall be allowed to bark as to create any type of nuisance to neighbors.
22	**Raintree Village**	Single Family Duplex Town Homes	201900008500	26-Jun-19	Y	Section 8.04 Pets: No animals, livestock or poultry of any kind shall be raised, bred, or kept in the Community Area. The Board may from time to time adopt rules and regulations governing (a) the keeping of pets in Detached Home or Duplex Home, which may include prohibiting certain species of pets from being kept in a Detached Home or Duplex Home and (b) the use of the Community Area by pets.
23	**River's Edge**	Single Family	200100025428	31-Dec-01	N	No language specific to pets
24	**Sunflower Estates**	Single Family	200700019804	27-Jun-07	N	HOA Rescinded
25	**Whispering Meadows**	Single Family	200500011560	25-Apr-05	N	No language specific to pets
26	**White Oak Estates**	Single Family	198900895534	27-Sep-89	Y	**Article VII, Section 7**: No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

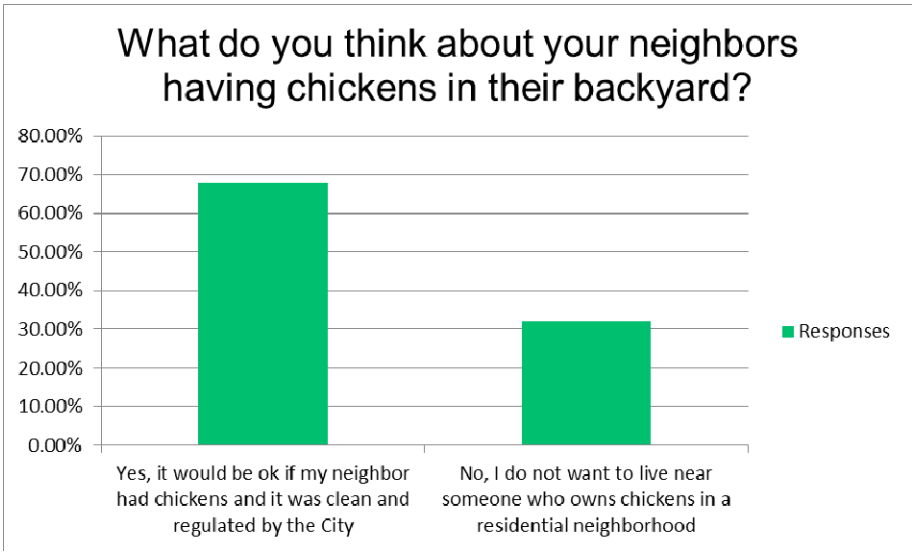
27	**Wildwood**	Single Family	198900891588	27-Mar-89	N	No language specific to pets
28	**Windett Ridge**	Single Family	200300034331	22-Mar-03	N	No language specific to pets

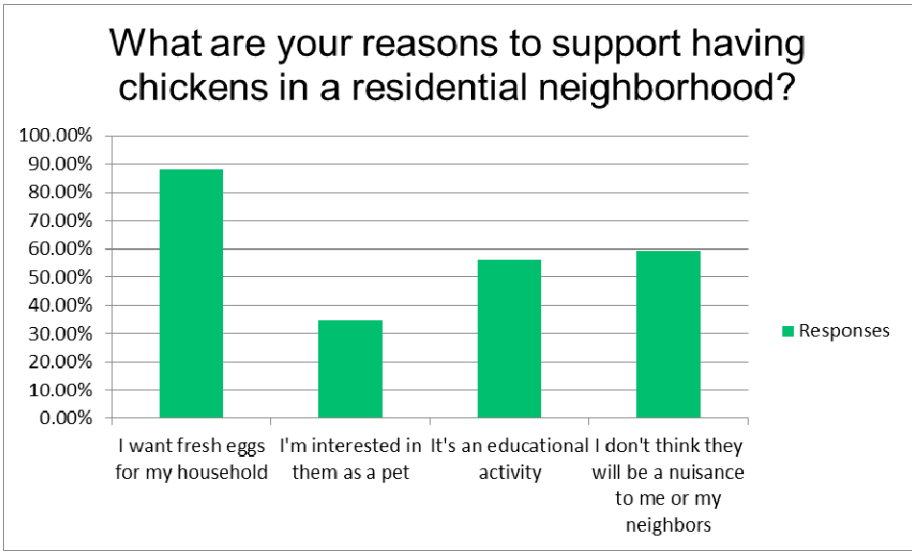
From the information in the above table, 14 of the 28 developments (50.0%) have regulations that specifically do not allow chickens within their HOA covenants. Of the remaining 14 (indicated in red in the table), 10 of the developments (35.7%) have no language specific to any pets and 4 (14.3%) have no HOA covenants recorded.

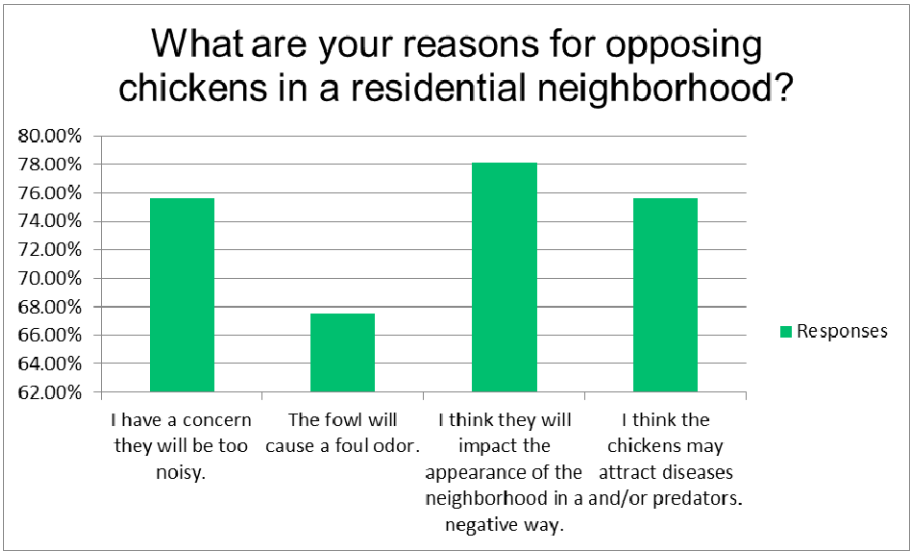
Urban Chicken Public Survey Results:

In regard to the public survey, the following summarizes the questions asked and the responses provided as of the date of this memo:

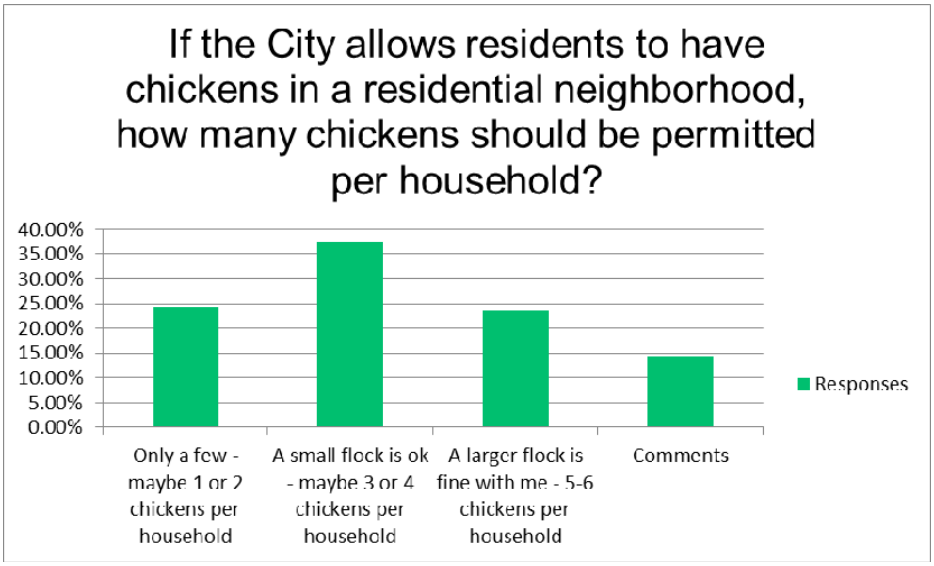





What are your reasons to support having chickens in a residential neighborhood?
100.00%
90.00%
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
I want fresh eggs for my household
I'm interested in them as a pet
It's an educational activity
I don't think they will be a nuisance to me or my neighbors
Responses


What are your reasons for opposing chickens in a residential neighborhood?
80.00%
78.00%
76.00%
74.00%
72.00%
70.00%
68.00%
66.00%
64.00%
62.00%
I have a concern they will be too noisy.
The fowl will cause a foul odor.
I think they will impact the appearance of the neighborhood in a negative way.
I think the chickens may attract diseases and/or predators.
Responses

If the City allows residents to have chickens in a residential neighborhood, what property / lot sizes do you think is appropriate? (examples provided below are for illustrative purposes only and do not reflect whether a homeowner's association would allo
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
A typical subdivision lot of 12,000 square feet, like Greenbriar, Sunflower Estates, or Prairie Meadows as examples
A larger subdivision lot of 18,000 square feet, like the lots in some parts of Grande Reserve near Bristol Ridge Road
A very large, rural type lot of larger than 1 acre, like some of the older farm houses that are typically adjacent to newer subdivisions
Responses



From the preliminary results of the survey, respondents are split (37% Yes to 37% No) to interest in raising chickens in their backyards, but an overwhelming percentage of respondents (68%) are okay with their neighbor having the right to raise backyard chickens if it was clean and regulated by the City.

As far as respondents in support of backyard chickens, 87% would want them for their fresh eggs, while those opposed cited the impact to appearance (78%), the noise (75%) and disease and/or predators has major concerns.

Finally, respondents preferred very large rural lots (53%) and typical subdivision lots of 12,000 square feet (50%) to raise backyard chickens and overwhelming thought a small flock of 3-4 chickens was appropriate (37%).

Staff Comments:

Based upon the research of the City's HOA covenants, only 50% have specific language restricting the raising of backyard chickens. This is consistent with the resident survey responses with 50% supporting backyard chickens in residential subdivisions and 50% opposed. **Therefore, staff is seeking formal direction from the Economic Development Committee (EDC) regarding the request to permit, define and regulate urban/domestic chickens within the city, and to what degree**.

If it is the concurrence of the Committee to amend the City's Code, staff and the City Attorney will prepare the appropriate ordinance language per your direction and present it to the appropriate committees and/or commission at a future meeting with a recommendation to the City Council for final approval.

Attachments

1. Memorandum to Economic Development Committee (EDC) from staff dated July 20, 2020 with attachments presented at the September 9, 2020 meeting.

Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Jason Engberg, Senior Planner
Peter Ratos, Building Code Official
Bart Olson, City Administrator
Date: July 20, 2020
Subject: **Urban (Domesticated) Chickens**

Summary:

At the July Economic Development Committee (EDC) meeting, it was recommended that staff move forward with preparing policy options for permitting "urban/domesticated" chickens in single-family residentially zoned districts within the city. Since the communities' staff researched regulate urban/domesticated chickens to varying degrees, we are offering three (3) policy options: (1) permitted with limited regulation; (2) permitted with moderate regulation; and (3) permitted with substantial regulations.

Research:

In staff's research of the decades old movement toward bringing agricultural practices into city/suburban lifestyles, the raising of non-traditional domesticated animals, such as chickens, has risen in popularity. Cities have generally responded to this trend by either banning such practices outright or permitting the practice with a wide range of regulations. Those municipalities that chose to permit the practice of raising chickens in non-agriculturally zoned districts typically focused on the following regulations:

Regulation	**Best Practice**	**Reasoning**
Permitted Zoning Districts	Single-Family Zoning Districts	• Generally, single-family dwelling units are located on larger lots, able to accommodate needed setbacks to house a coop. • Multi-family dwelling units are limited in lot size to permit every unit to have the opportunity to keep a chicken coop.
Maximum number of chickens	Typically permits a maximum of six (6) chickens.	• Chickens are stock animals which do not thrive alone, so most owners have a minimum of four (4) to maintain a proper "social order". • Allows for owners to have hens that still produce eggs and keep those hens that are still valued by the owner but can no longer lay eggs. • Capping the number of hens to less than six (6) may lead owners who raise chickens for eggs to limit their flock to only egg producers and burden animal shelters with cast-off older hens.
Minimum lot size requirement	If specified, varies depending on Zoning Ordinance requirements (typically 2,500 - 8,000 sq. ft.).	• Generally, the requirement of a minimum lot size reduces the number of residentially zoning districts allowable for urban/backyard chickens (i.e., only permit in E-1 and R-1 districts and not in R-2) • Needlessly creates obstacles to raising chickens in residential districts otherwise suited for the use.

Location and/or Setback Requirements	Located only in rear yards. Minimum of 25 ft. from any side/rear property line.	• Typically seen as an "accessory use" to the primary residential land use, the location is most appropriate in rear yards. • Minimum 25 ft. setback is far enough to reduces nuisance of noise and odor, but also allows smaller properties to meet the standard.
Sanitation Requirements (i.e. Performance Standards)	Requires coop and outdoor enclosure must be kept in a sanitary condition and free from offensive odors and accumulation of waste. Prohibit feed from being scattered on the ground and requiring chickens to be fed from a trough.	• Typically, can be enforced through existing performance standards in Zoning Ordinance and Property Maintenance Code. • Goal is to reduce odor, rodent and accumulation of waste without implementing stringent cleaning requirements which would be impossible to enforce.
Enclosure/Coop Construction	Constructed with a covered, predator-proof roof which allows for two (2) square feet per hen. Some ordinances provide sample construction diagram of wall/roof section and allowed materials. Typically requires a fenced "chicken run" area or located in a fenced yard.	• Ensures adequate protection from natural predators (e.g. foxes, dogs, coyotes, etc.) and designed for easy access for cleaning. • Proposed size of 2 sq. ft. per hen provides adequate space for movement but small enough to keep birds warm in winter. • Fencing is required to allow birds to roam during cleaning but precludes chickens from running at large.
Slaughtering	Prohibited	• Intent of ordinance is for chickens as pets or for raising of hens for eggs, not for meat. • Addresses concerns of health/hygiene concerns related to backyard slaughtering/butchering of chickens.
Roosters	Prohibited or only permitted under four (4) months of age.	• Addresses concerns of noise (crowing) and are not needed for hens to produce eggs for feeding.
Permit Required	Varies by community. Those that require a permit ($0 - $50), city inspection and an annual renewal requirement. Recommended not to permit, but establish regulations, similar to regulating home occupations.	• Inefficient use of City staff time to require a permit/license, review plans and maintain records. • Permit fees, especially if annual, could prove cost prohibitive for chicken owner. • Enforcement of regulations can still occur through the property maintenance process on a complaint basis.

Policy Proposals:

In consideration of a policy permitting urban/domesticated chickens, staff took into account the above referenced best practices from research gathered in planning related studies, model ordinances and surrounding community zoning codes to create a tier of three (3) options with varying degrees of regulations:

	LIMITED REGULATION	MODERATE REGULATION	SUBSTANTIAL REGULATION
PERMITTED ZONING	• E-1 (4 parcels) • R-1 (264 parcels) **Total 268 parcels**	• E-1 (4 parcels) • R-1 (264 parcels) • R-2 (6,358 parcels) **Total 6,626 parcels**	• E-1 (4 parcels) • R-1 (264 parcels) • R-2 (6,358 parcels) • R-2D (207 parcels) **Total 6,833 parcels**
MAX. NUMBER	Max. 8 chickens	Max. 6 chickens	Max. 4 chickens
MIN. LOT SIZE	N/A	12,000 sq. ft.	10,000 sq. ft.
LOCATION/SETBACK	Rear/Side Yard	Rear/Side Yard 25 ft. setback	Rear Yard Only 25 ft. setback
SANITATION	Performance Standards & Property Maintenance Code applies.	Performance Standards & Property Maintenance Code applies. Prohibit feed from being scattered on the ground.	Performance Standards & Property Maintenance Code applies Prohibit feed from being scattered on the ground and requiring chickens to be fed from a trough.
ENCLOSURE/COOP	Enclosure Required. No specifications.	Enclosure constructed with a covered, predator-proof roof which allows for two (2) square feet per hen. Chicken run and/or yard fence required.	Enclosure constructed with a covered, predator-proof roof which allows for two (2) square feet per hen. Built per sample construction diagram of wall/roof section and allowed materials. Chicken run and/or yard fence required.
SLAUGHTERING	Prohibited	Prohibited	Prohibited
ROOSTERS	Permitted	Permitted up to 4 months of age	Prohibited
PERMIT REQUIRED	Not Required	Required w/o Inspection ($25.00 one-time fee)	Required w/Inspection ($50.00 one-time fee)

Examples of a "Limited Regulation", "Moderate Regulation" and 'Substantial Regulation" ordinances are attached to this memo.

Potential Code Amendments:

Current sections of the City Code would be impacted and require amending if any measure permitting domesticated chickens and backyard coops/enclosures are allowed as accessory uses/structure. These include Chapter 2: Animals of Title 5: Police Regulations; Chapter 3: General Zoning Provisions of Title 10: Zoning; and Title 8: Building Regulations.

However, staff recommends amending the Zoning Ordinance only if the City Council decides to implement the "Limited Regulations" which does not require a building permit for approval. Otherwise, we recommend amendments only to the Police and Building titles of the City Code if the "moderate" and "substantial" regulations are adopted, as this in consistent with how the Beekeeping Regulations were approved.

The following are areas in each aforementioned section which would require amending, text in red is proposed to be **added**:

Title 5: Police Regulations, Chapter 2: Animals

"Agricultural Animal" definition in Section 5-2-1: Definitions will need to be amended to read as follows: "AGRICULTURAL ANIMAL: Livestock, poultry with the exception of domesticated chickens as regulated in (insert section), and other farm animals."

"Domestic Animal" definition in Section 5-2-1: Definitions will need to be amended to read as follows: "DOMESTIC ANIMAL: Dogs, cats and any other types of animals or fowl, including domesticated chickens as regulated in (insert section), normally maintained as a household pet or guardian."

Creation of a new definition in Section 5-2-1: Definitions for "domesticated chickens" to read as follows: "DOMESTICATED CHICKENS: A subspecies of the species Gallus Domesticus which are kept in an enclosure in the rear or side yard of a residentially zoned property as permitted and regulated in (insert section)."

Title 5: Police Regulations, Section 5-2-5: Agricultural Animals

Section 5-2-5: Agricultural Animals will need to be amended to read as follows:
"Agricultural animals are prohibited within the corporate limits of the city, unless they are domesticated chickens regulated in (insert section) or are confined within an enclosure on land zoned A-1 agricultural zoning district, in accordance with title 10, chapter 9 of this code."

Title 8: Building Regulations

Should the City Council pursue the moderate or substantial regulations, staff recommends creating a new chapter, Chapter 19: Domesticated Chickens, which will provide all regulatory requirements for permitting chickens in designated residential districts.

Title 10: Zoning, Chapter 3: General Zoning Provisions

Should the City Council pursue the limited regulations, staff recommends creating a new section in the General Zoning Provisions, Section 10-3-15: Domesticated Chickens, which will provide all regulatory requirements for permitting chickens in designated residential districts.

Creation of a new definition in Section 10-2-3: Definitions for "domesticated chickens" to read as follows: "DOMESTICATED CHICKENS: A subspecies of the species Gallus Domesticus which

are kept in an enclosure in the rear or side yard of a residentially zoned property as permitted and regulated in (insert section)."

Potential Enforcement Options:

In regard to potential enforcement options, the following options exist:

1. **Property Maintenance Code** – existing provisions within the 2018 International Property Maintenance Code (IPMC) allows for the enforcement of public nuisances such as rodent harborage, maintenance of accessory structures, and proper rubbish and garbage containment, all which may result from unkept chicken coops.
2. **Animals At Large** – existing provisions within 5-2-4: Domestic Animals, prohibits domestic animals from running at large, with or without a tag fastened to its collar, within the corporate limits of the city. When any domestic animal is found on any public street, sidewalk, alley or any unenclosed place it is deemed to be running at large unless firmly held on a leash or is in an enclosed vehicle. This can be an issue if chickens are let loose in a backyard without secure fencing.
3. **Performance Standards** – located in the Zoning Ordinance, performance standards regulate noise (also regulated in Public Health and Safety ordinance the City Code) and odor which are also concerns related to permitting domestic chickens in residential districts.
4. **Permit Revocation** – the Building Code Official has the ability to revoke any valid permit if a violation is found and not corrected.

All of the above provisions would require processing through the City's Administration Adjudication procedures which, in addition, can lead to forced compliance, but fines and/or fees.

Additionally, staff has received feedback from the Police Department which expressed concerned regarding nuisance and noise complaints, as well as conflicts between this ordinance and HOA regulations. While the proposed enforcement options address the noise and nuisance complaints, the City has no authority to enforce HOA regulations.

To ensure communication between residents and their homeowners association is made prior to application submittal, staff can require a letter or approval from the HOA board as part of the permitting process. The attached permit example from the City of Batavia is provided for reference.

Municipalities with Similar Ordinance Feedback

Staff has reached out to four (4) area municipalities with existing urban (domesticated) chicken ordinances to seek their experiences administering and enforcing those regulations to share with the committee. Those communities were the cities of Naperville, Evanston, Batavia and the Village of Plainfield. Most of the communities adopted their regulations within the last 10 years and on average have had approximately twelve (12) applications during that time. None have reported any major complaints and administration of the regulations a non-issue.

Staff Comments:

Staff is seeking formal direction from the Economic Development Committee (EDC) to permit, define and regulate urban/domestic chickens within the city, and to what degree. If it is the concurrence of the Committee to amend, staff and the City Attorney will prepare the appropriate ordinance language per your direction and present it to the appropriate committees and/or commission at a future meeting with a recommendation to the City Council for final approval.

Attachments

1. *Illegal Fowl: A Survey of Municipal Laws Relating to Backyard Poultry and a Model Ordinance for Regulating City Chickens*, Jamie Bouvier, Environmental Law Institute, 2012.
2. *Feeding the Locavores, One Chicken at a Time: Regulating Backyard Chickens*, Patricia Salkin, Zoning and Planning Law report, Vol. 34, No. 3, p. 1, March 2011.
3. City of Batavia – Chicken and Coop Requirements (Permit Application example)
4. Village of Plainfield – Keeping of Chickens regulations (Limited Regulation example)
5. City of Naperville – Urban Livestock Ordinance (Moderate Regulation example)
6. City of Evanston – Urban Livestock Ordinance (Substantial Regulation example)
7. Emails from residents regarding chickens

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Illegal Fowl: A Survey of Municipal Laws Relating to Backyard Poultry and a Model Ordinance for Regulating City Chickens

by Jaime Bouvier

Jaime Bouvier is Visiting Legal Writing Professor, Cleveland-Marshall College of Law.

Summary

As the movement toward keeping backyard chickens continues to grow, many cities are facing the decision of whether to allow residents to keep chickens and, if so, how to effectively regulate the practice. A survey of municipal ordinances in the top 100 most populous cities in the United States that concern keeping and raising chickens offers lessons that may be applied to designing a model ordinance. This survey reveals that chickens are, perhaps surprisingly, legal in the vast majority of large cities. The survey also identifies regulatory norms and some effective and less effective ways to regulate the keeping of chickens. A proposed model ordinance, based on the background information and survey results, could be adopted by a city or easily modified to fit a city's unique needs.

So much depends
upon

a red wheel
barrow

glazed with rain
water

beside the white
chickens.

William Carlos Williams, 1923.

The movement toward bringing agricultural practices into the city has continued to expand during the last decade.[1] As we learn more about the problems with our modern commercial agricultural practices—like keeping large numbers of animals crowded in small indoor facilities with little or no access to fresh air or sunlight and growing vast amounts of corn and soy in a monoculture environment to feed those animals[2]—many city-dwellers are taking it into their own hands to provide solutions.[3] Community gardens are increasing in cities across the country.[4] Market farms and even full-scale urban farms are popping up both in cities where the foreclosure epidemic has caused an abundance of abandoned properties and in cities where property has maintained or even increased in value.[5] And, farmer's markets have increased exponentially across the country—allowing smaller scale local farmers to directly link to consumers and sell their produce for far above the wholesale amounts they could get from selling through

Author's Note: I would like to thank my research assistant Hannah Markel. I would also like to thank Heidi Gorovitz Robertson and Carolyn Broering-Jacobs for their support and mentorship.

1. Kimberly Hodgson et al., *Urban Agriculture: Growing Healthy Sustainable Places*, American Planning Association, Planning Advisory Service, Report No. 563 (Jan. 2011); Janine de la Salle & Mark Holland, Agricultural Urbanism, Handbook for Building Sustainable Food & Agricultural Systems in 21st Century Cities, 9-12 (2010).
2. *E.g.*, Food, Inc. (Magnolia Pictures 2009); Michael Pollan, The Omnivore's Dilemma: A Natural History of Four Meals (2006); Eric Schlosser, Fast Food Nation: The Dark Side of the All American Meal (2002); Marion Nestle, Food Politics: How the Food Industry Influences Nutrition and Health (2002).
3. *E.g.*, Lisa Taylor, Your Farm in the City: An Urban Dweller's Guide to Growing Food and Raising Livestock (2011); Thomas J. Fox, Urban Farming: Sustainable City Living in Your Backyard, in Your Community, and in the World (2011); Kelly Coyne & Erik Knutzen, The Urban Homestead: Your Guide to Self-Sufficient Living in the Heart of the City (2010); Kurt B. Reighley, The United States of Americana: Backyard Chickens, Burlesque Beauties, and Homemade Bitters (2010).
4. Jane E. Schukoske, *Community Development Through Gardening: State and Local Policies Transforming Urban Open Space*, 3 N.Y.U. J. Legis. & Pub. Pol'y 315, 354 (1999-2000).
5. Hodgson, *supra* note 1, at 3-4.

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more established channels like supermarkets and convenience stores.[6]

Part of the greater urban agriculture movement involves urban animal husbandry—raising livestock in an urban setting.[7] While many cities have allowed for bees, goats, and other livestock in the city,[8] this Article will focus on how cities regulate chickens.[9] Many people in urban environments are seeking to raise chickens to assert control over their food. This may be in reaction to increasing reports of how large industrial farms raise chickens in abusive and unsanitary settings—settings that not only are unhealthy for the chickens but negatively affect the health of people who live near such farms, as well as anyone who eats the eggs or meat from those chickens.[10] Many people view raising chickens and other urban agricultural practices as a way to combat a broken food system and a way to assert individual political power against the large corporations that control much of our food.[11]

In response to a growing demand from city-dwellers to raise their own chickens, either as part of a community garden, urban farm, or just in their own backyard, cities across the country are amending their ordinances to allow for and regulate backyard chickens.[12] This Article will first provide a primer on what a city-dweller should know about chickens. This is especially targeted to city-dwellers who serve as councilpersons, mayors, or law directors and know little or nothing about chickens. Because many municipal officials lack agricultural knowledge, they lack a basis for understanding whether chickens can peacefully co-exist with their constituents in a cosmopolitan area. And, even if officials believe that residents should be able to keep chickens, they may still feel unequipped to figure out how to properly regulate chickens to head off practical concerns with noise, odor, and nuisance.

Many people may be surprised to learn that even in cities where raising chickens is illegal, many people are doing so anyway.[13] For instance, in a suburb of Cleveland, Jennifer,[14] a young mother of two boys, built a coop in her backyard and bought four chicks.[15] These chicks grew up to be egg-laying hens and family pets before she learned that her city outlawed chickens. The city told her that if she did not get rid of the chickens, she would be subject to continuing expensive citations for violating the city's ordinance. Because both she and her children

6. Patricia E. Salkin & Amy Lavine, *Regional Foodsheds: Are Our Local Zoning and Land Use Regulations Healthy?*, 22 Fordham Envtl. L. Rev. 599, 617 (2011); Brandon Baird, *The Pending Farmer's Market Fiasco: Small-Time Farmers, Part-Time Shoppers, and a Big-Time Problem*, 1 KYJEANRL 49, 49-50 (2008-2009). *See also* Kirk Johnson, *Small Farmers Creating a New Business Model as Agriculture Goes Local*, N.Y.Times, July 1, 2012, http://www.nytimes.com/2012/07/02/us/small-scale-farmers-creating-a-new-profit-model.html?_r=1&ref=agriculture.
7. Hogdson, *supra* note 1, at 17. *See, e.g.*, Robert & Hannah Litt, A Chicken in Every Yard (2011); Harvey Ussery, The Small-Scale Poultry Flock: An All-Natural Approach to Raising Backyard and Urban Chickens (2011); Andy Schneider, The Chicken Whisperer's Guide to Keeping Chickens, Everything You Need to Know . . . and Didn't Know You Needed to Know About Raising Chickens (2011); Tara Layman Williams, The Complete Guide to Raising Chickens: Everything You Need to Know Explained Simply (2010); Jerome D. Belanger, The Complete Idiot's Guide to Raising Chickens (2010); Carlee Madigan, The Backyard Homestead (2009); Kimberly Willis & Rob Ludlow, Raising Chickens for Dummies (2009).
8. *E.g.*, Heather Wooten & Amy Ackerman, *Seeding the City: Land Use Policies to Promote Urban Agricultural*, National Policy & Legal Analysis Network to Prevent Childhood Obesity, 34 (2011); Kailee Neuner et al., *Planning to Eat: Innovative Local Government Plans and Policies to Build Healthy Food Systems in the United States*, Food Systems Planning and Healthy Communities Lab, University of Buffalo, The State University of New York, 17 (2011).
9. *See also* Patricia Salkin, *Feeding the Locavores, One Chicken at a Time: Regulating Backyard Chickens*, 34:3 Zoning & Plan. L. Rep. 1 (2011) (briefly surveying chicken laws); Mary Wood et al., *Promoting the Urban Homestead: Reform of Local Land Use Laws to Allow MicroLivestock on Residential Lots*, 37 Ecology L. Currents 68 (2010).
10. *See, e.g.*, Nicholas D. Kristof, *Is an Egg for Breakfast Worth This?*, N.Y. Times, Apr. 11, 2012, http://www.nytimes.com/2012/04/12/opinion/kristof-is-an-egg-for-breakfast-worth-this.html; Nicholas D. Kristof, *Arsenic in Our Chicken*, N.Y. Times, Apr. 4, 2012, http://www.nytimes.com/2012/04/05/opinion/kristof-arsenic-in-our-chicken.html.
11. Hugh Bartling, *A Chicken Ain't Nothing but a Bird: Local Food Production and the Politics of Land-Use Change*, Local Environment 17(a) (Jan. 2012). For a different take on the political reasons behind backyard chickens, see Shannon Hayes, *Radical Homemakers: Reclaiming Domesticity From a Consumer Culture* (2005) (asserting that urban farming can be a feminist response to modern urbanization).
12. Sarah Grieco, *Backyard Bees, Chickens, and Goats Approved*, NBCSanDiego, Feb. 1, 2012 http://www.nbcsandiego.com/news/local/Backyard-Bees-Chickens-Goats-Approved-138507104.html; Michael Cass, *Backyard Chickens Make Gains in Nashville*, The Tennessean, Jan. 5, 2012, http://www.healthynashville.org/modules.php?op=modload&name=News&file=article&sid=20163; Peter Applebome, *Envisioning the End of "Don't Cluck, Don't Tell*, N.Y. Times, Apr. 30, 2009, http://www.nytimes.com/2009/4/30/nyregions/30town??; Jessica Bennet, *The New Coop de Ville, the Craze for Urban Poultry Farming*, Newsweek, Nov. 16, 2008, http://www.thedailybeast.com/newsweek/2008/11/16/the-new-coop-de-ville.img.jpg. And this movement is not just in the United States; Australia, Canada, and Europe also are experiencing a surge in the number of people keeping backyard hens. *See, e.g.*, *Surge in Backyard Poultry Numbers*, British Free Range Egg Producers Association (Jan. 9, 2011), http://www.theranger.co.uk/news/Surge-in-backyard-poultry-numbers_21660.html (last visited Feb. 24, 2012); Backyard Chickens in Toronto, Ontario, http://torontochickens.com/Toronto_Chickens/Blog/Blog.html (last visited Feb. 22, 2012) (advocacy group seeking to legalize chickens in Toronto); Chris Mayberry & Peter Thomson, *Keeping Chickens in the Backyard*, Department of Agriculture and Food, Government of Western Australia (Aug. 2004), http://www.agric.wa.gov.au/content/aap/pou/man/gn2004_022.pdf (last visited Feb. 22, 2012); Andrea Gaynor, Harvest of the Suburbs: An Environmental History of Growing Food in Australian Cities (2006); Catharine Higginson, *Living in France-Keeping Chickens*, Living France, http://www.livingfrance.com/real-life-living-and-working-living-in-france-keeping-chickens–94936 (last visited Feb. 22, 2012).
13. *See, e.g., Where Chickens Are Outlawed Only Outlaws Will Have Chickens*, BackyardChickens.com, http://www.backyardchickens.com/t/616955/where-chickens-are-outlawed-only-outlaws-will-have-chickens-t-shirt (last visited Feb. 15, 2012) (forum for people who own chickens illegally); Heather Cann et al., *Urban Livestock: Barriers and Opportunities Faces by Homesteaders in the City of Waterloo*, Dec. 6, 2011, http://www.wrfoodsystem.ca/studentresearch (last visited Feb. 22, 2012) (interviewing several people who own chickens illegally in the Waterloo region of Canada).
14. Not her real name.
15. Interview with Jennifer, July 18, 2011 (on file with author).

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had grown close to the hens, they did not want to simply dispose of them or give them away. Instead, Jennifer moved to a neighboring city that had recently passed an ordinance legalizing backyard hens and started a chicken cooperative.[16] Now, a group of neighbors take turns caring for the chickens and share the eggs. Neither in the suburb where she started raising the chicks nor in the city where she started the cooperative did neighbors complain about odor, noise, or any other potential nuisance. And the suburb, by prohibiting chickens, lost the opportunity Jennifer was willing to provide to build strong community ties with her neighbors.[17]

Instead of moving away, others are seeking to change the law to raise chickens in the city where they already live. For instance, Cherise Walker has been advocating for a new ordinance in her community.[18] Ms. Walker is a veteran of the Iraq war who became interested in hens when she read that keeping chickens can help relieve post-traumatic stress disorder.[19] She subscribes to *Backyard Poultry*—a magazine dedicated to backyard chickens[20]; she became certified in hen-keeping by the Ohio State University Extension; and, she began assembling the materials to build a coop in her yard. But, she soon learned that her city outlaws hens as dangerous animals, placing them in the same category as lions, tigers, bears, and sharks.[21] Unwilling to become an outlaw hen-keeper, she, like countless others across the country, is attempting to lobby her mayor and city council-people to educate them about chickens and encourage them to adopt a more chicken-friendly ordinance.[22]

Because of the growing popularity of keeping backyard chickens, cities can benefit from well-thought-out ordinances that avert possible nuisance and make it easy and clear for would-be chicken owners to find out what they need to do to comply with the law.

Changing these ordinances, however, is often a contentious issue.[23] It has caused one mayor in Minnesota to say, "there is a lot of anger around this issue for some reason. More so than the war by far."[24] City leaders are understandably concerned that chickens may cause nuisances.[25] They have raised such concerns as decreasing property values[26] and increasing greenhouse emissions,[27] as well as concerns about excessive clucking and overwhelming odors bothering the neighbors.[28] Some express the belief that chickens, and other agricultural practices, simply do not belong in cities.[29] The controversy over backyard chicken regulation has been so contentious that at least one law review article uses it as a case study for the Coase theorem to illustrate how we unnecessarily inflate the costs of processes related to legal change.[30]

In Part I, this Article will discuss the benefits of backyard chickens. Part II will investigate concerns that many people have with keeping chickens in the city. Part III will provide some background about chickens and chicken behavior that municipalities should understand before crafting any ordinance. Part IV will survey ordinances related to keeping chickens in the 100 most populous cities in the United States, identifying regulatory norms and particularly effective and ineffective means of regulation. Finally, Part V will put forward a model ordinance that regulates keeping chickens in an urban setting while providing sufficient regulation to abate nuisance concerns.

16. Cleveland, Ohio, Codified Ordinances §§205.04, 347.02 (2011).
17. *See infra* Part I.E. (discussing how participating in urban agriculture can increase social connections and civic responsibility).
18. Interview with Jennifer, July 18, 2011 (on file with author).
19. Megan Zotterelli, *Veterans Farming*, The Leaflet: Newsletter of the Central Coast Chapter of California Rare Fruit Growers (July/Aug. 2011), http://centralcoastfoodie.com/2011/08/veterans-farming/ (noting that the Farmer Veterans Coalition that seeks to link veterans with farming has done so not only to provide veterans with economic opportunities, but because "the nurturing environment of a greenhouse or a hatchery has helped these veterans make impressive strides in their recovery and transition").
20. *Backyard Poultry Magazine* has been published since 2006 by Countryside Publications, Inc. It currently has a circulation of approximately 75,000 readers. *See* Advertising Information for Backyard Poultry, http://www.backyardpoultrymag.com/advertise.html (last visited Feb. 22, 2012).
21. Lakewood Mun. Ordinance §505.18.
22. Interview with Cherise Walker, Mar. 18, 2012 (on file with author).
23. Barak Y. Orbach & Frances R. Sjoberg, *Debating Over Backyard Chickens*, Arizona Legal Studies, Discussion Paper No. 11-02 (Feb. 2012) (listing conflicts in dozens of cities where people were seeking to change ordinances to either legalize or ban chickens); *see also* Salkin, *supra* note 9, at 1 (describing criticism of efforts to allow chickens in neighborhoods as including "worry that property values will plummet, that chickens will create foul odors and noise, and that they will attract coyotes, foxes, and other pests").
24. Orbach & Sjoberg, *supra* note 23, at 24.
25. P.J. Huffstutter, *Backyard Chickens on the Rise, Despite the Neighbor's Clucks*, L.A. Times, June 15, 2009, http://articles.latimes.com/2009/jun/15/nation/na-chicken-economy15.
26. Tiara Hodges, *Cary: No Chickens Yet*, IndyWeek.com, Feb. 10, 2012, http://www.indyweek.com/BigBite/archives/2012/02/10/cary-no-chickens yet (last visited Feb. 17, 2012); *Backyard Chickens: Good or Bad Idea*, KVAL.com, Mar. 3, 2009, http://www.kval.com/news/40648802.html (last visited Feb. 17, 2012).
27. Valerie Taylor, *Chickens for Montgomery* (2009), http://www.scribd.com/doc/16509728/Changing-Your-Citys-Chicken-Laws (last visited Feb. 17, 2012) (addressing a concern that Montgomery council people voiced about greenhouse gases).
28. Josie Garthwaite, *Urban Garden? Check. Now, Chickens*, N.Y. Times, Feb. 7, 2012, http://green.blogs.nytimes.com/2012/02/07/urban-garden-check-now-chickens/.
29. Orbach & Sjoberg, *supra* note 23, at 19 (citing one mayor from Franklington, Louisiana, as stating the "city has changed and grown so much since the original ordinance. We are trying to look to the future. You can't raise animals or livestock (in the city)."); Barry Y. Orbach & Frances R. Sjoberg, *Excessive Speech, Civility Norms, and the Clucking Theorem*, 44 Conn. L. Rev. 1 (2011) (stating that an alderman in Chicago was seeking to ban chickens in part because, "[a]ll things considered, I think chickens should be raised on a farm"); Jerry Kaufman & Martin Bailkey, *Farming Inside Cities*, 13 Landlines 1 (2001).
30. *See* Orbach & Sjoberg, *supra* note 29.

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I. The Benefits of Backyard Chickens

In 1920, an elementary school textbook recommended that every family in America keep a small flock of backyard chickens.[31] The textbook provided that "every family is better off for having a few chickens, provided they are kept out of the garden and at a suitable distance from any house."[32] It noted that of the millions of dollars worth of eggs that were sold each year at that time, comparatively little came from large poultry farms, but came instead "from the hundreds and thousands of farms and town lots where a few chickens and other fowls are kept in order that they may turn to profit food materials that otherwise would be wasted."[33] The textbook asserted that chickens were a good value because, as scavengers and omnivores, it was relatively cheap to feed them scraps and receive in return fresh eggs. Also, the textbook championed city flocks because chickens eat insects and thus prevent the increase of insect pests.[34]

The U.S. government was in agreement with the textbook's advice. During World War I, the United States exhorted every person in America to raise chickens. The U.S. Department of Agriculture (USDA) issued posters with titles like "Uncle Sam Expects You to Keep Hens and Raise Chickens."[35] One such poster encourages chicken ownership by exhorting that "even the smallest backyard has room for a flock large enough to supply the house with eggs."[36] The poster goes on to say that because chickens eat table scraps and require little care, every household should contribute to a bumper crop of poultry and eggs in 1918.[37]

These recommendations are still valid today, as many are reevaluating the suburbanization of America that occurred after World War II and reincorporating agricultural practices into daily life.[38] Keeping domesticated fowl has been a part of human existence for millennia,[39] and only in the last century has been seen as something that should be kept separate from the family and the home.[40] While humanity has long understood the benefits of keeping domesticated chickens, many city-dwellers have lost touch with what chickens have to offer. There continue to be many benefits to raising hens. Some of the benefits are apparent—like getting fresh free eggs. Some are less apparent—like hen manure being a surprisingly pricey and effective fertilizer and research findings that urban agricultural practices in general raise property values and strengthen the social fabric of a community. The benefits of keeping hens will be discussed more thoroughly below.

USDA Poster from Scott Doyon, *Chickens: WWI Solution to Almost Everything, Better Cities & Towns*, Nov. 4, 2011, http://bettercities.net/news-opinion/blogs/scott-doyon/15562/backyard-chickens-wwi-era-solution-almost-everything (last visited Feb. 15, 2012).

A. *Chickens Are a Source of Fresh Nutritious Eggs*

The most obvious benefit of keeping chickens in the backyard is the eggs. A hen will generally lay eggs for the first five to six years of her life, with peak production in the first two years.[41] Hens lay more during the spring and summer months when they are exposed to more light because of the longer days.[42] Hens also lay far more eggs when they are younger, starting off with between 150 to 300 eggs per year depending on the breed and dwindling down by about 20% each year.[43] Young hens or pullets often start out lay-

31. William Thompson Skilling, Nature-Study Agriculture (World Book Co. 1920).
32. *Id.* at 296.
33. *Id.*
34. *Id.*
35. Scott Doyon, *Chickens: WWI Solution to Almost Everything*, Better Cities & Towns, Nov. 4, 2011, http://bettercities.net/news-opinion/blogs/scott-doyon/15562/backyard-chickens-wwi-era-solution-almost-everything (last visited Feb. 15, 2012).
36. *Id.*
37. *Id.*
38. Hodgson, *supra* note 1, at 11-12. *See, e.g.*, Robert M. Fogelson, Bourgeois Nightmares 168-81 (2005) (noting that backyard poultry-keeping went from being universal and encouraged to being banned as a nuisance when newly developed suburbs aimed toward attracting wealthy residents began instituting policies to ban all household pets in an effort to distinguish themselves from both the urban and rural lower class).
39. Barbara West & Ben-Xiong Zhou, *Did Chickens Go North? New Evidence for Domestication*, 44 World's Poultry Sci. J. 205-18 (1999). Christine Heinrichs, How to Raise Chickens: Everything You Need to Know (2007).
40. *See, e.g.*, Andrea Gaynor, Harvest of the Suburbs 133 (2006); Janine De La Salle & Mark Holland, Agricultural Urbanism: Handbook for Building Sustainable Food & Agriculture Systems in 21st Century Cities 23 (2010).
41. Litt, *supra* note 7, at 168-69.
42. *Id.* at 169.
43. *Id.*

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ing abnormal-looking or even double-yolked eggs, but as they mature begin laying more uniform eggs.[44] Although hens can live up to 15 or even 20 years, the average hen's lifespan is between four to eight years, so most hens will lay eggs during most of their life—but production will drop off considerably as they age.[45]

Although some have argued that raising backyard chickens will save money that would have been used to buy eggs over time, this claim is dubious.[46] It would take many years to recoup the cost of the chickens, the chicken feed, and the coops.[47] But cost is only part of the equation.

Eggs from backyard hens have been scientifically shown to taste better.[48] First, they taste better because they are fresher.[49] Most eggs bought in a grocery store are weeks if not months old before they reach the point of sale.[50] Recent studies in agriculture science, moreover, demonstrate that if a chicken is allowed to forage for fresh clover and grass, eat insects, and is fed oyster shells for calcium, her eggs will have a deeper colored yolk, ranging from rich gold to bright orange, and the taste of the egg will be significantly fresher.[51]

Next, eggs from backyard hens are more nutritious.[52] Poultry scientists have long known that a hen's diet will affect the nutrient value of her eggs.[53] Thus, most commercial hens are subjected to a standardized diet that provides essential nutrients; but even with this knowledge, large-scale operations cannot provide chickens with an optimal diet under optimal conditions.[54] Tests have found that eggs from small-flock pasture-raised hens actually have a remarkably different nutritional content than your typical store-bought egg—even those certified organic.[55] This is because backyard chickens can forage for fresh grass and other greens and get access to insects and other more natural chicken food.[56] The nutritional differences may also be attributed to the fact that hens are less stressed because they are kept in a more natural environment with exposure to sun, weather, and adequate companionship.[57] Scientific nutritional analyses have proven that eggs from hens that are kept in small flocks and allowed to forage, when compared with store-bought eggs, have

- 1/3 less cholesterol
- 1/4 less saturated fat
- 2/3 more vitamin A
- 2 times more omega-3 fatty acids
- 3 times more vitamin E
- 7 times more beta-carotene.[58]

Thus, four to six hens can easily provide enough eggs for a typical household and sometimes enough for the neighbors as well. And, the eggs are more nutritious, fresher, and tastier than those available in stores.

B. Chickens Provide Companionship as Pets

Many people who own a small flock of chickens consider their chickens to be pets and a part of their family—just like a dog or a cat.[59] Chickens have personalities, and many people and children bond with them just like any other pet.[60] Several forums exist on the Internet where people can trade stories about hen antics[61] or debate what breed of chicken is best for children.[62] Chicken owners tend to name their hens, and many can easily describe each hen's temperament and personality.[63]

Perhaps recognizing this, many cities, as shown below, actually regulate chickens as pets—and place no further burden on chicken owners than it would on dog or cat owners.[64]

C. Chicken Manure Is a Surprisingly Valuable Fertilizer

Chicken manure is an excellent and surprisingly valuable fertilizer. Currently, 20-pound bags of organic chicken manure fertilizer can fetch a price of between $10 and

44. Bernal R. Weimer, *A Peculiar Egg Abnormality,* 2-4:10 Poultry Sci. 78-79 (July 1918).
45. Litt, *supra* note 7, at 173.
46. Gail Damerow, Backyard Homestead Guide to Raising Chickens (2011).
47. Litt, *supra* note 7, at 16. William Neuman, *Keeping Their Eggs in Their Backyard Nests*, N.Y. Times, Aug. 3, 2009, http://www.nytimes.com/2009/08/04/business/04chickens.html?pagewanted=all (acknowledging that backyard chicken enthusiasts do not typically save money by not buying eggs).
48. Klaus Horsted et al., *Effect of Grass Clover Forage and Whole-Wheat Feeding on the Sensory Quality of Eggs*, 90:2 J. Sci. Food & Agric. 343-48 (Jan. 2010).
49. Litt, *supra* note 7, at 17.
50. *Id.*
51. Horsted et al., *supra* note 48.
52. Litt, *supra* note 7, at 179 (citing Cheryl Long & Tabitha Alterman, *Meet Real Free-Range Eggs*, Mother Earth News, Oct./Nov. 2007, http://www.motherearthnews.com/Real-Food/2007-10-01/Tests-Reveal-Healthier-Eggs.aspx; Artemis P. Simopoulos & Norman Salem Jr., *Egg Yolk: A Source of Long-Chain Polyunsaturated Fats in Infant Feeding*, 4 Am. J. Clinical Nutrition 411 (1992) (finding a significant increase in nutrition and significant decrease in harmful fats in small-flock free-range eggs).
53. William J. Stadelman & Owen J. Cotterill, Egg Science & Technology 185 (1995).
54. *Id.*
55. Litt, *supra* note 7, at 17.
56. *Id.*; Simopoulos & Salem Jr., *supra* note 52.
57. *Id.*
58. Litt, *supra* note 7, at 179.
59. *Id.* at 4-10.
60. *See, e.g.*, Carolyn Bush, *A Chicken Christmas Tale*, Backyard Poultry Mag., Jan. 2010, http://www.backyardpoultrymag.com/issues/5/5-6/a_chicken_christmas_tale.html (describing her pet chickens and mourning one of their deaths); Chickenvideo.com, http://www.chickenvideo.com/outlawchickens.html (last visited July 2, 2012) (collecting stories from people who keep chickens as pets despite their illegality).
61. *Funny, Funny Chicken Antics*, Backyardchickens.com, http://www.backyardchickens.com/forum/viewtopic.php?id=380593 (last visited July 2, 2012).
62. *What Breeds Are Best for Children to Show in 4-H?*, Backyardchickens.com, http://www.backyardchickens.com/forum/viewtopic.php?pid=5726813 (last visited July 2, 2012).
63. Litt, *supra* note 7, at 4.
64. *See infra* Part IV.C.1.

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$20.[65] Poultry waste has long been used as a fertilizer—it provides necessary nutrients for plants and works well as an addition to compost.[66] Large amounts of uncomposted chicken manure applied directly to a garden will overwhelm or burn the plants, because its nitrogen content is too high.[67] But, the amount of manure that a backyard flock of four to six hens would produce is not enough to harm the plants and can be beneficial to a home garden, even without first being composted.[68]

A small flock of chickens, moreover, does not actually produce much manure. A fully grown four-pound laying hen produces approximately a quarter-pound of manure per day.[69] In comparison, an average dog produces three-quarters of a pound per day, or three times as much waste as one hen.[70] As cities have been able to deal with waste from other pets like dogs and cats with proper regulation, even though there is no market for their waste, cities should be confident that the city and chicken owners can properly manage chicken waste.

D. Chickens Eat Insects

Chickens, like other birds, eat insects such as ants, spiders, ticks, fleas, slugs, roaches, and beetles.[71] Chickens also occasionally eat worms, small snakes, and small mice.[72] Insects provide protein that the chickens need to lay nutritionally dense eggs.[73] Small flocks of chickens are recommended as a way to eliminate weeds, although a chicken does not discriminate between weeds and plants and, if left in a garden for too long, will eat the garden plants as well.[74] But, because chickens like to eat insects and other garden pests, allowing the chicken occasional and limited access to a garden can eliminate a need to use chemicals or other insecticides and prevent insect infestations.[75]

E. Chickens Help Build Community

Several studies have found that urban agriculture can increase social connections and civic engagement in the community.[76] Agricultural projects can provide a centerpiece around which communities can organize and, by doing so, become more resilient.[77] Building a sense of community is often especially valuable for more marginalized groups—like recent immigrants and impoverished inner-city areas.[78]

Keeping chickens easily fits into the community-building benefit of urban agriculture. Because chickens lay more eggs in the spring and summer, an owner often has more eggs than he can use: neighbors, thus, become the beneficiaries of the excess eggs. Because chickens are still seen as a novelty in many communities, many chicken owners help to educate their neighbors and their communities by inviting them over for a visit and letting neighbors see the coops and interact with the chickens.[79] Finally, like the example of Jennifer above, keeping chickens can become a community endeavor; many people have formed chicken cooperatives where neighbors band together to share in the work of tending the hens and also share in the eggs.[80]

II. Cities' Concerns With Backyard Hens

> Never mind what you think.
> The old man did not rush
> Recklessly into the coop at the last minute.
> The chickens hardly stirred
> For the easy way he sang to them.
>
> Bruce Weigl, *Killing Chickens*, 1999.

65. Black Gold Compost Chicken Fertilizer sold for $13.43 for 20 pounds on Amazon. Amazon.com, http://www.amazon.com/Black-Compost-Chick-Manure-60217/dp/B00292YAQC (last visited July 2, 2012). Chickety-doo-doo sold for $47.75 for 40 pounds on EBay. Ebay, http://www.ebay.com/itm/ws/eBayISAPI.dll?ViewItem&item=260889160166&hlp=false (last visited Jan. 6, 2012).
66. Adam A. Hady & Ron Kean, *Poultry for Small Farms and Backyard*, UW Cooperative Extension, http://learning store.uwex.edu/assets/pdfs/A3908-03.
67. Litt, *supra* note 7, at 9.
68. *Id.*
69. *Ohio Livestock Manure Management Guide*, Ohio State University Extension, Bulletin 604-06, p. 3, T. 1 2006, http://ohioline.osu.edu/b604/ (providing that a four-pound laying hen produces 0.26 of a pound per day of manure).
70. Leah Nemiroff & Judith Patterson, *Design, Testing and Implementation of a Large-Scale Urban Dog Waste Composting Program*, 15:4 Compost Sci. & Utilization 237-42 (2007) ("On average, a dog produces 0.34 [kilograms (kg)] (0.75 lbs) of feces per day.").
71. Simopoulos & Salem Jr., *supra* note 52, at 412. Schneider, *supra* note 8, at 15.
72. *Id.*
73. *Id.*
74. John P. Bishop, *Chickens: Improving Small-Scale Production*, Echo technical note, echo.net, 1995, http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=0CFMQFjAA&url=http%3A%2F%2Fwww.echocommunity.org%2Fresource%2Fcollection%2FE66CDFDB-0A0D-4DDE-8AB1-74D9D8C3EDD4%2FChickens.pdf&ei=39zxT41Sh7etAdSUmY8C&usg=AFQjCNHh0_bkG_5sVmlovgngOXD53AJagA&sig2=_cgyLnv7jDV7hGIVZty89g (last visited July 2, 2012).
75. Tara Layman Williams, The Complete Guide to Raising Chickens: Everything You Need to Know 95 (2011).
76. Hodgson, *supra* note 1, at 3 (citing Lorraine Johnson, City Farmer: Adventures in Urban Food Growing (2010), and Patricia Hynes, A Patch of Eden: America's Inner City Gardeners (1996)).
77. Hodgson, *supra* note 1, at 94.
78. *Id. See also Iowa Concentrated Animal Feeding Operations Air Quality Study, Final Report*, Iowa State University and the University of Iowa Study Group 148, Feb. 2002, http://www.ehsrc.uiowa.edu/cafo_air_quality_study.html (finding that in rural areas communities where farms were smaller, were owner-operated, and used the labor of the operating family, the community "had a richer civic and social fabric: residents of all social classes were more involved in community affairs, more community organizations served people of both middle and working class background, and there were more local businesses and more retail activity").
79. Litt, *supra* note 7, at 12-13. *See, e.g.*, Jeff S. Sharp & Molly B. Smith, *Social Capital and Farming at the Rural-Urban Interface: The Importance of Non-farmer and Farmer Relations*, 76 Agric. Sys. 913-27 (2003) (finding that communities benefit and agricultural uses have more support when farmers develop social relationships with non-farmers).
80. *E.g.*, Abby Quillen, *How to Share a Chicken or Two*, Shareable: Cities (Nov. 22, 2009), http://shareable.net/blog/how-to-share-a-chicken (last visited Feb. 12, 2012).

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A. Noise

The most frequently expressed concern is that hens will be noisy. This may come from associating roosters with hens. Roosters are noisy.[81] Hens are not particularly noisy. While they will cluck, the clucking is neither loud nor frequent.[82] The clucking of hens is commonly compared to human conversation—both register around 65 decibels.[83] By contrast, the barking of a single dog can reach levels well over 100 decibels.[84]

It should also be noted that chickens have a homing instinct to roost and sleep at night. A hen will return to her coop at night and generally fall asleep before or at sundown.[85] Thus, there should be little concern with clucking hens disturbing a neighborhood at night.

B. Odor

Many people are concerned that chicken droppings will cause odors that reach neighbors and perhaps even affect the neighborhood. These concerns may stem from publicized reports of odors from large poultry operations.[86] While it is no doubt true that the odors coming from these intensive commercial-scale chicken farms is overwhelming and harmful,[87] these operations often have hundreds of thousands of chickens in very small spaces.[88]

Most of the odor that people may associate with poultry is actually ammonia. Ammonia, however, is a product of a poorly ventilated and moist coop.[89] Coop designs for backyard hens should take this into account and allow for proper ventilation. And, if coops are regularly cleaned, there should be little to no odor associated with the hens.[90]

C. Diseases

Two diseases are frequently raised in discussions of backyard hens: avian flu and salmonella. For different reasons, neither justifies a ban on backyard hens.[91]

First, with the attention that avian flu has received in the past few years, some have expressed a concern that allowing backyard chickens could provide a transition point for an avian virus to infect humans.[92] While no one can predict whether this virus will cross over to cause widespread illness or how it might do so, it is important to note that avian flu, right now, would have to mutate for it to become an illness that can spread from person to person.[93] Even the H5N1 strain of the virus, a highly pathogenic form that garnered news in the early 2000s because it infected humans, is very difficult for humans to catch and has not been shown to spread from person to person.[94] And that strain of the virus does not exist in the United States—it has not been found in birds, wild or domestic, in North or South America.[95]

Encouraging a return to more small-scale agriculture, moreover, may prevent such a mutation from occurring. Many world and national governmental health organizations that are concerned with the possible mutation of avian flu link the increased risks of disease to the intensification of the processes for raising animals for food—in other words, large-scale factory farms.[96] For instance, the Centers for Disease Control and Prevention (CDC) blamed "the intensification of food-animal production" in part on the increasing threat.[97] The Council for Agricultural Science and Technology, an industry-funded group, created a task force including experts from the World Health Organization, the World Organization for Animal Health, and the USDA, and issued a report in 2006 finding that modern intensive animal farming techniques increase the risk of new virulent diseases.[98] The report stated "a major impact of modern intensive production systems is that they allow the rapid selection and amplification of pathogens that arise from a virulent ancestor (frequently by

81. *Management of Noise on Poultry Farms*, Poultry Fact Sheet, British Columbia, Ministry of Agriculture and Food (Aug. 1999), http://www.agf.gov.bc.ca/poultry/publications/documents/noise.pdf.
82. *Id.*
83. *Protecting Against Noise*, National Ag Safety Database, The Ohio State University Extension, http://nasdonline.org/document/1744/d001721/protecting-against-noise.html (last visited Feb. 22, 2012) (explaining that a chicken coop and human conversation are both about 65 decibels).
84. Crista L. Coppola et al., *Noise in the Animal Shelter Environment: Building Design and the Effects of Daily Noise Exposure*, 9(l) J. applied Animal Welfare Sci. 1-7 (2006).
85. Williams, *supra* note 75, at 92. Robert Plamondon, *Range Poultry Housing*, ATTRA 11 (June 2003).
86. *E.g.*, William Neuman, *Clean Living in the Henhouse*, N.Y. Times, Oct. 6, 2010, http://www.nytimes.com/2010/10/07/business/07eggfarm.html?scp=2&sq=large%20chicken%20farms%20and%20odor&st=cse.
87. Doug Gurian Sherman, *CAFOS Uncovered, The Untold Costs of Animal Feeding Operations*, Union of Concerned Scientists, Apr. 2008, http://www.ucsusa.org/assets/documents/food_and_agriculture/cafos-uncovered.pdf; *Iowa Concentrated Animal Feeding Operations and Air Quality Study*, Final Report, Iowa State University and the University of Iowa Study Group (Feb. 2002) (finding extensive literature documenting acute and chronic respiratory diseases and dysfunction among poultry workers exposed to complex mixtures of particulates, gases, and vapors within CAFO units).
88. *Id.*
89. *Id.*
90. Gail Damerow, The Backyard Homestead Guide to Raising Farm Animals 35 (2011) ("A chicken coop that smells like manure or has the pungent odor of ammonia is mismanaged. These problems are easily avoided by keeping litter dry, adding fresh litter as needed to absorb droppings, and periodically removing the old litter and replacing it with a fresh batch.").
91. Sue L. Pollock et al., *Raising Chickens in City Backyards: The Public Health Role*, J. Community Health, DOI: 10.1007/s10900-011-9504-1 (2011) (finding that public health concerns about infectious diseases and other nuisances that might be caused by keeping hens in an urban setting cannot be supported by literature specific to the urban agriculture context and recommending that public health practitioners approach this issue in a manner analogous to concerns over keeping domestic pets).
92. *E.g.*, Orbach & Sjoberg, *supra* note 23, at 29.
93. *Avian Influenza*, USDA, http://www.ars.usda.gov/News/docs.htm?docid=11244 (last visited July 2, 2012).
94. *Avian Influenza, Questions & Answers*, Food and Agric. Org. of the United Nations, http://www.fao.org/avianflu/en/qanda.html (last visited July 26, 2012).
95. *Id.*
96. Michael Greger, *Bird Flu, A Virus of Our Own Hatching*, BirdFluBook.Com (2006-2008), http://birdflubook.com/a.php?id=50 (last visited Feb. 21, 2012) (finding that the Food and Agriculture Organization of the United Nations, the World Health Organization, and the World Organization for Animal Health attribute risk factors for the emergence of new diseases from animals to the increasing demand for animal protein).
97. *Id.*
98. *Id.* (citing *Global Risks of Infectious Animal Diseases*, Council for Agric. Sci. and Tech., Issue Paper No. 28, 2005).

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subtle mutation), thus, there is increasing risk for disease entrance and/or dissemination."[99] The report concludes by stating, "because of the Livestock Revolution, global risks of disease are increasing."[100] It is for this reason that many believe that the movement toward backyard chickens and diverse small-scale poultry farming, rather than being a problem, is a solution to concerns about mutating avian viruses.[101]

Another theory for how an avian flu mutation may occur is that it will first occur in wild birds that could pass it on to domesticated birds.[102] In this case, backyard hens could provide a transition point. For this reason the USDA, rather than advocating a ban on backyard hens, has instead offered some simple-to-follow precautionary procedures for small flock owners: the USDA counsels backyard bird enthusiasts to separate domesticated birds from other birds by enclosing coops and runs, to clean the coops regularly, and to wash their hands before and after touching the birds.[103]

Another illness that causes concern because it can be transferred to humans is salmonella.[104] Chickens, like other common household pets—including dogs, turtles, and caged birds—can carry salmonella.[105] For this reason, the CDC counsels that people should wash their hands after touching poultry, should supervise young children around poultry, and make sure that young children wash their hands after touching chicks or other live poultry.[106]

Chickens, like other pets, can get sick and carry disease. But public health scholars have found that there is no evidence that the incidence of disease in small flocks of backyard hens merits banning hens in the city and counsel city officials to regulate backyard hens like they would any other pet.[107]

D. Property Values

Another common concern is that keeping backyard chickens will reduce surrounding property values.[108] Several studies, however, have found that agricultural uses within the city actually increase property values.[109] Community gardens increase neighboring property values by as much as 9.4% when the garden is first implemented.[110] The property value continues to increase as the gardens become more integrated into the neighborhood.[111] The poorest neighborhoods, moreover, showed the greatest increase in property values.[112] Studies have also found that rent increased and the rates of home ownership increased in areas surrounding a newly opened community garden.[113]

Studies concerning pets, moreover, find that apartment owners can charge higher rent for concessions such as allowing pets.[114] Thus, accommodating pets has been shown to raise property values.

As of yet, no studies have been done on how backyard chickens in particular affect property values, but given that communities express little concern that other pets, such as dogs or cats, reduce property values, and given research showing that pets and urban agricultural practices can increase them, there is little reason to believe that allowing backyard chickens will negatively affect them.[115]

E. Slaughter

Some people are concerned that chicken owners will kill chickens in the backyard.[116] People are concerned that it may be harmful to children in the neighborhood to watch a chicken being killed and prepared for a meal.[117] Others are concerned that backyard slaughtering may be unsanitary.[118]

First, many who raise chickens keep the hens only for the eggs.[119] Most egg-laying breeds do not make for tasty meat.[120] Many people become attached to their chickens, as they would a cat or a dog, and treat a death

99. *Id.*
100. *Id.*
101. Ben Block, *U.S. City Dwellers Flock to Raising Chickens*, WorldWatch Institute, http://www.worldwatch.org/node/5900 (last visited Feb. 22, 2012); *Fowl Play, the Poultry Industry's Central Role in the Bird Flu Crisis*, GRAIN, http://www.grain.org/article/entries/22-fowl-play-the-poultry-industry-s-central-role-in-the-bird-flu-crisis (last visited Feb. 22, 2012); *Putting Meat on the Table: Industrial Farm Animal Production in America*, A Report of the Pew Commission on Industrial Farm Animal Production (2006), http://www.ncifap.org/ (last visited Feb. 21, 2012).
102. Rachel Dennis, *CAFOs and Public Health: Risks Associated With Welfare Friendly Farming*, Purdue Univ. Extension, Aug. 2007, https://mdc.itap.purdue.edu/item.asp?itemID=18335#.T_Hjd3CZOOU.
103. *Backyard Biosecurity, 6 Ways to Prevent Poultry Disease*, USDA, May 2004, http://www.aphis.usda.gov/animal_health/birdbiosecurity/biosecurity/basicspoultry.htm (last visited Feb. 21, 2012).
104. *Keeping Live Poultry*, CDC, http://www.cdc.gov/features/SalmonellaPoultry/ (last visited Feb. 21, 2012).
105. *See* Shaohua Zhao, *Characterization of Salmonella Enterica Serotype Newport Isolated From Humans and Food Animals*, 41 J. Clinical Microbiology, No. 12, 5367 (2003) (stating that dogs and pigeons, as well as chickens, can carry salmonella); J. Hidalgo-Villa, *Salmonella in Free Living Terrestrial and Aquatic Turtles*, 119:2-4 Veterinary Microbiology 311-15 (Jan. 2007).
106. *Keeping Live Poultry*, CDC, http://www.cdc.gov/features/SalmonellaPoultry/ (last visited Feb. 21, 2012).
107. Sue L. Pollock et al., *Raising Chickens in City Backyards: The Public Health Role*, J. Community Health, DOI: 10.1007/s10900-011-9504-1 (2011).
108. Salkin, *supra* note 9, at 1.
109. Hodgson, *supra* note 1, at 21.
110. *Id.*
111. *Id.*
112. *Id.*
113. *Id.*
114. G. Stacy Sirmans & C.F. Sirmans, *Rental Concessions and Property Values*, 5:1 J. Real Estate Res. 141-51(1990); C.A. Smith, *Apartment Rents—Is There a "Complex" Effect*, 66:3 Appraisal J. (1998) (finding that average apartment unit commands $50 more rent per unit by allowing pets).
115. Michael Broadway, *Growing Urban Agriculture in North American Cities: The Example of Milwaukee*, 52:3-4 Focus on Geography 23-30 (Dec. 2009).
116. Neighbors Opposed to Backyard Slaughter, http://noslaughter.org (last visited Feb. 22, 2012).
117. *Id.*
118. *Id.*
119. Litt, *supra* note 7, at 3 (stating that "the vast majority of backyard chicken keepers regard their chickens as pets and find it unsettling—if not outright upsetting—to consider eating them").
120. Jay Rossier, Living With Chickens: Everything You Need to Know to Raise Your Own Backyard Flock 4 (2002).

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similarly.[121] Veterinarians, moreover, have avenues for disposing of dead animals that are generally accepted in most communities.[122]

But, if a person did want to use her chickens for meat, there are other methods for butchering a chicken rather than doing so in the backyard. As part of the local food movement, small-scale butchers have made a comeback in the last few years, and many are particularly interested in locally raised animals.[123] Thus, legalizing backyard chickens does not necessarily mean that a city must also legalize backyard chicken slaughtering.[124]

F. Greenhouse Gases

Although worries that chickens will increase greenhouse gases appears to be a bit over the top, at least one city raised this as a concern when contemplating allowing chickens. In Montgomery, Ohio, at least one city council member was fearful that allowing chickens to be raised in the city might contribute to global warming.[125]

While chickens do produce methane as a natural byproduct of digestion just like any other animal (including humans), the amount they produce is negligible in comparison to other livestock. Methane production is a concern largely confined to ruminant animals, such as cows, goats, and buffaloes.[126] These animals produce a large amount of methane every year because of the way in which they digest carbohydrates.[127] Cows produce an average of 55 kilograms (kg) per year per cow.[128] A goat will produce 5 kg per year, a pig 1.5, and a human 0.05.[129] Chickens, because they are nonruminant animals, and because they are much smaller than humans, produce less than 0.05 kg per year per chicken.[130]

Finally, there is no reason to believe that an urban chicken would cause a net increase in the production of methane. A person who gets her eggs from her pet hen will likely be buying fewer eggs from the supermarket. Thus, there is unlikely to be a net increase in egg consumption, so there is unlikely to be a net increase in chickens. Thus, any increase in methane production caused by urban chickens is not only negligible, but also likely offset by a decrease in rural chickens.[131]

G. Winter Weather

Northern cities may be concerned that their climate is not suitable for chickens. Chickens, however, were bred to thrive in certain climates. There are breeds of chicken that are more suited to warm or even hot climates. And, there are chickens that were bred specifically to thrive in colder weather, such as Rhode Island Reds or Plymouth Rocks.[132]

While even cold-hardy breeds can be susceptible to frostbite in extreme winter weather, a sturdy coop with some extra insulation and perhaps a hot water bottle on frigid nights can protect the birds from harm.[133]

H. Running Wild

Of all of the chicken ordinances that this Article will later discuss, it appears that one of the most popular regulations is to prohibit chickens running wild in the streets.[134] Chickens, like dogs and cats, sometimes escape their enclosures. While it would be irresponsible to presume that no chicken will ever escape its enclosure, city officials can rest assured that chicken keepers do not want to see their hens escape any more than city officials want to see hens running loose on the streets.

For this reason, and also to protect against predators, cities should ensure that chickens are kept in an enclosure at all times.

III. Some Necessary Background on Hens for Developing Urban Hen-Keeping Ordinances

> His comb was finest coral red and tall,
> And battlemented like a castle wall.
> His bill was black and like the jet it glowed,
> His legs and toes like azure when he strode.
> His nails were whiter than the lilies bloom,
> Like burnished gold the color of his plume.
>
> Geoffrey Chaucer, The Canterbury Tales,
> The Nun's Priest's Tale[135]

121. Jose Linares, *Urban Chickens*, Am. Veterinary Med. Ass'n Welfare Focus, Apr. 2011, http://www.avma.org/issues/animal_welfare/AWFocus/110404/urban_chickens.asp.
122. *Id.*
123. Elizabeth Keyser, *The Butcher's Back*, Conn. Mag., Apr. 2011, http://www.connecticutmag.com/Connecticut-Magazine/April-2011/The-Butcher-039s-Back/.
124. *But see* Simon v. Cleveland Heights, 188 N.E. 308, 310 (Ohio Ct. App. 1933) (holding that a ban on poultry slaughtering applied to a small business butcher violated the Ohio Constitution because it prohibited the conduct of a lawful business).
125. Valerie Taylor, Chickens for Montgomery (June 2009) http://www.scribd.com/doc/16509728/Changing-Your-Citys-Chicken-Laws (last visited July 2, 2012) (responding to city's concerns about increase in greenhouse gases).
126. *See Methane, Sources, and Emissions*, U.S. EPA, http://www.epa.gov/methane/sources.html (last visited July 2, 2012).
127. *Id.*
128. Paul J. Crutzen et al., *Methane Production by Domestic Animals, Wild Ruminants, Other Herbivorous Fauna and Humans*, 38B Tellus B. 271-74 (July-Sept. 1986).
129. *Id.*
130. *Id.*
131. Letter from Brian Woodruff, Environmental Planner Department of Natural Resources, to Cameron Gloss (June 12, 2008), http://www.scribd.com/doc/16509728/Changing-Your-Citys-Chicken-Laws.
132. Litt, *supra* note 7, at 119.
133. *Id.*
134. *See infra* Part IV.C.5.a.
135. Ronald Ecker trans., Hodge & Braddock Publishers 1993.

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A. Hens Are Social Animals

Chickens are social animals and do better if they are kept in flocks.[136] Chickens can recognize one another and can remember up to 50 or 60 other chickens.[137] Because of this, large flocks of chickens, like those found in most intensive farming operations, are socially unstable and can cause aggressive behavior.[138] In the wild, most flocks form subgroups of between four to six chickens.[139]

Chickens show affiliative behavior, eating together, preening together, gathering together in small groups if they are given space to do so, and sleeping at the same time.[140] Chickens also learn behaviors from one another—for instance, chickens that watch another trained chicken peck a key to obtain food will learn this task more quickly than other chickens that are not exposed to the behavior.[141]

Because chickens are flock animals, a chicken left alone generally will not thrive.[142] An isolated hen will often exhibit disturbed and self-destructive behaviors, like chasing its own tail and exhibiting excessive aggression.[143] Because eating is social behavior, there are some reports that single chickens stop eating or eat less.[144] While scientific studies have yet to prove that a hen feels loneliness,[145] backyard hen enthusiasts are well aware that an isolated hen will often appear depressed or ill.[146]

B. The Pecking Order

We often use the term pecking order to describe a hierarchy in a community. The term comes from the tendency for chickens to peck at one another and display aggressive behavior until a hierarchy is established.[147] Once the hierarchy is established, the aggressive behavior will lessen or even abate until new birds are added to the flock or until a hen mounts a challenge to someone above her in the pecking order.[148]

Studies have shown, however, that incidence of pecking is greatly reduced when hens are kept in lower densities.[149] (Feather pecking is often a problem in large-scale chicken farms.)[150] When densities were approximately six or fewer birds per 10 square feet, pecking behaviors abated or were significantly reduced.[151]

Because a new introduction into the flock will upset the pecking order, some farmers advocate for introducing at least two chicks at a time.[152] This will help spread out the abuse that could be laid on a solitary young hen. It will also more fully upset the pecking order, so that the birds are forced to find a new hierarchy that will include the new birds instead of leaving one isolated hen at the bottom of the flock.[153]

For these reasons, chicken owners should always be allowed to keep, at a minimum, four chickens. This ensures that city regulations do not stand in the way of good flock management: if any hens are lost through injury, illness, or old age, the chicken owner can ensure that the flock never goes below two hens before seeking to add new hens. This will also allow the owner to introduce new hens into the flock two at a time.

C. Chickens and Predators

Backyard hens in a metropolitan area may, in some ways, be better protected from predators than their rural counterparts, because there are fewer predators in the city. The more prevalent chicken predators in the United States—foxes, coyotes, and bobcats—are found less often in the city than they are in more rural areas.[154] Other predators, however, such as hawks and raccoons, are frequently found in the city.[155]

These predators are one reason why chickens must have sturdy coops that are designed to protect hens from assault. Chickens have an instinct to return to their coop each night.[156] And most predators are more active at night when

136. Michael C. Appleby et al., Poultry Behavior and Welfare 35, 77-82 (2004); Heinrichs, *supra* note 39, at 11 (2007).
137. Nicolas Lampkin, *Organic Poultry Production*, Welsh Inst. of Rural Studies 20 (Mar. 1997), *available at* http://orgprints.org/9975/1/Organic_Poulty_Production.pdf.
138. Appleby et al., *supra* note 136 (noting that chickens have increased aggression and increased growth of adrenal glands when they come in contact with other chickens they do not know and also noting that chickens are stressed by being kept in large flocks because it is unlikely that birds in large flocks can form a hierarchy: they are instead "in a constant state of trying to establish a hierarchy but never achieving it").
139. *Id.* at 71; Lampkin, *supra* note 137, at 20.
140. Appleby et al., *supra* note 136, at 77-79.
141. *Id.* at 79.
142. Ian J.H. Duncan & Penny Hawkins, The Welfare of Domestic Fowl & Other Captive Birds 68-69 (2010).
143. D.G.M. Wood-Gush, The Behavior of the Domestic Fowl 124 (1971).
144. D.W. Rajecki et al., *Social Factors in the Facilitation of Feeding in Chickens: Effects of Imitation, Arousal, or Disinhibition*?, 32 J. Personality & Soc. Psychol. 510-18 (Sept. 1975). Martine Adret-Hausberger & Robin B. Cumming, *Social Experience and Selection of Diet in Domestic Chickens*, 7 Bird Behavior 37-43 (1987) (finding that isolated young broilers had lower growth rates than those placed with other birds).
145. Appleby et al., *supra* note 136, at 142 (suggesting that poultry may suffer from loneliness and boredom and that "[c]onsidering the barrenness of many husbandry systems, boredom would seem to be a good candidate for further studies")
146. *See, e.g.*, *Do Chickens Get Lonely*, Backyard Poultry Forum (Friday, Feb. 13, 2009), http://forum.backyardpoultry.com/viewtopic.php?f=5&t=7970419&start=0 (last visited Mar. 4, 2012).
147. Alphaeus M. Guhl, *Social Behavior of the Domestic Fowl*, 71 Transactions Kan. Acad. Sci. (1968). Gladwyn K. Noble, *The Role of Dominance in the Social Life of Birds*, 56 The Auk 263 (July 1939).
148. Litt, *supra* note 7, at 122. Alphaeus M. Guhl et al., *Mating Behavior and the Social Hierarchy in Small Flocks of White Leghorns*, 18 Physiological Zoology 365-68 (Oct. 1945).
149. B. Huber-Eicher & L. Audigé, *Analysis of Risk Factors for the Occurrence of Feather Pecking Among Laying Hen Growers*, 40 British Poultry Sci. 599-604 (1999) (demonstrating through a study of commercial hen farms in Switzerland that hens were far less likely to feather peck if they were kept in low-density environments and if they had access to elevated perches).
150. *Id.*
151. *Id.*
152. Litt, *supra* note 7, at 122-23.
153. *Id.*
154. *See, e.g.*, Stanley D. Gehrt et al., *Home Range and Landscape Use of Coyotes in a Metropolitan Landscape: Conflict or Coexistence*, J. Mammalogy, 1053-55 (2009); Seth P.D. Riley, *Spatial Ecology of Bobcats and Gray Foxes in Urban and Rural Zones of a National Park*, 70(5) J. Wildlife Mgmt. 1425-35 (2006).
155. Williams, *supra* note 75, at 88-89.
156. Litt, *supra* note 7, at 71.

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the chickens are sleeping in their coops.[157] While there is no guarantee that predators will not find a way to prey on chickens, ensuring that coops are sturdily built with the intention to keep out predators can help ameliorate concerns with predators.[158]

D. Roosters Like to Crow

Even city-dwellers who have never met a rooster know that roosters crow. But the popular belief, passed on in children's cartoons, that roosters crow in the morning like an alarm clock to welcome the rising sun is largely a myth. Roosters may crow in the morning, but they also crow in the afternoon or evening or, basically, whenever they feel like it.[159] While the frequency of crowing depends on the breed and the individual rooster, many roosters crow a lot.[160] In fact, because domestic roosters crow so much more frequently than their wild kin, one theory postulates that they were bred over many centuries for loud, long, and frequent crowing because such crowing played an important role in Zoroastrian religious ceremonies.[161]

Because roosters are noisy and frequently so, cities that have more dense urban environments should consider banning them—at least on smaller lot sizes. Some cities have allowed an exception for "decrowed" roosters[162]: some veterinarians used to offer a "decrowing" procedure that would remove the rooster's voicebox. Because of its high mortality rate—over 50%—veterinarians no longer offer this procedure.[163] Because this procedure is dangerous and cruel to the rooster, cities that have such an exception should consider amending it so as not to encourage mistreatment of roosters.

E. Hens Don't Need Roosters to Lay Eggs

A common myth is that hens will not lay eggs without a rooster around. This is simply not true; hens do not need roosters to lay eggs.[164] In fact, it is likely that every egg you have ever eaten was produced by a hen that never met a rooster.[165]

The only reason that hens require roosters is to fertilize the eggs, so that the eggs will hatch chicks.[166] Because this can be an easier way to propagate a flock, rather than sending away for mail-order chicks, some chicken owners would like to keep a rooster around or at least allow it to visit. To address this concern, at least one city that bans roosters allows "conjugal visits." Hopewell Township, New Jersey, allows roosters that are certified disease-free to visit a hen flock for 10 days out of every year.[167] Although news about the township's policy garnered national attention for its quirkiness, it may work as a solution for hen owners seeking to add to their flock without having to buy new chicks.[168]

IV. The Current State of Municipal Ordinances Governing Backyard Chickens

> Such a fine pullet ought to go
> All coiffured to a winter show,
> And be exhibited, and win.
> The answer is this one has been—
>
> And come with all her honors home.
> Her golden leg, her coral comb,
> Her fluff of plumage, white as chalk,
> Her style, were all the fancy's talk
>
> Robert Frost, *A Blue Ribbon at Amesbury* (1916).

A. Introduction

To determine the current state of chicken legislation in the United States, the laws of the top 100 cities by population, according to the 2000 census are surveyed in this Article.[169] Currently, 94% of these cities allow for chickens in some manner.[170] While many cities impose various restrictions

157. Gehrt, *supra* note 154, at 1053.
158. Williams, *supra* note 75, at 88-89.
159. Heinrichs, *supra* note 39, at 16.
160. *Id.*
161. Appleby et al., *supra* note 136, at 36-37.
162. *See, e.g.*, Phoenix, Ariz., City Code §8-7(c) (2011).
163. *Small and Backyard Flocks*, Ky. U. Ext., http://www.ca.uky.edu/smallflocks/faq.html#Q31 (last visited Feb. 17, 2012).
164. *Small and Backyard Flocks*, Ky. U. Ext., http://www.ca.uky.edu/smallflocks/faq.html#Q11 (last visited Feb. 17, 2012).
165. *Id.*
166. *Id.*
167. *NJ Town Limits Conjugal Visits Between Roosters & Hens*, Huffington Post, Apr. 27, 2011, http://www.huffingtonpost.com/2011/04/28/nj-limits-chicken-mating_n_854404.html.
168. Because chick hatcheries have been a source of salmonella, some backyard hen keepers may prefer to propagate their own flock. *See, e.g.*, Serena Gordon, *They're Cute, But Baby Chicks Can Harbor Salmonella*, U.S. News & World Report, May 30, 2012, http://health.usnews.com/health-news/news/articles/2012/05/30/theyre-cute-but-baby-chicks-can-harbor-salmonella.
169. *Cities With 100,000 or More Population in 2000 Ranked by Population, 2000 in Rank Order*, U.S. Census, http://www.census.gov/statab/ccdb/cit1020r.txt (last visited Jan. 26, 2012).
170. Akron, Ohio, Code of Ordinances §92-18 (2011); Albuquerque, N.M., Code of Ordinances §9-2-4-3 (2011); Anaheim, Cal., Mun. Code §18.38.030 (2011); Anchorage, Alaska, Code of Ordinances tit. 17, 21 (2011); Arlington, Tex., Ordinances Governing Animals §5.02 (2010); Atlanta, Ga., Code of Ordinances §18-7 (2011); Augusta-Richmond, Ga., Code of Ordinances tit. 4, art. 2 (2007); Aurora, Colo., Code of Ordinances §14-8 (2011); Austin, Tex., Code of Ordinances tit. III, ch. 3.1.1 (2011); Baltimore, Md., Health Code §10-312 (2011); Bakersfield, Cal., Mun. Code §6.08.10 (2011); Baton Rouge, La., Code of Ordinances §14:224 (2011); Birmingham, Ala., Zoning Ordinance §2.4.1 (2007); Bos., Mass., Code of Ordinances §16-1.8A (2010); Buffalo, N.Y., City Code §341-11 (2009); Charlotte, N.C., Code of Ordinances §3-102 (2010); Chesapeake, Va., Code of Ordinances ch. 10 (2011); *id.* Zoning art. 3; Chi., ill., Code of Ordinances §17-12-300 (2011); Cincinnati, Ohio, Code of Ordinances ch. 701 (2011); Cleveland, Ohio, Codified Ordinances §205.04, 347.02 (2011); Colorado Springs, Colo., City Code §6.7.106(D) (2011); Columbus, Ohio, City Code tit. III, ch. 221 (2011); Corpus Christi, Tex., Code of Ordinances §§6-153, 6-154 (2011); Dallas, Tex., Code of Ordinances §7-1.1 (2011); Denver, Colo., Mun. Code §8-91 (2011); Des Moines, Iowa, Code of Ordinances §18-4 (2011); El Paso, Tex., Mun. Code §7.24.020 (2011); Fort Worth, Tex., Code of Ordinances §11A-22 (2011); Fremont, Cal., Mun. Code §3-5803 (2011); Fresno, Cal., Mun. Code §§10.201-10.205 (2011); Garland, Tex., Code of

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on keeping chickens through zoning, setbacks, and permitting requirements, only three of the top 100 cities have ordinances that clearly ban the keeping of chickens within city limits: Detroit, Aurora, and Yonkers.[171] Three others have unclear ordinances that city officials have interpreted as banning backyard chickens: Grand Rapids, Fort Wayne, and Lubbock.[172] An additional 10 cities, while allowing for chickens, restrict them to either very large lots or only to agriculturally zoned land.[173] Because such restrictions will exclude most people within the city from being able to keep hens, if such restrictions are interpreted to be a ban on chickens, then 84% of cities can be considered to allow for chickens.

Within that 84%, there is a wide range of how cities regulate chickens—ranging from no regulation[174] to a great deal of very specific ordinances governing where chickens can be located,[175] how coops must be built,[176] and how often chickens must be fed and coops must be cleaned.[177] Some of these cities also have restrictive setbacks or other regulations that will prohibit some residents from owning chickens—especially residents in multi-family dwellings or who live on small lots in a dense area of the city.[178] As described more fully below, there is no uniformity in the ways that cities regulate chickens; each city's ordinance is unique. Regulations are placed in different areas of a city's codified ordinances. Some regulations are spread throughout the code, making it difficult for a chicken owner to determine how to comply with the city's ordinances. Some cities regulate through zoning, others through animal regulations, and others through the health code.[179] Some cities simply define chickens as pets and provide no regulations at all.[180] Each of these methods of regulation will be explored in more detail below.

Although other surveys of urban chicken laws have been done, no basis was given for the choice of the cities sur-

Ordinances §22.14 (2011); Glendale, Ariz., Code of Ordinances pt. II, art. 5 (2010); Glendale, Cal., Mun. Code §6.04.130 (2011); Greensboro, N.C., Code of Ordinances §30-8-11.3 (2011); Hialeah, Fla., Code of Ordinances §§10.1, 10.2 (2011); Honolulu, Haw., Rev. Ordinances §7-2.5(d) (1990); Houston, Tex., Code of Ordinances ch. 6, art. II (2010); Indianapolis, Ind., Rev. Code tit. III, ch. 531 (2011); Irving, Tex., Code of Ordinances 6-1 (2011) (not regulating chickens at all); Jacksonville, Fla., Ordinance Code tit. XIII, ch. 462, tit. XVII, ch. 656 (2011); Jersey City, N.J., Code of Ordinances §90-6 (2011); Kansas City, Mont., Code of Ordinances §14-15 (2011); Las Vegas, Nev., Mun. Code §7.38.050 (2011); Lexington-Fayette, Ky., Code of Ordinances §4-10 (2011); Lincoln, Neb., Mun. Code §6.04.040 (2011); Long Beach, Cal., Mun. Code §6.20.020 (2011); L.A., Cal., Mun. Code §§12.01, 12.05-12.09 (2011); Louisville, Ky., Metro Code ch. 91 (2011); Madison, Wis., Code of Ordinances ch. 28 (no date listed); *id.* §7.29; *id.* §9.52; Memphis, Tenn., Code of Ordinances §8-8-1 (2009); Mesa, Ariz., City Code §8-6-21 (2011); Miami, Fla., Code of Ordinances §6-1(b) (2011); Milwaukee, Wis., Code of Ordinances §78-6.5 (2011); Minneapolis, Minn., Code of Ordinances §70.10 (2011); Mobile, Ala., Code of Ordinances §7-102 (2011); Montgomery, Ala., Code of Ordinances ch. 4, art. I (2011); *id.* app. C, art. VII; Nashville-Davidson, Tenn., Mun. Code §§8-12-020, 17-16-330 (2011); New Orleans, La., Code of Ordinances pt. II, ch. 18, art. VI (2011); N.Y.C., Mun. Code §65-23 (1990); Newark, N.J., General Ordinances §6:2-30 (2010); Norfolk, Va., Code of Ordinances §§4-05, 6.1-7 (2011); Oakland, Cal., Code of Ordinances §6-04-320 (2011); Oklahoma City, Okla., Mun. Code tit. 8, 59 (2011); Omaha, Neb., Code of Ordinances §6-266 (2011); Phila., Pa., Code §10-112 (2011); Phoenix, Ariz., City Code §§8-7, 8-10 (2011); Pittsburgh, Pa., Code of Ordinances §§635.02, 911.04.A.2 (2011); Plano, Tex., Code of Ordinances §4-184 (2011); Portland, Or., City Code §13.05.015 (2011); Raleigh, N.C., Code of Ordinances §§12-3001, 12-3004 (2011); Richmond, Va., Code of Ordinances §10-88 (2011); Riverside, Cal., Code of Ordinances §6.04.20 (2011); *id.* tit. 17; Rochester, N.Y., City Ordinances §§30-12, 30-19 (no date listed); Sacremento, Cal., City Code §9-44-340 (2011); St. Louis, Mo., Code of Ordinances §10.20.015 (2010); St. Paul, Minn., §198.02 (2011); St. Petersburg, Fla., Code of Ordinances §4-31 (2011); San Antonio, Tex., Code of Ordinances §5-109 (2011); San Diego, Cal., Mun. Code §42.0709 (2011); San Francisco, Cal., Health Code §37 (2011); San Jose, Cal., Code of Ordinances tit. 7 (2007); Santa Ana, Cal., Code of Ordinances §5.6 (2011); Scottsdale, Ariz., Code of Ordinances §4-17 (2011); Seattle, Wash., Mun. Code §23.42.052 (2011); Shreveport, La., Code of Ordinances ch. 106 (2011); Spokane, Wash., Mun. Code §17C.310.010 (no date listed); Stockton, Cal., Mun. Code §§6.04.420, 16.80.060 (2011); Tacoma, Wash., Mun. Code §5.30.010 (2011); Tampa, Fla., Code of Ordinances §19.76 (2008); Tucson, Ariz., Code of Ordinances ch. 4, art. VI (2011); Toledo, Ohio, Mun. Code §§505.07(a)(4), 1705.07 (2011); Tulsa, Okla., Code of Ordinances §200(d)(e) (2011); Wash., D.C., Mun. Regulations for Animal Control §902.1 (no date listed); Wichita, Kan., Code of Ordinances §6.04.157 (2011).

171. Aurora, Colo., Code of Ordinances §14-8 (2011); Detroit, Mich., City Code §6-1-3 (2010); Yonkers, N.Y.C., Mun. Code §65-23 (1990).

172. Fort Wayne, Ind., Code of Ordinances §157.104 (2011) (banning livestock within the city, even though chickens are not listed in the definition of livestock, the animal control department says that the city interprets chicken as livestock); Grand Rapids, Mich., Code of Ordinances §8.582 (2010) ("No farm animal shall be kept or allowed to be kept within any dwelling or dwelling unit or within one hundred (100) feet of any dwelling, dwelling unit, well, spring, stream, drainage ditch or drain."); Lubbock, Tex., City Ordinance §4.07.001 (2011) (permitting chickens "in those areas appropriately permitted by the zoning ordinances of the city" when zoning ordinances are silent).

173. Birmingham, Ala., Zoning Ordinance §2.4.1 (2007) (restricting chickens to land zoned for agricultural use); Chesapeake, Va., Code of Ordinances ch. 10 (2011); *id.* Zoning art. 3 (restricting to low-density zones and restricting to properties of one acre or more); Hialeah, Fla., Code of Ordinances §§10.1, 10.2 (2011) (restricting chickens to land zoned for agricultural use); Jacksonville, Fla., Ordinance Code tit. XIII, ch. 462, tit. XVII, ch. 656 (2011) (restricting chickens to agricultural or low-density residential zones); Montgomery, Ala., Code of Ordinances ch. 4 art. I (2011); *id.* app. C, art. VII (restricting chickens to agricultural or low-density residential zones); Norfolk, Va., Code of Ordinances, app. A, art. II, §4-0.5 (2011) (restricting chickens to properties of five acres or more); Oklahoma City,Okla., Mun. Code tit. 8, 59 (2011) (restricting chickens to properties with one acre or more); Phila., Pa., Code of Ordinances §10-112 (2011) (restricting chickens to properties with three acres or more); Richmond, Va., Code of Ordinances §10-88 (2011) (restricting chickens to properties with one acre or more); Virginia Beach, Va., City Code §5-545, app. A (2011) (restricting chickens to land zoned for agricultural use).

174. *E.g.*, N.Y.C., Mun. Code §65-23 (1990) (only regulating chickens if they are kept for sale: "A person who holds a permit to keep for sale or sell live rabbits or poultry shall keep them in coops and runwasy and prevent them from being at large."); Chi., ill., Code of Ordinances §17-12-300 (2011) ("No person shall own keep, or otherwise possess, or slaughter any . . . poultry, rabbit, dog, cat, or any other animal intending to use such animal for food purposes.") Chicago's ordinance has been interpreted to allow keeping chickens for eggs. Kara Spak, *Raising Chickens Legal in Chicago, and People Are Crowing About It*, Chi. Sun Times, Aug. 13, 2011, http://www.suntimes.com/news/metro/6942644-418/city-of-chicken-coops.html; Irving, Tex., Code of Ordinances 6-1 (2011) (not regulating chickens).

175. *See infra* V.C.2

176. *See infra* V.C.5.c.

177. *See infra* V.C.5.b.

178. *See infra* V.C.4.

179. *See infra* V.B.

180. *See infra* V.A.

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veyed[181] and the survey sizes were far smaller.[182] By choosing the largest cities in the United States by population, this survey is meant to give a snapshot of what kind of laws govern the most densely populated urban areas. An understanding of how large cosmopolitan areas approach backyard chickens can help smaller cities determine the best way to fashion an ordinance.[183]

Several aspects of these ordinances will be examined. First, the area within the codified ordinances that the city chooses to regulate chickens will be discussed.[184] Next, regulations based on space requirements, zoning requirements, and setbacks will be examined.[185] After that, the different sorts of sanitation requirements that cities impose will be examined, including looking at how specific or general those requirements are.[186] Then, the coop construction requirements, including how much space a city requires per chicken, will be examined.[187] Next, cities' use of permits to regulate chickens will be evaluated.[188] The Article will then discuss anti-slaughter laws.[189] Finally, the prevalence of banning roosters will be discussed, while noting that quite a few cities do expressly allow roosters.[190] Examining each aspect of the ordinance piecemeal is designed to provide a thorough overview of ordinances regulating backyard chickens and classification of common concerns. Through this review, regulatory norms will be identified and especially effective, novel, or eccentric regulations will be noted.

Norms and effective regulations will be taken into account in constructing a model ordinance. The most thoughtful, effective, and popular regulations from each of these ordinances will be incorporated into these recommendations. Also, data discussed in the first part of this Article about chickens, chicken behavior, and chicken-keeping will inform the model ordinance.

But, before delving into each of these aspects of the ordinances, some more general impressions from this analysis will be discussed. These more general impressions will include identifying some themes in these regulations based on population size and region.

1. The More Populous the City, the More Likely It Is to Allow for Backyard Chickens

When reviewing the overall results of the survey concerning whether a city allows chickens or bans them, a pattern emerges based on population size. At least among the top 100 cities by population, the smaller the city, the greater the chance that the city will ban chickens. Of the top 10 cities by population, all of them allow for chickens in some way.[191] Of those top 10 cities, however, Philadelphia has fairly strict zoning restrictions that only allows chickens in lots of three acres or larger.[192] And, of the top 50 cities by population, only one city bans chickens outright: Detroit.[193]

But in the last 20 of the top 100 cities, four of them ban chickens: Yonkers, Grand Rapids, Fort Wayne, and Lubbock.[194] So, within that subset, only 80% of the cit-

181. *See* Orbach & Sjoberg, *Debating Backyard Chickens*; Sarah Schindler, *Of Backyard Chickens and Front Yard Garden: The Conflict Between Local Government and Locavores*, 87 Tul. L. Rev. (forthcoming Nov. 2, 2012); Patricia Salkin, *Feeding the Locavores, One Chicken at a Time: Regulating Backyard Chickens*, 34:3 Zoning & Plan. L. Rep. 1 (Mar. 2011); Kieran Miller, *Backyard Chicken Policy: Lessons From Vancouver, Seattle, and Niagara Falls*, QSPACE at Queens U. (2011), http://qspace.library.queensu.ca/handle/1974/6521; Katherine T. Labadie, *Residential Urban Keeping: An Examination of 25 Cities*, U.N.M. Research Paper (2008) http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=0CE0QFjAA&url=http%3A%2F%2F66.147.242.185%2F~urbanch5%2Fwp-content%2Fuploads%2F2012%2F02%2FOrdinance-research-paper.pdf&ei=f_T5T8jOLcrjqgGP5NGKCQ&usg=AFQjCNE-ArE_uYe4XcKDfhMrwSa4mOLfQw&sig2=UcWfdU1smpoifnqTiE_wvA; Jennifer Blecha, *Urban Life With Livestock: Performing Alternative Imaginaries Through Small Stock Urban Livestock Agriculture in the United States*, Proquest Information and Learning Company (2007). *See also Chicken L.O.R.E Project: Chicken Laws and Ordinances and Your Rights and Entitlements*, Backyard Chickens.com, http://www.backyardchickens.com/t/310268/chicken-lore-project-find-submit-local-chicken-laws-ordinances (last visited Feb. 20, 2012) (providing an extensive community-created database of municipal chicken laws).

182. *Poultry 2010, Reference of the Health and Management of Chicken Stocks in Urban Settings in Four U.S. Cities*, USDA, May 2011 (studying the urban chicken population in Denver, Los Angeles, Miami, and New York City).

183. Also, this survey is necessarily frozen in time for publicly accessible ordinances as of December of 2011. This is because at least two cities have already changed their ordinances to allow for more comprehensive and permissive livestock regulations—Pittsburgh and San Diego. Diana Nelson-Jones, *Pittsburgh Urban Chicken Coop Tour to Be Held on Sunday*, Pittsburgh Post-Gazette, June 9, 2011, http://www.post-gazette.com/pg/11160/1152234-34.stm (stating that Pittsburgh had amended its ordinances to allow for 3 chickens for every 2,000 square feet of property); Adrian Florino, *San Diego City Council Approves Backyard Chickens, Goats, and Bees*, KPBS, Feb. 1, 2012, http://www.kpbs.org/news/2012/feb/01/san-diego-city-council-approves-backyard-chickens-/. These ordinances, however, have not yet been codified within the cities code and, thus, are not yet publicly accessible. Although this Article intends to use the most recent ordinances, because of the size of the sample, and because of the scattered news coverage and the significant lag time in updating city codes, the author cannot be sure that other cities have not amended their ordinances. Thus, this study can do no more than provide a snapshot in time for these ordinances.

184. *Infra* V.B.

185. *Infra* V.C.1-4.

186. *Infra* V.C.5

187. *Infra* V.C.5

188. *Infra* V.C.6.

189. *Infra* V.C.7.

190. *Infra* V.C.8.

191. The top 10 cities by population from most populous to least populous: N.Y.C., Mun. Code §65-23 (1990); L.A., Cal., Mun. Code §§12.01, 12.05-12.09 (2011); Phila., Pa., Code §10-112 (2011); Chi., ill., Code of Ordinances §17-12-300 (2011); Phoenix, Ariz., City Code §8-7, 8-10 (2011); San Diego, Cal., Mun. Code §42.0709 (2011); Dallas, Tex., Code of Ordinances §7-1.1 (2011); San Antonio, Tex., Code of Ordinances §5-109 (2011); Houston, Tex., Code of Ordinances ch. 6, art. II (2010).

192. Phila., Pa., Code §10-112 (2011).

193. Detroit, Mich., City Code §6-1-3 (2010).

194. The last 20 of the top 100 cities from most populous to least populous: Glendale, Ariz., Code of Ordinances pt. II, art. 5 (2010); Akron, Ohio, Code of Ordinances §92-18 (2011); Garland, Tex., Code of Ordinances §22.14 (2011); Madison, Wis., Code of Ordinances ch. 28 (no date listed); *id.* §7.29; *id.* §9.52; Fort Wayne, Ind., Code of Ordinances §157.104 (2011); Fremont, Cal., Mun. Code §3-5803 (2011); Scottsdale, Ariz., Code of Ordinances §4-17 (2011); Montgomery, Ala., Code of Ordinances ch. 4 art. I (2011); *id.* app. C, art. VII; Shreveport, La., Code of Ordinances ch. 106 (2011); Lubbock, Tex., City Code §4.07.001 (2011); Chesapeake, Va., Code of Ordinances ch. 10 (2011); *id.* Zoning art. 3; Mobile, Ala., Code of Ordinances §7-102 (2011); Des Moines, Iowa, Code of Ordinances §18-4 (2011); Grand Rapids, Mich., Code of Ordinances §8.582 (2010); Richmond, Va., Code of Ordinances §10-88 (2011); Yonkers, N.Y., §65-23 (1990); Spokane, Wash., Mun. Code §17C.310.100 (no date listed); Augusta-

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ies allow for chickens. This may go against popular belief that chickens would be more prevalent in bucolic suburbs and less popular in densely populated cosmopolitan areas. Because this survey only includes large urban areas, the percentage of smaller cities, suburbs, and exurbs that allow for chickens is not known. But, based on this limited survey, it appears that more populous cities have largely accepted chickens, and the pursuit of more chicken-friendly legislation has moved to smaller cities and the suburbs.

2. Some Regional Observations

Although it is difficult to draw regional distinctions from a limited set of data, it does appear that the states in what is colloquially called the Rustbelt are more likely to ban chickens. In Michigan, both cities within the top 100, Detroit and Grand Rapids, ban chickens.[195] And in Pennsylvania, similarly, both of its most populated cities, for the most part, ban chickens.[196] Philadelphia only allows chickens on lots of three acres or more—far more than the average lot size in Philadelphia.[197] Pittsburgh, although it recently amended its ordinances,[198] used to allow chickens only on parcels of five acres or more.[199] In either event, in both cities, keeping chickens is limited to property sizes that are far larger than the average for an urban area.

Within the Rustbelt states, Ohio stands out for legalizing chickens. All five of its major cities currently allow for chickens: Akron, Cincinnati, Cleveland, Columbus, and Toledo.[200] Columbus and Akron have far more restrictive ordinances, however. Columbus requires a permit to keep chickens and allows its Health Commissioner discretion over granting and revoking that permit.[201] Akron requires chickens to be kept at least 100 feet from any dwelling, which will restrict owners of small parcels in densely populated areas from raising chickens.[202]

In 2009, Cleveland passed a comprehensive ordinance legalizing chickens and bees.[203] Cleveland allows for one chicken per 800 square feet, which would allow up to six chickens on a standard residential lot.[204] Cleveland also has minimal setbacks and detailed coop requirements.[205] And Cincinnati and Toledo have even more liberal ordinances, allowing for chickens as long as they do not create a nuisance.[206]

Virginia also stands out for restricting chickens. All four of Virginia's cities within the top 100 cities by population—Chesapeake, Norfolk, Richmond, and Virginia Beach—restrict chickens to large lots or to lands zoned agricultural.[207]

B. Where Regulations Concerning Chickens Are Placed Within a City's Codified Ordinances

The survey reveals that there is little consistency in where cities choose to locate chicken regulations within their codified ordinances. Most cities regulate chickens in sections devoted to animals, zoning, health, or nuisances. Each method of regulation will be examined for how often it is used and how effective it is.

Richmond, Ga., Code of Ordinances tit. 4, art. 2 (2007); Glendale, Cal., Mun. Code §6.04 (2011); Tacoma, Wash., Mun. Code §5.30.010 (2011); Irving, Tex., Code of Ordinances pt. II, ch. 6 (2011).

195. Detroit, Mich., City Code §6-1-3 (2010) (prohibits owning farm animals and defines chickens as farm animals); Grand Rapids, Mich., Code of Ordinances §8.582 (2010) (prohibiting farm animals within 100 ft. of any dwelling unit, well, spring, stream, drainage ditch, or drain. City officials have interpreted this to ban chickens.); *but see* Ann Arbor, Mich., Code of Ordinances tit. IX, ch. 107, §9:42 (allowing up to four chickens in single-family or two-family dwellings if a permit is secured and regulations are followed).

196. Phila. §10-112; Pittsburgh, Pa., Code of Ordinances §§635.02, 911.04.A.2 (2011).

197. Susan Wachter, *The Determinants of Neighborhood Transformations in Philadelphia Identification and Analysis: The New Kensington Pilot Study*, Spring 2005, The Wharton School, http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=0CCMQFjAA&url=http%3A%2F%2Fkabaffiliates.org%2FuploadedFiles%2FKAB_Affiliates.org%2FWharton%2520Study%2520NK%2520final.pdf&ei=X40hT56_OOjCsQLogpyhCQ&usg=AFQjCNH-DYO3ImfVNsESWy6QZ9-79aW87A&sig2=C2IvyXmR7twhy4K5RZYk-A (last visited Jan. 26, 2012) (finding that the average lot size within the New Kensington area of Philadelphia was just over 1,000 square feet).

198. Diana Nelson-Jones, *Pittsburgh Urban Chicken Coop Tour to Be Held on Sunday*, Pittsburgh Post-Gazette, June 9, 2011, http://www.post-gazette.com/pg/11160/1152234-34.stm (stating that Pittsburgh had amended its ordinances to allow for three chickens for every 2,000 square feet of property).

199. Pittsburgh, Pa., Code of Ordinances §911.04(A)(2) (2011).

200. Akron, Ohio, Code of Ordinances §92-18 (2011); Cincinnati, Ohio, Code of Ordinances ch. 701 (2011); Cleveland, Ohio, Codified Ordinances §§205.04, 347.02 (2011); Columbus, Ohio, City Code tit. III, ch. 221 (2011); Toledo, Ohio, Mun. Code §§505.07(a)(4), 1705.07 (2011).

201. Columbus §221.05:

> The Health Commissioner may grant permission only after it is determined that the keeping of such animals: (1) creates no adverse environmental or health effects; (2) is in compliance with all other sections of this chapter; and (3) in the judgment of the Health Commissioner, after consultation with the staff of the Health Department and with the surrounding occupants of the place of keeping such animals, and considering the nature of the community (i.e., residential or commercial single or multiple dwellings, etc.), is reasonably inoffensive. The health commissioner may revoke such permission at any time for violation of this chapter or nay other just cause.

202. Akron §92-18.

203. Cleveland §§347.02 & 205.04.

204. *Id.*

205. *Id.*

206. Cincinnati §701-17; *id.* §00053-11 ("No live geese, hens, chickens, pigeons, ducks, hogs, goats, cows, mules, horses, dogs, cats, other fowl or any other domestic or non-domestic animals shall be kept in the city so as to create a nuisance, foul odors, or be a menace to the health of occupants or neighboring individuals."); Toledo §§1705.05 & 505.07 ("No person shall keep or harbor any animal or fowl in the City so as to create noxious or offensive odors or unsanitary conditions which are a menace to the health, comfort or safety of the public.").

207. Chesapeake, Va., Code of Ordinances ch. 10 (2011); *id.* Zoning art. 3 (restricting to low-density zones and restricting to properties of one acre or more); Norfolk, Va., Code of Ordinances, app. A, art. II §4-0.5 (2011) (restricting chickens to properties of five acres or more); Richmond, Va., Code of Ordinances §10-88 (2011) (restricting chickens to properties with one acre or more); Virginia Beach, Va., City Code §5-545, app. A (2011) (restricting chickens to land zoned for agricultural use).

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1. Animal Control Regulations

Seventy-one of the cities regulate chickens under their animal control ordinances.[208] This makes sense, because chickens are animals and this is the natural place for would-be chicken owners to look to make sure that they won't get into legal trouble. Regulating chickens under animal control also leads to fairly easy-to-follow ordinances. Chickens are either allowed, or they are not. And, if there are further regulations concerning lot size, setbacks, or coop requirements, they are usually all in one place.

2. Zoning Regulations

Fourteen cities regulate chickens primarily under their zoning laws.[209] These cities are much more likely to substantially restrict raising hens.[210] It also makes it much more difficult for a resident to determine whether he can legally raise chickens. Such a resident must not only determine in what zone chickens may be raised, but he must also determine whether his property falls within that zone. These laws also tend to sow unnecessary confusion. For instance, Lubbock Texas' law on paper would seem to allow for hens, but the city has exploited its vagaries to ban backyard chickens. Lubbock creates a loop within its ordinances by providing within the animal section of its code that chickens are allowed if the zoning ordinance permits it,[211] and then providing in its zoning ordinance that chickens are allowed if the animal code permits it.[212] The Lubbock city clerk resolved the loop by stating that the city interprets these provisions to entirely ban chickens within the city.[213]

Finally, cities that regulate chickens primarily through zoning laws do so, presumptively, because they want to restrict raising chickens to certain zones. This, however, can cause unnecessary complications. Raising chickens is not only for residential backyards. Because of declining population and urban renewal projects in many cities, urban farms, market gardens, and community gardens are located in other zones, including business, commercial, and even industrial zones. Each time these farms or gardens would like to add a few chickens, they would have to petition the city for a zoning variance or seek a change in the law. This is not an efficient use of a city's limited resources.[214]

In addition, other regulations pertaining to chickens, such as setbacks, coop construction, or sanitary requirements, can get lost among the many building regulations within the zoning code. Zoning codes are generally written for an expert audience of businesses, builders, and developers, and not for the lay audience that would comprise

208. Akron, Ohio, Code of Ordinances §92-18 (2011); Anchorage, Alaska, Code of Ordinances tit. 17, 21 (2011); Augusta-Richmond, Ga., Code of Ordinances tit. 4, art. 2 (2007); Aurora, Colo., Code of Ordinances §14-8 (2011); Austin, Tex., Code of Ordinances tit. III, ch. 3.1.1 (2011); Atlanta, Ga., Code of Ordinances §18-7 (2011); Bakersfield, Cal., Mun. Code §6.08.10 (2011); Baltimore, Md., Health Code §10-312 (2011); Baton Rouge, La., Code of Ordinances §14:224 (2011); Charlotte, N.C., Code of Ordinances §3-102 (2010); Cincinnati, Ohio, Code of Ordinances ch. 701 (2011); Colorado Springs, Colo., City Code §6.7.106(D) (2011); Corpus Christi, Tex., Code of Ordinances §§6-153, 6-154 (2011); Dallas, Tex., Code of Ordinances §7-1.1 (2011); Denver, Colo., Mun. Code §8-91 (2011); Des Moines, Iowa, Code of Ordinances §18-4 (2011); Detroit, Mich., City Code §6-1-3 (2010); El Paso, Tex., Mun. Code §7.24.020 (2011); Fremont, Cal., Mun. Code §3-5803 (2011); Garland, Tex., Code of Ordinances §22.14 (2011); Glendale, Ariz., Code of Ordinances pt. II, art. 5 (2010); Glendale, Cal., Mun. Code §6.04 (2011); Grand Rapids, Mich., Code of Ordinances §8.582 (2010); Hialeah, Fla., Code of Ordinances §§10.1, 10.2 (2011); Honolulu, Haw., Rev. Ordinances §7-2.5(d) (1990); Houston, Tex., Code of Ordinances ch. 6, art. II (2010); Indianapolis, Ind., Rev. Code tit. III, ch. 531 (2011); Irving, Tex., Code of Ordinances 6-1 (2011); Jersey City, N.J., Code of Ordinances §90-6 (2011); Kansas City, Mo., Code of Ordinances §14-15 (2011); Las Vegas, Nev., Mun. Code §7.38.050 (2011); Lexington-Fayette, Ky., Code of Ordinances §4-10 (2011); Lincoln, Neb., Mun. Code §6.04.040 (2011); Long Beach, Cal., Mun. Code §6.20.020 (2011); Louisville, Ky., Metro Code ch. 91 (2011); Memphis, Tenn., Code of Ordinances §8-8-1 (2009); Miami, Fla., Code of Ordinances §6-1(b) (2011); Milwaukee, Wis., Code of Ordinances §78-6.5 (2011); Minneapolis, Minn., Code of Ordinances §70.10 (2011); Mobile, Ala., Code of Ordinances §7-102 (2011); Montgomery, Ala., Code of Ordinances ch. 4, art. I (2011); *id.* app. C, art. VII; Newark, N.J., Gen. Ordinances §6:2-29 (2010); New Orleans, La., Code of Ordinances pt. II, ch. 18, art. VI (2011); N.Y.C., Mun. Code §65-23 (1990); Norfolk, Va., Code of Ordinances §§4-05, 6.1-7 (2011); Oakland, Cal., Code of Ordinances §6-04-320 (2011); Oklahoma City, Okla., Mun. Code tit. 8, 59 (2011); Omaha, Neb., Code of Ordinances §6-266 (2011); Phila., Pa., Code §10-112 (2011); Phoenix, Ariz., City Code §§8-7, 8-10 (2011); Pittsburgh, Pa., Code of Ordinances §§635.02, 911.04.A.2 (2011); Plano, Tex., Code of Ordinances §4-184 (2011); Portland, Or., City Code §13.05.015 (2011); Raleigh, N.C., Code of Ordinances §§12-3001, 12-3004 (2011); Richmond, Va., Code of Ordinances §10-88 (2011); Rochester, N.Y., City Ordinances §30-12, 30-19 (no date listed); Sacremento, Cal., City Code §9-44-340 (2011); St. Louis, Mo., Code of Ordinances §10.20.015 (2010); St. Petersburg, Fla., Code of Ordinances §4-31 (2011); St. Paul, Minn., §198.02 (2011); San Antonio, Tex., Code of Ordinances §5-109 (2011); San Jose, Cal., Code of Ordinances tit. 7 (2007); Santa Ana, Cal., Code of Ordinances §5.6 (2011); Scottsdale, Ariz., Code of Ordinances §4-17 (2011); Stockton, Cal., Mun. Code §§6.04.420, 16.80.060 (2011); Toledo, Ohio, Mun. Code §505.07(a)(4); Tucson, Ariz., Code of Ordinances ch. 4, art. VI (2011); Tulsa, Okla., Code of Ordinances §200(d)(e) (2011); Virginia Beach, Va., City Code §5-545, app. A (2011); Wash., D.C., Mun. Regulations for Animal Control §902.1 (no date listed); Wichita, Kan., Code of Ordinances §6.04.157 (2011); Yonkers, N.Y., §65-23 (1990).

209. Anaheim, Cal., Mun. Code §18.38.030 (2011); Birmingham, Ala., Zoning Ordinance §2.4.1 (2007); Chesapeake, Va., Code of Ordinances ch. 10 (2011); *id.* Zoning art. 3; Fresno, Cal., Mun. Code §§12-205.1-12-207.5 (2011); Glendale, Cal., Mun. Code §6.04 (2011); Greensboro, N.C., Code of Ordinances §30-8-11.3 (2011); Jacksonville, Fla., Ordinance Code tit. XIII, ch. 462, tit. XVII, ch. 656 (2011); L.A., Cal., Mun. Code §§12.01, 12.05-12.09 (2011); Lubbock, Tex., City Code §4.07.001 (2011); Madison, Wis., Code of Ordinances ch. 28 (no date listed); *id.* §7.29; Seattle, Wash., Mun. Code §23.42.052; Wash., Mun. Code of Ordinances §6.04.20 (2011); *id.* tit. 17; *id.* §9.52; Shreveport, La., Code of Ordinances ch. 106 (2011); Spokane, Wash., Mun. Code §17C.310.100.

210. Anaheim, Birmingham, Jacksonville, and Lubbock either ban hens altogether or restrict hens to certain zones. *See* Anaheim §18.38.030; Birmingham §2.4.1; Jacksonville tit. XVIII, ch. 462, tit. XVII, ch. 656; Lubbock §4.07.001.

211. Lubbock §4.07.001.

212. *Id.* §40.03.3103.

213. *See* Interview with Lubbock city clerk (on file with author).

214. *E.g.*, Schindler, *supra* note 181, 68-71 (arguing that the movement toward urban agriculture should cause cities to reconsider Euclidean zoning because such zoning no longer serves the needs of the cities and its residents).

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chicken owners.[215] If cities are concerned about raising chickens too near businesses or neighbors, other regulations like setbacks from the street and neighboring properties can ameliorate this concern without having to include the regulation in the zoning code.

Regulations placed within the animal code, as described above, are generally in one place and often within a single ordinance. This leads to a better understanding of the law for chicken owners and, thus, easier enforcement for city officials. Unless the zoning regulations have a subsection devoted specifically to animals, like the ones in Spokane[216] or Greensboro,[217] the most sensible place for regulating chickens is within the animal code.

3. Health Code

Another popular place within a municipality's code to regulate chickens is within the health code. Seven cities regulate chickens primarily within the health code.[218] Many of these, however, have a separate section concerning animals or animal-related businesses within the health code.[219] Again, unless the code has such a separate section concerning animals, the better place to regulate is within the animal code.

4. Other

Of the remaining cities, there is very little uniformity. Two, Boston and Columbus, regulate through permit sections within their codified ordinances.[220] Because these cities require permits to keep chickens and give a great deal of discretion to city officials to grant or deny permits on a case-by-case basis, locating a chicken regulation within the permit section of the codified ordinance makes sense for those cities. But, as argued later, allowing such discretion is neither a good use of city resources nor a fair and consistent way to regulate chickens.

The only other pattern within these ordinances is that two other cities—Buffalo and Tampa—regulate chickens under the property maintenance area of the code.[221] This is not an ideal place to locate such an ordinance, because potential chicken owners are unlikely to look for chicken regulations there.

Finally, one city—Arlington, Texas—places its chicken regulations in a section of the code entitled sale and breeding of animals.[222] Because backyard chicken owners generally do not raise their chickens for sale, and also likely do not consider themselves to be breeders, this area of the code is not well-suited to this regulation.

C. How Cities Regulate Chickens

1. Chickens Are Defined as Pets or Domestic Animals

Seven cities—Dallas, Indianapolis, Jacksonville, New Orleans, Plano, Raleigh, and Spokane—define chickens as domestic animals or pets, and thus subject them to the same enclosure and nuisance regulations as other domestic animals like cats and dogs.[223] These cities' ordinances appear to be long-standing and were not recently modified in response to the backyard chicken movement.[224] While many cities may want to more explicitly regulate chickens, this is a workable approach. General nuisance laws already regulate things like odor and noise.[225] While many regulations particular to chickens duplicate nuisance ordinances, it is unclear whether such duplication actually reduces nuisances. More precise requirements on sanitation, coop standards, setbacks, and permits may signal to chicken owners that the city is serious about regulating chickens, protecting neighbors, and protecting the health and well-being of chickens. But, as chickens regain prevalence in urban areas, cities that regulate chickens as pets or domestic animals may find that—through inertia—they have taken the most efficient approach, both in terms of preserving city resources and curbing potential nuisances.

2. Space Requirements

Of the 94 cities that allow for raising chickens, 31 of them impose restrictions based upon how big the property is, either explicitly through lot size requirements, or implicitly through zoning requirements.[226] Of those, 16 cities restrict

215. *See* Lea S. VanderVelde, *Local Knowledge, Legal Knowledge, and Zoning Law*, Iowa L. Rev., May 1990, at 1057 (describing zoning law as "arcane"). Also, the sheer number of law treatises for zoning laws demonstrates that zoning laws require expertise to navigate. *E.g.*, Patricia Salkin, American Law of Zoning (5th ed. 2012); Julian Conrad Juergensmeyer & Thomas E. Roberts, Land Use Planning and Development Regulation Law (2d ed. 2003); Edward H. Ziegler Jr., Rathkopf's the Law of Zoning and Planning (4th ed. 2012).

216. Spokane, Wash., Mun. Code tit. 17C Land Use Standards, ch. 17C.310 Animal Keeping (no date listed).

217. Greensboro, N.C., Code of Ordinances §30-8-11.3 (2011).

218. Albuquerque, N.M., Code of Ordinances §9-2-4-3 (2011); Cleveland, Ohio, Codified Ordinances §§205.04, 347.02 (2011); Columbus, Ohio, City Code tit. III, ch. 221 (2011); Mesa, Ariz., City Code §8-6-21 (2011); San Diego, Cal., Mun. Code §42.0709 (2011); San Francisco, Cal., Health Code §37 (2011); Tacoma, Wash., Mun. Code §5.30.010 (2011).

219. *E.g.*, San Diego §42.0709; Cleveland §§204.04, 347.02; Tacoma §5.3.010.

220. Bos., Mass., Code of Ordinances §16-1.8A (2010); Columbus tit. III, ch, 221.

221. Buffalo, N.Y., City Code §341-11 (2009); Tampa, Fla., Code of Ordinances §19.76 (2008).

222. Arlington, Tex., Ordinances Governing Animals §5.02 (2010).

223. Dallas, Tex., Code of Ordinances §7-1.1 (2011); Indianapolis, Ind., Rev. Code tit. III, ch. 531.101 (2011); Jacksonville, Fla., Ordinance Code §656.1601 (2011); New Orleans, La., Code of Ordinances §18-2.1 (2011); Raleigh, N.C., Code of Ordinances §12-3001 (2011); Plano, Tex., Code of Ordinances §4-184 (2011); Spokane, Wash., Mun. Code §17C.310.100 (no date listed).

224. *Supra* note 223.

225. Every city surveyed had general nuisance provisions in its code regulating odor and noise.

226. Cities that impose lot size requirements: Anaheim, Cleveland, Fort Wayne, Fremont, Garland, Greensboro, Nashville, Norfolk, Oklahoma, Philadelphia, Phoenix, Pittsburgh, Richmond, Rochester, Stockton, and Tampa. Anaheim, Cal., Mun. Code §18.38.030 (2011); Cleveland, Ohio,

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based on lot size and 17 restrict based on zoning. This adds up to 33, rather than 31, because two cities restrict based on both lot size and zoning.[227] These restrictions range from draconian, practically banning chickens in most of the city by restricting chickens to extremely large lots,[228] to extremely liberal, allowing up to 30 chickens per 240 square feet—or 30 chickens in an area approximately the size of a large bedroom.[229] As discussed below, an additional 10 cities should be considered unfriendly to keeping hens because, while they do allow chickens under some circumstances, those circumstances are restricted to very large lots or agriculturally zoned land.[230]

a. Lot Size Requirements

Of the 15 cities that restrict based on lot size only, six of them restrict chickens to property that is one acre or more: Nashville, Norfolk, Oklahoma City, Philadelphia, Pittsburgh, and Richmond.[231] Nashville, Norfolk, and Pittsburgh appear to limit chickens to property of more than five acres, which in any urban area is a practical ban. Norfolk appears to allow for an exception to the five-acre minimum[232] by allowing a would-be chicken owner to procure a permit to keep hens,[233] but in practice, the city will not issue this permit to chicken hobbyists.[234] But, as discussed below, Nashville and Pittsburgh have interpreted their restrictive ordinances to allow for chickens on much smaller parcels of property.

In Nashville, the zoning code conflicts with the health code, and the health code apparently won out. The zoning ordinance limits "common domestic farm animals" to a lot size of five acres or more, but the ordinance does not define what qualifies as a common domestic farm animal.[235] Nashville's health code, by contrast, specifically allows for chickens, as long as they do not create a nuisance.[236] Nashville issued a memorandum in 2009 providing that the Board of Zoning Appeals held that the health code takes precedence over the zoning code.[237] In so holding, the Board allowed a property owner to keep her chickens, because their owner considered them to be pets and the chickens did not create a nuisance.[238]

In Pittsburgh, while agricultural uses were limited to property of five acres or more, like Nashville, the code did not specifically define whether raising chickens was considered an agricultural use.[239] Pittsburgh, thus, would allow chicken keepers to seek a variance for raising chickens on property of less than five acres.[240] Apparently, though it is not yet codified, Pittsburgh recently made it much easier to raise chickens, and also bees, by allowing up to three hens and two beehives on property of 2,000 square feet or more.[241]

So, both Nashville and Pittsburgh, while appearing to ban chickens, have become chicken-friendly.

The next most restrictive ordinance is in Philadelphia. Philadelphia restricts chickens to property of three acres or more. Philadelphia, however, apparently means it. In Philadelphia, the code specifically defines poultry as a farm animal,[242] and only allows farm animals on a parcel of property of three acres or more.[243]

Codified Ordinances §347.02 (2011); Fort Wayne, Ind., Code of Ordinances §157.104 (2011); Fremont, Cal., Mun. Code §3-5803 (2011); Garland, Tex., Code of Ordinances §22.14 (2011); Greensboro, N.C., Code of Ordinances §30-8-11.3 (2011); Nashville-Davidson, Tenn., Mun. Code §17-16-330 (2011); Norfolk, Va., Code of Ordinances §§4-05, 6.1-7 (2011); Oklahoma City, Okla., Mun. Code §59-9350(c) (2011); Phila., Pa., Code §10-112 (2011); Phoenix, Ariz., City Code §8-10 (2011); Pittsburgh, Pa., Code of Ordinances §§635.02, 911.04.A.2 (2011); Richmond, Va., Code of Ordinances §10-88 (2011); Rochester, N.Y., City Ordinances §§30-12, 30-19 (no date listed); Stockton, Cal., Mun. Code §16.80.060 (2011); Tampa, Fla., Code of Ordinances §19.76 (2008). Cities that impose zoning restrictions: Bakersfield, Birmingham, Chesapeake, Dallas, Fresno, Glendale, Arizona, Greensboro, Hialeah, Jacksonville, Los Angeles, Madison, Memphis, Montgomery, San Diego, Shreveport, Stockton, and Virginia Beach. Bakersfield, Cal., Mun. Code tit. 17 (2011); Birmingham, Ala., Zoning Ordinance §2.4.1 (2007); Chesapeake, Va., Code of Ordinances Zoning art. 3 (2011); Dallas, Tex., Code of Ordinances §7-1.1 (2011); Fresno, Cal., Mun. Code ch. 12 (2011); Glendale, Ariz., Code of Ordinances §§5.132 & 5.212 (2011); Greensboro, N.C., Code of Ordinances §30-8-11.3 (2011); Hialeah, Fla., Code of Ordinances ch. 98 (2011); Jacksonville, Fla., Ordinance Code ch. 656 (2011); L.A., Cal., Mun. Code §§12.01, 12.05-12.09 (2011); Madison, Wis., Code of Ordinances ch. 28 (no date listed); Memphis, Tenn., Code of Ordinances tit. 16 (2009); Montgomery, Ala., Code of Ordinances, app. C, art. VII (2011); San Diego, Cal., Mun. Code §42.0709 (2011); Shreveport, La., Code of Ordinances ch. 106 (2011); Stockton, Cal., Mun. Code §§6.04.420, 16.80.060 (2011); Virginia Beach, Va., City Code §5-545, app. A (2011).

227. Greensboro, N.C., Code of Ordinances §30-8-11.3 (2011); Stockton, Cal., Mun. Code §§6.04.420 & 16.80.060 (2011).
228. *E.g.*, Nashville-Davidson, Tenn., Mun. Code §§8-12-020, 17-16-330 (2011); Phila., Pa., Code §10-112 (2011).
229. *See* Rochester, N.Y., City Ordinances §§30-12, 30-19 (no date listed).
230. Birmingham, Ala., Zoning Ordinance §2.4.1 (2007); Chesapeake, Va., Code of Ordinances ch. 10 (2011); Hialeah, Fla., Code of Ordinances §§10.1, 10.2 (2011); Jacksonville, Fla., Ordinance Code §656.331(2011); Montgomery, Ala., Code of Ordinances ch. 4, art. I (2011); *id.* app. C, art. VII; Norfolk, Va., Code of Ordinances, app. A, art. II §4-0.5 (2011); Oklahoma City, Okla., Mun. Code §59-9350 (2011); Phila., Pa., Code §10-112 (2011); Richmond, Va., Code of Ordinances §10-88 (2011); Virginia Beach, Va., City Code §5-545, app. A (2011).
231. Nashville-Davidson, Tenn., Mun. Code §17-16-330(b) (2011); Pittsburgh, Pa., Code of Ordinances §§635.02, 911.04.A.2 (2011); Phila., Pa., Code §10-112 (2011); Oklahoma City, Okla., Mun. Code §59-9350 (2011); Richmond, Va., Code of Ordinances §10-88 (2011).
232. Norfolk, Va., Code of Ordinances, Zoning Ordinance, app. A, §4-05 (2011) ("Except as otherwise noted, there shall be no raising or keeping of . . . poultry, fowl, . . . on less than five acres.").
233. Norfolk, Va., Code of Ordinances §6.1-7 (2011) (allowing for a person wishing to raise poultry to procure a permit issued by the department of public health).
234. Amelia Baker, *Backyard Chickens: Now You're Clucking*, AltDaily, June 2, 2010, http://www.altdaily.com/features/food/backyard-chickens-now-youre-clucking.html (providing that the city will only issue permits for sentinel chickens that the city has on surveillance to check for mosquito-borne diseases).
235. Nashville-Davidson §17.16.330(b).
236. *Id.* §8.12.020.
237. Memo from John Cooper, Director Metropolitan Council Office, to All Members of Metropolitan Council (Sept. 1, 2009) (on file with author).
238. *Id.*
239. Pittsburgh §911.04.
240. Diana Nelson Jones, *Ordinance Changes Bother Keepers of Bees and Chickens*, Pittsburgh Post Gazette, Feb. 8, 2010, http://www.post-gazette.com/pg/10039/1034293-53.stm.
241. Diana Nelson Jones, *Pittsburgh Urban Coop Tour to Be Held Sunday*, Pittsburgh Post Gazette, June 9, 2011, http://www.post-gazette.com/pg/11160/1152234-34.stm.
242. Phila. §10-100.
243. *Id.* §10-112.

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Oklahoma City and Richmond both require at least one acre. Oklahoma City restricts raising chickens to property that is at least one acre, but apparently if the property owner has one acre, there is no restriction on how many chickens can be kept on that acre.[244] Richmond requires 50,000 square feet, or slightly more square footage than the 43,560 square feet in an acre.[245]

After these, the lot sizes are far more lenient. Two cities, Garland and Stockton, require at least ½ acre.[246] Three cities, Fremont, Greensboro, and Phoenix, require between 6,000 and 10,000 square feet, or between a little less than 1/8 to a little less than 1/4 acre.[247] And four cities, Anaheim, Cleveland, Rochester, and Tampa, require between 240 to 1,800 square feet, or from not much larger than a shed to about the size of a modern master bedroom.[248] So, out of the 15 cities that restrict based on lot size, the majority of them allow most residents to raise backyard chickens.

b. Zoning Requirements

Seventeen cities restrict chickens to certain zones. Of these, three of the cities restrict chickens only to land zoned for agricultural use: Birmingham, Hialeah, and Virginia Beach.[249] Three more cities restrict chickens to agricultural or very low-density residential zones: Chesapeake, Jacksonville, and Montgomery.[250] Thus, six of the 17 cities confine chickens to so few zones that it excludes the possibility of raising chickens for most families.

The remaining eleven cities, however, while still restricting chickens to certain zones, allow chickens in many or most residential zones.[251] Dallas only applies zoning requirements if chickens are being raised for commercial purposes.[252] Memphis merely applies different building restrictions for coops depending on the zone.[253] And two cities employ zoning laws to augment the area where chickens are allowed: Cleveland and Stockton specifically allow raising chickens in industrially zoned areas.[254]

c. Multi-Family Units

Two cities, Minneapolis and Newark, specifically regulate multi-family dwellings such as apartments. Both of these cities require permits, but will not grant one to certain multi-family dwellings. Minneapolis will not grant a permit to someone who lives in a multi-family home with four or more dwelling units.[255] Newark will not grant one to anyone living in any multi-family home.[256]

d. Using Lot Size to Determine the Number of Chickens

Many other cities do not restrict chickens to certain lot sizes, but use lot size to determine how many chickens a property can have. There is no uniformity to these ordinances. Some ordinances set a maximum number of chickens for property of a certain size and under, and then allow for more chickens as the property size increases. For instance, Seattle allows up to eight chickens for lots under 10,000 square, and one more chicken for each additional 1,000 square feet.[257] Fremont has an intricate step system, with four chickens for at least 6,000 square feet, six for at least 8,000 square feet, 10 for at least 10,000, 20 for at least ½ acre, and 25 for more than one acre.[258] Riverside allows for up to four chickens on property between 7,200 and 40,000 square feet and up to 12 on property 40,000 square feet or more in residentially zoned areas.[259]

Some cities decide the number of chickens based on zoning. El Paso allows for up to six chickens on land not zoned agricultural.[260] Tulsa allows up to six adults and 14 chicks under eight weeks of age on land not zoned agricul-

244. Oklahoma City §59-8150 (definitions); *id.* §59-9350 (confining to one acre).
245. Richmond, Va., Code of Ordinances §10-88(b) (2011).
246. Garland, Tex., Code of Ordinances §22.14 (2011); Stockton, Cal., Mun. Code §16.80.060 (2011).
247. Fremont, Cal., Mun. Code §3-5803 (2011) (6,000 sq. ft.); Greensboro, N.C., Code of Ordinances §30-8-11.3 (2011) (7,000 sq. ft.); Phoenix, Ariz., City Code §8-7(b) (2011) (10,000 sq. ft.).
248. Anaheim, Cal., Mun. Code §18.38.030 (2011) (1,800 sq. ft); Cleveland, Ohio, Codified Ordinances §347.02 (2011) (800 sq. ft. for residential, and 400 for commercial); Rochester, N.Y., City Ordinances §30-12, 30-19 (no date listed) (240 sq. ft.); Tampa, Fla., Code of Ordinances §19.76 (2008) (1,000 sq. ft.).
249. Birmingham, Ala., Zoning Ordinance §2.4.1 (2007); Hialeah, Fla., Code of Ordinances §§10.1 & 10.2 (2011); Virginia Beach, Va., City Code §5-545 app. A (2011).
250. Chesapeake, Va., Code of Ordinances ch. 10 (2011); *id.* Zoning art. 3; Jacksonville, Fla., Ordinance Code tit. XIII, ch. 462, tit. XVII, ch. 656 (2011); Montgomery, Ala., Code of Ordinances app. C, art. VII (2011).
251. Bakersfield, Cal., Mun. Code §§17.12.010-RS & 17.32.020 (2011) (permitting chickens in agriculture and residential suburban areas); Dallas, Tex., Code of Ordinances §7-1.1 (2011) (requiring chickens that are raised for commercial purposes to be on agriculturally zoned land, otherwise chickens are regulated as pets); Fresno, Cal., Mun. Code §§12-204.11-12-207.5 (2011) (providing different setbacks depending on zone); Glendale, Ariz., Code of Ordinances §§5.132 & 5.212 (2011) (restricting poultry to rural residential and suburban residential zones); Greensboro, N.C., Code of Ordinances §30-8-11.3 (2011) (allowing chickens as an accessory on single-family detached dwellings on R-3, E-5, R-7, RM-9, RM-12, and RM-18 districts); L.A., Cal., Mun. Code §§12.01, 12.05-12.09 (2011) (allowing chickens in agricultural and residential districts including districts zoned A1, A2, RA, RE, RS R1, and RMP); Madison, Wis., Code of Ordinances ch. 28 (no date listed); *id.* §7.29; *id.* §9.52 (allowing chickens in both residential and commercial districts); Memphis, Tenn., Code of Ordinances tit. 16, app. A (2009) (applying complex zoning requirements for outbuildings to chicken coops); San Diego, Cal., Mun. Code §42.0709 (2011) (using zoning to define different kinds of setbacks, but allowing chickens in most zones); Shreveport, La., Code of Ordinances ch. 106 (2011) (allowing poultry raising in residential and agricultural districts by right, and in most other zones through a special exception from the zoning board) Stockton, Cal., Mun. Code §§6.04.420, 16.80.060 (2011) (allowing chickens in residential and industrially zoned areas).
252. Dallas, Tex., Code of Ordinances §7-1.1 (2011).
253. Memphis, Tenn., Code of Ordinances tit. 16 (2009).
254. Cleveland, Ohio, Codified Ordinances §347.02 (2011); Stockton, Cal., Mun. Code §16.80.060 (2011).
255. Minneapolis, Minn., Code of Ordinances §70.10(c) (2011).
256. Newark, N.J., General Ordinances §6:2-33 (2010).
257. Seattle, Wash., Mun. Code §23.42.052(C) (2011).
258. Fremont, Cal., Mun. Code §3-5803 (2011).
259. Riverside, Cal., Code of Ordinances §17.24 (2011).
260. El Paso, Tex., Mun. Code §7.24.020(B) (2011).

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tural.[261] Neither city restricts the amount of chickens on agriculturally zoned land.[262]

Instead of using square footage or zoning, many cities divide by acre. These ordinances range between four to 12 chickens for property under ½ acre. For instance, Fort Worth allows for no more than 12 chickens on lots under ½ acre, no more than 20 on lots between ½ and one acre, and no more than 50 on lots of one acre or more.[263] Mesa City allows for 10 rodents or fowl on ½ acre or less, and an additional 10 for each ½ acre, but no longer limits the number of chickens after 2 ½ acres.[264] Louisville allows for five chickens on property of less than ½ acre, and no limit above that.[265] Arlington provides for four on less than ½ acre, 10 for lots between ½ and one acre, and 25 for lots over one acre.[266] And, Charlotte requires a permit and restricts chickens to 20 per acre.[267]

Des Moines' ordinance employs a similar step system but provides for a mix of other livestock. It allows for no more than 30 of any two species for property less than one acre. For property greater than one acre, one can have a total of 50 animals divided among up to six species.[268]

Lincoln, Nebraska, has one of the more unique chicken ordinances when it comes to limiting the number, in that it not only provides for a maximum number of chickens, but also a minimum. It also specifies the weight of the chickens. So, for property under one acre, with a permit, a person can have seven to 30 chickens under three pounds, three to 20 chickens between three and five pounds, and two to five chickens between five and 20 pounds.[269] It allows chicken owners to double the number for each additional acre. Lincoln's ordinance should be applauded for recognizing that chickens are flock animals and thus require, at least, a minimum of two. It should also be applauded for not penalizing an owner for keeping less than two and only making it unlawful to keep numbers greater than the maximum.[270] After all, if it penalized keeping less than a minimum number of chickens, Lincoln might be unique among cities for making it unlawful not to keep chickens.

More problematic are cities that do not allow owners to own a minimum number of four chickens. Several cities allow one chicken per a certain square footage area. Greensboro provides for one chicken for every 3,000 square feet, as long as the area is greater than 7,000 square feet.[271] Anaheim allows one chicken for each 1,800 square feet, but it does provide that if the calculation results in more than half an animal, the owner can round up to the next whole animal.[272] Tampa provides five per 5,000 square feet. And, Cleveland allows for one chicken for each 800 square feet if residential and each 400 square feet if commercial or industrial.[273] Cleveland, at least, has stated in its ordinance that these square feet requirements are meant to allow six chickens on an average-sized Cleveland lot. While many of these cities provide a small enough chicken to square foot ratio that the average single-family home should be able to accommodate four or more chickens, this method still leaves open the possibility that a chicken owner would be restricted to one or two chickens. An ordinance that allows only one chicken per a certain area does not take into account that chickens are flock animals that do not thrive when left alone.

3. Limit Number of Chickens

Many other cities limit the number of chickens any household can keep, no matter the size of the property. Thirty cities place a simple limit on the number of chickens.[274] Of those cities that simply limit the number of chickens, the average number they allow is 12, the median number is nine, and the most popular number is a tie between four and 25.[275] The lowest number is Garland and Honolulu with two.[276] Somewhat surprisingly, the highest number comes from Jersey City—with 50.[277] Jersey City collapses ducks and pigeons within the restriction of 50 fowl.[278] Jersey City also requires a permit to keep chickens.[279]

At least four cities set a maximum number of chickens that can be owned before it is necessary to procure a per-

261. Tulsa, Okla., Code of Ordinances §200(E) (2011).
262. El Paso, Tex., Mun. Code §7.24.020(B); Tulsa, Okla., Code of Ordinances §200(A).
263. Fort Worth, Tex., Code of Ordinances §11A-22(c), (d), (e) (2011).
264. Mesa, Ariz., City Code §8-6-21(A) (2011).
265. Louisville/Jefferson County Metro Code §91.011 Restraint (8) (2011).
266. Arlington, Tex., Ordinances Governing Animals §5.02 (2010).
267. Charlotte, N.C., Code of Ordinances §3-102(c)(1), (g) (2010).
268. Des Moines, Iowa, Code of Ordinances §18-4 (2011). Des Moines also allows up to two fowl to be kept as pets. *Id.* §18-136.
269. Lincoln, Neb., Mun. Code tbl. 6.04.040 (2011).
270. *Id.* §6.04.040(b)(1).
271. Greensboro, N.C., Code of Ordinances §30-8-11.3(B) (2011).
272. Anaheim, Cal., Mun. Code §18.38.030.050 (2011).
273. Cleveland, Ohio, Codified Ordinances §347.02(b)(2) (2011).
274. From lowest to highest: Honolulu, Haw., Rev. Ordinances §7-2.5(d) (1990) (two); Garland, Tex., Code of Ordinances §22.14 (2011) (two); Portland, Or., City Code §13.05.015(b) & (e) (2011) (three); Sacramento, Cal., City Code §9.44.860(A)(1) (2011) (three); Wichita, Kan., Code of Ordinances §6.04.157 (2011) (three); San Francisco, Cal., Health Code §37 (2011) (four); Milwaukee, Wis., Code of Ordinances §78-6.5(3) (2011) (four); St. Louis, Mo., Code of Ordinances §10.20.015 (2010) (four); Santa Ana, Cal., Code of Ordinances §5.6 (2011) (four); Madison, Wis., Code of Ordinances ch. 28 (no date listed); *id.* §7.29; *id.* §9.52 (four); Buffalo, N.Y., City Code §341-11 (2009) (five); San Jose, Cal., Code of Ordinances §7.60.815 (2007) (six); El Paso, Tex., Mun. Code §7.24.020 (2011) (six); Corpus Christi, Tex., Code of Ordinances §6-154 (2011) (six); Houston, Tex., Code of Ordinances ch. 6, art. II (2010) (seven); Austin, Tex., Code of Ordinances tit. III, ch. 3.1.1 (2011) (nine); Colorado Springs, Colo., City Code §6.7.106(D) (2011) (10); Plano, Tex., Code of Ordinances §4-184 (2011) (10); Glendale, Cal., Mun. Code §6.04.130 (2011) (12); Albuquerque, N.M., Code of Ordinances §9-2-4-3 (2011) (15); Kansas City, Mo., Code of Ordinances §14-15(f) (2011) (15); Miami, Fla., Code of Ordinances §6-1(b) (2011) (15); Long Beach, Cal., Mun. Code §6.20.020 (2011) (20); Tucson, Ariz., Code of Ordinances §4-56 (2011) (24); Fremont, Cal., Mun. Code §3-5803 (2011) (25); San Diego, Cal., Mun. Code §42.0708 (2011) (25); Bos., Mass., Code of Ordinances §16-1.8A (2010) (25); Birmingham, Ala., Zoning Ordinance §2.4.1 (2007) (25); Mobile, Ala., Code of Ordinances §7-103 (2011) (25); Jersey City, N.J., Code of Ordinances §90-6 (2011) (50).
275. *Supra* note 274 and accompanying text.
276. Garland, Tex., Code of Ordinances §22.14 (2011) (two); Honolulu, Haw., Rev. Ordinances §7-2.5(d) (1990) (two).
277. Jersey City, N.J., Code of Ordinances §90-6 (2011).
278. *Id.*
279. *Id.*

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mit.[280] Wichita allows three chickens, Santa Ana allows four, and San Jose and El Paso both allow up to six.[281] This appears to be the most workable system, because it takes into account that there are different levels of chicken-keeping in an urban agriculture context. It provides a bright-line rule for people who want small backyard flocks, while still allowing owners of market gardens, urban farms, or chicken cooperatives the opportunity to expand their operations without seeking to change the ordinance. It also conserves city resources by not forcing every would-be chicken owner to procure a permit. Finally, because there is no permit, it saves the city from any obligations to monitor the backyard operation. If any problem arises with a small backyard flock, the city can rely on its nuisance laws, or other setback or coop requirements within the statute to resolve the problem.

Some cities always require a permit, but set a relatively high number of chickens allowed. As noted earlier, with a permit, Jersey City allows up to 50,[282] and Boston and Mobile allow up to 25.[283] According to several Bostonians who want chickens, however, Boston does not easily grant this permit.[284] Miami allows up to 15 hens with a permit.[285]

Some cities take a belt-and-suspenders approach and require both a permit and restrict hens to a small number. With a permit, Milwaukee only allows four,[286] and Sacramento, three.[287]

Several other cities, perhaps understanding that the hens may occasionally be used to produce more chickens, allow considerably more chicks than full-grown chickens. Both Miami and Kansas City allow only 15 grown hens, but Miami allows 30 chicks,[288] and Kansas City allows 50.[289] Tulsa allows seven adults and 14 chicks.[290] Colorado Springs allows 10 hens and an unlimited number of chicks.[291] And Garland, even though it allows only two hens, does not limit the number of chicks less than one-month old.[292]

And for pure eccentricity, Houston has the most interesting restriction on the number of chickens. Houston allows up to seven hens if a person can present a written certification from a licensed physician that the person needs "fresh unfertilized chicken eggs for serious reasons pertaining to said person's health."[293] This ordinance was passed in 2010,[294] presumably because Houstonites were able to show that fresh eggs help alleviate certain medical ailments.

4. Setbacks

Setbacks are, by far, the most popular way to regulate chickens. Sixty-three cities have some sort of setback requirement in their ordinances. The most popular setback is a setback from a neighboring dwelling: 56 cities require that chickens and chickens coops be kept a certain distance from other residences.[295] The next most popular is a setback

280. Wichita, Kan., Code of Ordinances §6.04.157(a) (2011); Santa Ana, Cal., Code of Ordinances §5.6 (2011); San Jose, Cal., Code of Ordinances tit. 7 (2007); El Paso, Tex., Mun. Code §7.24.020 (2011).
281. *See supra* note 280.
282. Jersey City, N.J., Code of Ordinances §90-7 (2011).
283. Bos., Mass., Code of Ordinances §16-1.8A, Zoning art. 8 No. 75 (2010); Mobile, Ala., Code of Ordinances §7-103 (2011).
284. *See, e.g.*, Legalize Chickens in Boston, http://legalizechickensinboston.org/ (last visited July 5, 2012) (stating that the city of Boston denies chicken permits and seeking a more reasonable legislative solution to regulate chickens in Boston).
285. Miami, Fla., Code of Ordinances §6-1(b) (2011).
286. Milwaukee, Wis., Code of Ordinances §78-6.5 (2011).
287. Sacramento, Cal., City Code §9.44.860(a)(1) (2011).
288. Miami, Fla., Code of Ordinances §6-1(b) (2011).
289. Kansas City, Mo., Code of Ordinances §14-15(f) (2011).
290. Tulsa, Okla., Code of Ordinances §200(d), (e) (2011).
291. Colorado Springs, Colo., City Code §6.7.106(D) (2011).
292. Garland, Tex., Code of Ordinances §22.14 (2011).
293. Houston, Tex., Code of Ordinances §6-38 (2010).
294. *Id.*
295. Akron, Ohio, Code of Ordinances §92-18 (2011) (100 ft.); Anaheim, Cal., Mun. Code §18.38.030.0202 (2011) (50 ft.); Anchorage, Alaska, Code of Ordinances §§21.40.060 & 21.40.080 (2011) (25-100 ft); Arlington, Tex., Ordinances Governing Animals §5.02 (2010) (50 ft.); Atlanta, Ga., Code of Ordinances §18-7 (2011) (50 ft.); Austin, Tex., Code of Ordinances §3.2.16 (2011) (50 ft.); Bakersfield, Cal., Mun. Code §17.12.010 R-S (2011) (50 ft.); Baton Rouge, La., Code of Ordinances §14-224 (c)(1)(b) (2011) (50 ft.); Birmingham, Ala., Zoning Ordinance §2.4.1 (2007) (300 ft. from residence or 100 ft. from any residential structure); Bos., Mass., Code of Ordinances §16-1.8A, Zoning, art. 8, No. 75 (2010) (100 ft.); Buffalo, N.Y., City Code §341-11.3 (2009) (20 ft. from door or window); Corpus Christi, Tex., Code of Ordinances §6-154 (2011) (100 ft. if not enclosed); Des Moines, Iowa, Code of Ordinances §18-4 (2011) (25 ft.); El Paso, Tex., Mun. Code §7.24.030 (2011) (30 ft.); Fort Worth, Tex., Code of Ordinances §11A-22(b) & (f) (2011) (50 ft.); Fresno, Cal., Mun. Code §12.207.5 (2011) (40 ft.); Garland, Tex., Code of Ordinances §22.14 (2011) (30 ft.); Glendale, Cal., Mun. Code §6.04.030 (2011) (50 ft. from dwelling or 100 ft. from school or hospital); Glendale, Ariz., Code of Ordinances pt. II, art. 5 (2010) (100 ft.); Grand Rapids, Mich., Code of Ordinances §8.582 (2010) (100 ft. from any dwelling unit, well, spring, stream, drainage ditch, or drain); Greensboro, N.C., Code of Ordinances §30-8-11.3(B) (2011) (50 ft.); Hialeah, Fla., Code of Ordinances §10.4 (2011) (100 ft.); Honolulu, Haw., Rev. Ordinances §7-2.5(d) (1990) (300 ft.); Houston, Tex., Code of Ordinances §6-31 (2010) (100 ft.); Jersey City, N.J., Code of Ordinances §90-6 (2011) (25 ft.); Kansas City, Mo., Code of Ordinances §14-15 (2011) (100 ft.); Lincoln, Neb., Mun. Code §6.04.040 (2011) (50 ft.); Long Beach, Cal., Mun. Code §6.20.030 (2011) (50 ft.); L.A., Cal., Mun. Code §§53.58 & 53.59 (2011) (Department of Animal Services promulgated regulations that require chicken coops to be 35 ft. from neighbor's dwelling and 20 ft. from owner's dwelling); Madison, Wis., Code of Ordinances ch. 28 (no date listed) (25 ft.); Mesa, Ariz., City Code §8-6-21(g) & (h) (2011) (40 ft.); Miami, Fla., Code of Ordinances §6-1(b) (2011) (100 ft.); Milwaukee, Wis., Code of Ordinances §78-6.5(3)(g)-(j) (2011) (25 ft.); Mobile, Ala., Code of Ordinances §§7-88 & 7-103 (2011) (150 ft. if not grandfathered in); Nashville-Davidson, Tenn., Mun. Code §17-16-330(B) (2011) (250 ft.); N.Y.C., Mun. Code §161.09 (1990) (25 ft.); Newark, N.J., General Ordinances §6:2-35 (2010) (20 ft.); Oakland, Cal., Code of Ordinances §6-04-320 (2011) (20 ft.); Oklahoma City, Okla., Mun. Code 59-9350 (2011) (200 ft.); Phoenix, Ariz., City Code §8-7 (2011) (80 ft.); Richmond, Va., Code of Ordinances §10-88 (2011) (500 ft.); Riverside, Cal., Code of Ordinances §6.04.20 (2011); *id.* tit. 17 (50 ft.); Rochester, N.Y., City Ordinances §30-19(H) (no date listed) (25 ft.); Sacramento, Cal., City Code §9.44.860 (2011) (20 ft.); San Antonio, Tex., Code of Ordinances §5-109(c) (2011) (100 ft. or 50 ft. with permit); San Diego, Cal., Mun. Code §42.0709 (2011) (50 ft.); San Francisco, Cal., Health Code §37(b) (2011) (20 ft. from door or window); San Jose, Cal., Code of Ordinances §7.60.815 (2007) (20 ft. but more if have more chickens); Santa Ana, Cal., Code of Ordinances §5-18 (2011) (100 ft.); Seattle, Wash., Mun. Code §23.42.052(c)(3) (2011) (10 ft.); St. Petersburg, Fla., Code of Ordinances §4-31 (2011) (100 ft. unless have permission from neighbors); Stockton, Cal., Mun. Code §§6.04.420, 16.80.060 (2011) (50 ft.); Tacoma, Wash., Mun. Code §5.30.010 (2011) (50 ft. unless have permission from neighbors); Tampa, Fla., Code of Ordinances §19.76 (2008) (200 ft.); Tucson, Ariz., Code

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from the property line: 20 cities require chickens to be kept away from the neighbor's property, even if the neighbor's actual house is much further away.[296] Three cities require a setback from the street.[297] Six cities ban chickens from the front yard.[298] This adds up to more than 63, because several cities employ more than one kind of setback. Finally, several cities have unique setback requirements that will be discussed later.

a. Setbacks From Neighboring Buildings

Of the 56 cities that require that chickens be kept a certain distance away from neighboring residences,[299] the setbacks range from 10[300] to 500 feet.[301] The average of all of the setbacks is 80 feet,[302] although only one city, Phoenix, actually has a setback of 80 feet.[303] The median and the mode are both 50 feet.[304] The average is higher than both the median and the mode, because several cities that also require large lots, or agriculturally zoned land, also have very large setbacks.[305] The mode, the most common setback, comprises 17 cities.[306] After that, the most popular setbacks are the following:

- Fifteen cities have setbacks of less than 30 feet, with two at 30 feet,[307] seven at 25 feet,[308] six at 20 feet,[309] and one at 10 feet.[310]
- Thirteen cities have setbacks of 100 feet.[311] Of those, three of them allow for smaller setback under certain conditions: St. Petersburg will allow for a smaller setback if the owner seeks permission from neighboring property owners; San Antonio will allow for a smaller setback with a permit; and Corpus Christi will allow for a smaller setback if the coop is enclosed.[312]
- Seven cities have setbacks of more than 100 feet.[313] Of those, Mobile, Alabama, has a 150-foot setback, but allows chicken coops that were built before the ordinance passed to be grandfathered in.[314] Oklahoma City has a 200-foot setback and, puzzlingly, will waive these setbacks from horses, mules, donkeys, and pigs, but not for chickens.[315] Oklahoma City also has an additional 400-foot setback for roosters.[316]

Several cities will shrink their setbacks under certain conditions. In what appears to be a thoughtful approach to requiring a neighbor's consent, four cities provide a standard setback, but provide relief from the setback if the owner gets permission from his neighbors to keep chickens.[317] And one city, San Antonio, as mentioned

of Ordinances §4-57 (2011) (50 ft.); Wash., D.C., Mun. Regulations for Animal Control §902.7(a) & (b) (no date listed) (50 ft.).

296. Anaheim, Cal., Mun. Code §18.38.030.0202 (2011) (20 ft. from property line); Baton Rouge, La., Code of Ordinances §14-224(c)(1)(b) (2011) (10 ft. from property line); Birmingham, Ala., Zoning Ordinance §2.4.1 (2007) (100 ft. from property line); Buffalo, N.Y., City Code §341-11.3 (2009) (18 inches from rear lot); Charlotte, N.C., Code of Ordinances §3-102(c) (2010) (25 ft. from property line); Chesapeake, Va., Code of Ordinances ch. 10 (2011) (20 ft. from property line); Cleveland, Ohio, Codified Ordinances §347.02(b)(1)(B) (2011) (5 ft. from side yard and 18 inches from rear yard); Fresno, Cal., Mun. Code §12-206.1 (2011) (100 ft. from property line); Greensboro, N.C., Code of Ordinances §30-8-11.3 (2011) (25 ft. from property line); Jacksonville, Fla., Ordinance Code §656.401 (2011) (50 ft. from property line); Kansas City, Mo., Code of Ordinances §14-15(f) (2011) (25 ft. from property line); Montgomery, Ala., Code of Ordinances ch. 4 art. I (2011); *id.* app. C, art. VII (200 ft. from property line); Plano, Tex., Code of Ordinances §3-204 (2011) (5 ft. from property line); Portland, Or., City Code §13.05.015(b) & (e) (2011) (50 ft. from residence or business where food is prepared); Riverside, Cal., Code of Ordinances §6.04.20 (2011) (20 ft. from property line); Seattle, Wash., Mun. Code §23.42.052(c)(3) (2011) (10 ft. from property line); Tampa, Fla., Code of Ordinances §19.76 (2008) (200 ft. from property line); Tulsa, Okla., Code of Ordinances §200(d) & (e) (2011) (50 ft., but 100 ft. if zoned agricultural); Wash., D.C., Mun. Regulations for Animal Control §902.7(a) & (b) (no date listed) (250 ft. unless have neighbor's consent).

297. Bakersfield, Cal., Mun. Code §17.12.010-RS (2011) (100 ft.); Birmingham, Ala., Zoning Ordinance §2.4.1 (2007) (300 ft.); Bos., Mass., Code of Ordinances §16-1.8A, Zoning, art. 8, No. 75 (2010) (100 ft.).

298. Buffalo, N.Y., City Code §341-11.3 (2009); Cleveland, Ohio, Codified Ordinances §347.02(b)(1)(B) (2011); Des Moines, Iowa, Code of Ordinances §18-4 (2011); Milwaukee, Wis., Code of Ordinances §78-6.5(3)(g)-(j) (2011); Phoenix, Ariz., City Code §8-7 (2011); Sacramento, Cal., City Code §9.44.860 (2011).

299. *See supra* note 295.

300. Seattle, Wash., Mun. Code §23.42.052(c)(3) (2011).

301. Richmond, Va., Code of Ordinances §10-88 (2011). Since Richmond also requires an acre of land to even own chickens, this setback doesn't exclude any additional would-be chicken owners.

302. *See supra* note 295.

303. Phoenix, Ariz., City Code §8-10 (2011) (80 ft. unless have permission from neighbor).

304. *See supra* note 295.

305. Birmingham, Ala., Zoning Ordinance §2.4.1 (2007) (300 ft.); Honolulu, Haw., Rev. Ordinances §7-2.5(d) (1990) (300 ft.); and Richmond, Va., Code of Ordinances §10-88 (2011) (500 ft.).

306. Anaheim; Arlington; Austin; Bakersfield; Baton Rouge; Fort Worth; Glendale, California; Greensboro; Lincoln; Long Beach (but 20 if just had one chicken); Portland; Riverside; San Diego; Stockton; Tacoma; Tucson; Washington.

307. El Paso, Tex., Mun. Code §7.24.030 (2011) (30 ft., but only 20 ft. if separated by a fence that is at least six ft.); Garland, Tex., Code of Ordinances §22.14(A) (2011).

308. Anchorage, Alaska, Code of Ordinances §§21.40.060 & 21.40.080 (2011); Des Moines, Iowa, Code of Ordinances §18-4(h)(1) (2011); Jersey City, N.J., Code of Ordinances §90-6 (2011); Madison, Wis., Code of Ordinances ch. 28 (no date listed); Milwaukee, Wis., Code of Ordinances §78-6.5 (2011); N.Y.C., Mun. Code §161.09 (1990) (for poultry market coops only—poultry not intended for sale is not regulated); Rochester, N.Y., City Ordinances §30-19(H) (no date listed).

309. Buffalo, N.Y., City Code §341-11.3 (2009); Newark, N.J., General Ordinances §6:2-35 (2010); Oakland, Cal., Code of Ordinances §6-04-320 (2011); Sacramento, Cal., City Code §9.44.860 (2011); San Francisco, Cal., Health Code §37 (2011); San Jose, Cal., Code of Ordinances §7.60.815 (2007) (applying setback to all small animals, not just chickens).

310. Seattle, Wash., Mun. Code §23.42.052(C) (2011).

311. Akron, Atlanta, Boston, Corpus Christi, Glendale, Grand Rapids, Hialeah, Houston, Kansas City, Miami, San Antonio, Santa Ana, St. Petersburg.

312. St. Petersburg, Fla., Code of Ordinances §4-31 (2011) (100 ft. unless have permission from neighbors); San Antonio, Tex., Code of Ordinances §5-109(c) (2011) (100 ft. or 50 ft. with permit); Corpus Christi, Tex., Code of Ordinances §6-154 (2011) (100 ft. if not enclosed).

313. Mobile, Oklahoma, Tampa, Nashville, Birmingham, Honolulu, Richmond.

314. Mobile, Ala., Code of Ordinances §7-88(d) (2011) (150 ft. if not grandfathered in), *but see id.* §7-103(d) (allowing for 20 ft. from the property line in a residential area).

315. Oklahoma City, Okla., Mun. Code §59-9350(F) & (I) (2011).

316. *Id.* §59-9350(H).

317. Las Vegas, Nev., Mun. Code §7.38.050 (2011) (300 ft. without permission); Phoenix, Ariz., City Code §8-10 (2011) (80 ft. without permission); St. Petersburg, Fla., Code of Ordinances §4-31(d) (2011) (100 ft. without permission); Tacoma, Wash., Mun. Code §§5.30.010 & 5.30.030 (2011) (50 ft. without permission).

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above, will shrink its 100-foot setback to 50 feet if a permit is secured.[318]

Two cities do not frame the setback as from a neighboring residence or building, but more specifically to a door or a window of the building. Both Buffalo and San Francisco have a 20-foot setback from any door or window of a building.[319]

Several cities define the setback more broadly than a neighboring dwelling, and include schools, hospitals, and other businesses within the setback.[320] Grand Rapids, Michigan, however, goes further; it has a 100-foot setback from any "dwelling unit, well, spring, stream, drainage ditch or drain."[321] This, in effect, bans all chickens within the city.

b. Setbacks From Property Line

Twenty cities mandate setbacks from the property line;[322] those setbacks range from 18 inches[323] to 250 feet.[324] The average setback is 59 feet, but no city actually has such a setback. The closest are Jacksonville and Tulsa, which both have a setback of 50 feet.[325] Again, a few cities with very large setbacks are raising the average.[326] The median setback is 25 feet.[327] And the mode, or most popular, setback is tied at either 20[328] or 25 feet.[329]

Washington, D.C., which has the largest setback at 250 feet, allows relief from this setback if the owner has his neighbor's consent to keep chickens.[330]

c. Setbacks From the Street

Three cities require chickens to be kept away from the street: Bakersfield, Birmingham, and Boston.[331] All of these setbacks are relatively large, ranging from 100 to 300 feet. Presumably, this is to stop chickens from being kept in the front yard or on a corner lot from a vantage point where passersby can easily see the coop. Bakersfield, provides a specific setback for corner lots, requiring that chicken coops be kept at least 10 feet away from the street side of a corner lot.[332] Another way that cities do this, perhaps more effectively, is by simply barring chickens from front yards, as six cities do.[333]

d. Other Kinds of Setbacks

While many ordinances exclude the owner's house from the definition of a dwelling,[334] two cities provide a separate setback requirement for an owner's own dwelling. Atlanta requires chickens to be kept at least five feet away from an owner's own house,[335] and Los Angeles requires that the chickens be kept at least 20 feet away from the owner's house.[336]

Three cities do not provide for explicit setbacks, but leave each setback up to some city official's discretion. In Wichita, the chief of police can examine the property and determine the setback.[337] In St. Paul, it is up to the Health Inspector's discretion.[338] And, in Fremont, it is the Animal Services Supervisor who has discretion.[339]

318. San Antonio, Tex., Code of Ordinances §5-109 (2011).
319. Buffalo, N.Y., City Code §341-11 (2009); San Francisco, Cal., Health Code §37 (2011).
320. *E.g.*, Fort Worth, Tex., Code of Ordinances §11A-22 (2011); Glendale, Cal., Mun. Code §6.04.130 (2011).
321. Grand Rapids, Mich., Code of Ordinances §8.582(2) (2010).
322. Anaheim, Cal., Mun. Code §18.38.030.0202 (2011) (20 ft. from property line); Baton Rouge, La., Code of Ordinances §14-224(c)(1)(b) (2011) (10 ft. from property line); Birmingham, Ala., Zoning Ordinance §2.4.1 (2007) (100 ft. from property line); Buffalo, N.Y., City Code §341-11.3 (2009) (18 inches from rear lot); Charlotte, N.C., Code of Ordinances §3-102(c) (2010) (25 ft. from property line); Chesapeake, Va., Code of Ordinances ch. 10 (2011) (20 ft. from property line); Cleveland, Ohio, Codified Ordinances §347.02(b)(1)(B) (2011) (5 ft. from side yard and 18 inches from rear yard); Fresno, Cal., Mun. Code §12-206.1 (2011) (100 ft. from property line); Greensboro, N.C., Code of Ordinances §30-8-11.3 (2011) (25 ft. from property line); Jacksonville, Fla., Ordinance Code §656.401 (2011) (50 ft. from property line); Kansas City, Mo., Code of Ordinances §14-15(f) (2011) (25 ft. from property line); Montgomery, Ala., Code of Ordinances ch. 4 art. I (2011); *id.* at app. C, art. VII (200 ft. from property line); Plano, Tex., Code of Ordinances §3-204 (2011) (5 ft. from property line); Portland, Or., City Code §13.05.015(b) & (e) (2011) (50 ft. from residence or business where food is prepared); Riverside, Cal., Code of Ordinances §6.04.20 (2011) (20 ft. from property line); Seattle, Wash., Mun. Code §23.42.052(c)(3) (2011) (10 ft. from property line); Tampa, Fla., Code of Ordinances §19.76 (2008) (200 ft. from property line); Tulsa, Okla., Code of Ordinances §200(d) & (e) (2011) (50 ft., but 100 ft. if zoned agricultural); Wash., D.C., Mun. Regulations for Animal Control §902.7(a) & (b) (no date listed) (250 ft. unless have neighbor's consent).
323. Cleveland, Ohio, Codified Ordinances §347.02 (2011); Buffalo, N.Y., City Code §341-11.3 (2009).
324. Wash., D.C., Mun. Regulations for Animal Control §902.7 (no date listed) (250 ft. setback without consent of neighbors).
325. Jacksonville, Fla., Ordinance Code §656.401 (2011) (50 ft. from property line); Tulsa, Okla., Code of Ordinances §200(d), (e) (2011).
326. Tulsa, Okla., Code of Ordinances §200(d), (e) (2011) (200 ft.); Tampa, Fla., Code of Ordinances §19.76 (2008) (200 ft.); Wash., D.C., Mun. Regulations for Animal Control §902.7(a) & (b) (no date listed) (250 ft.).
327. Charlotte, N.C., Code of Ordinances §3-102(c)(1), (f) (2010); Greensboro, N.C., Code of Ordinances §30-8-11.3 (2011); Kansas City, Mo., Code of Ordinances §14-15 (2011).
328. Anaheim, Cal., Mun. Code §18.38.030.0202 (2011); Chesapeake, Va., Code of Ordinances ch. 10 (2011); Riverside, Cal., Code of Ordinances §6.04.20 & tit. 17(2011).
329. *See supra* note 327.
330. Wash., D.C., Mun. Regulations for Animal Control §902.7(b) (no date listed).
331. Bos., Mass., Code of Ordinances §16-1.8A, Zoning, art. 8, No. 75 (2010); Bakersfield, Cal., Mun. Code §17.12.010-RS (2011); Birmingham, Ala., Zoning Ordinance §2.4.1 (2007).
332. Bakersfield, Cal., Mun. Code §17.12.010-RS (2011).
333. Buffalo, N.Y., City Code §341-11.3 (2009); Cleveland, Ohio, Codified Ordinances §347.02(b)(1)(B) (2011); Des Moines, Iowa, Code of Ordinances §18-4 (2011); Milwaukee, Wis., Code of Ordinances §78-6.5(3)(i) (2011); Phoenix, Ariz., City Code §8-7 (2011); Sacramento, Cal., City Code §9.44.860 (2011).
334. *E.g.*, Austin, Tex., Code of Ordinances §3.2.16 (2011) (50 ft); Anaheim, Cal., Mun. Code §18.38.030.0202 (2011).
335. Atlanta, Ga., Code of Ordinances §18-7 (2011).
336. L.A., Cal., Mun. Code §§53.58 & 53.59 (2011) (Department of Animal Services promulgated regulations requiring coops to be 20 ft. from owner's dwelling).
337. Wichita, Kan., Code of Ordinances §6.04.173(c) (2011).
338. St. Paul, Minn., §198.05 (2011).
339. Fremont, Cal., Mun. Code §3-5803 (2011).

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Finally, St. Louis wins for the most eccentric setback. It doesn't have any setbacks for neighboring buildings, or the property line, but it does require that chickens be kept out of the milking barn.[340]

5. Coop Requirements

Many cities regulate how the chicken coop should be built and maintained. There is a broad range in these regulations, and no two ordinances are alike. Some simply decree that it is unlawful for chickens to run at large, and thus implicitly mandate that the coop be constructed in a secure enough way so that chickens can't easily escape. Some appear to look out for animal welfare by decreeing that chickens should be provided adequate food, water, and shelter in sanitary conditions. And, some appear to try to proactively head off any potential problems by regulating the dimensions of the coop, how it must be built, and exactly how often it must be cleaned. First, some of the more common elements in these statutes will be explored. Then, more unique elements will be discussed.

a. No Running at Large

First, 33 cities prohibit chickens particularly or animals in general from running at large.[341] Most of those cities simply prohibit chickens from running at large, but some provide for a little more nuance. For instance, Cincinnati does not allow chickens to run at large "so as to do damage to gardens, lawns, shrubbery or other private property."[342] So, presumably, a chicken could run free, as long as it didn't damage anything. Five cities, instead of making it unlawful to run at large, provide that the chicken must be kept enclosed in the coop and not allowed to escape.[343] And two cities, Richmond and Stockton, frame it in terms of trespass and do not allow chicken trespassers.[344] In any event, all of these statutes imply that a coop, minimally, must be constructed so that the birds cannot escape.

b. Coops Must Be Clean and Sanitary

Forty-six cities impose some sort of cleaning requirements on chicken owners.[345] While many cities have cleaning requirements that apply to any animal,[346] these cities ordinances are, for the most part, specific to chickens.

Nearly all of these ordinances mandate that the chicken coop be kept in a clean and sanitary condition and free from offensive odors. The degree to which each city regulates this, however, varies. Most cities have a variation on a general requirement that the coop be clean or sani-

340. St. Louis, Mo., Code of Ordinances §11.46.410 (2010).

341. Akron, Ohio, Code of Ordinances §92.01 (2011); Albuquerque, N.M., Code of Ordinances §9-2-4-3(D) (2011); Arlington, Tex., Ordinances Governing Animals §5.02(e) (2010); Buffalo, N.Y., City Code §341-11.3 (2009); Cincinnati, Ohio, Code of Ordinances §701-33 (2011); Cleveland, Ohio, Codified Ordinances §603.01 (2011); Fort Worth, Tex., Code of Ordinances §11A-22(c)(3) (2011); Fresno, Cal., Mun. Code §10.205 (2011); Garland, Tex., Code of Ordinances §22.03 (2011); Indianapolis, Ind., Rev. Code §531.102 (2011); Irving, Tex., Code of Ordinances §6-2 (2011); Las Vegas, Nev., Mun. Code §7.36.030 (2011); Lexington-Fayette, Ky., Code of Ordinances §4-10 (2011); Long Beach, Cal., Mun. Code §6.20.080 (2011); Louisville, Ky., Metro Code ch. 91.001 Nuisance (2011); Memphis, Tenn., Code of Ordinances §8-8-2 (2009); Mesa, Ariz., City Code §8-6-21(I) (2011); Miami, Fla., Code of Ordinances §6-2 (2011); Newark, N.J., General Ordinances §6:2-34 (2010); Oakland, Cal., Code of Ordinances §6-04-200 (2011); Norfolk, Va., Code of Ordinances §6.1-7 (2011); Omaha, Neb., Code of Ordinances §6-263 (2011); Pittsburgh, Pa., Code of Ordinances §635.02 (2011); Raleigh, N.C., Code of Ordinances §12-3004 (2011); Richmond, Va., Code of Ordinances §10-88 (2011); St. Petersburg, Fla., Code of Ordinances §4-31(b) (2011); San Jose, Cal., Code of Ordinances §7.60.750 (2007); Spokane, Wash., Mun. Code §10.24 (no date listed); Stockton, Cal., Mun. Code §6.04.130 (2011); Tacoma, Wash., Mun. Code §5.30.020 (2011); Toledo, Ohio, Mun. Code §505.10 (2011); Tucson, Ariz., Code of Ordinances §4-55 (2011); Wichita, Kan., Code of Ordinances §6.04.173 (2011).

342. Cincinnati, Ohio, Code of Ordinances §701-33 (2011).

343. Buffalo, N.Y., City Code §341-11.3 (2009); Cleveland, Ohio, Codified Ordinances §603.01 (2011); Fort Worth, Tex., Code of Ordinances §11A-22(c)(3) (2011); Fresno, Cal., Mun. Code §10.205 (2011); Louisville, Ky., Metro Code §91.001 Nuisance (2011).

344. Richmond, Va., Code of Ordinances §10-88 (2011) (providing that fowl may not trespass); Stockton, Cal., Mun. Code §6.04.130 (2011) (fowl [shall not] to run or go upon the public or private premises of any other person, firm, or corporation; or upon any park or public street or highway within the city).

345. Albuquerque, N.M., Code of Ordinances §9-2-2-2 (2011); Austin, Tex., Code of Ordinances §10-5-21 (2011); Baton Rouge, La., Code of Ordinances §14:224(c)(1)(c) & (d) (2011); Buffalo, N.Y., City Code §341-11.3(C) (2009); Charlotte, N.C., Code of Ordinances §3-102 (2010); Chicago, Ill., Code of Ordinances §7-12-290(b) (2011); Cincinnati, Ohio, Code of Ordinances ch. 701-35 (2011); Dallas, Tex., Code of Ordinances §7-3.2 (2011); Denver, Colo., Mun. Code §8-92 (2011); Des Moines, Iowa, Code of Ordinances §18-4(h) (2011); El Paso, Tex., Mun. Code §7.24.030 (2011); Fort Wayne, Ind., Code of Ordinances §91.017 (2011); Fort Worth, Tex., Code of Ordinances §11A-22(h) (2011); Fresno, Cal., Mun. Code §10.203 (2011); Garland, Tex., Code of Ordinances §22.17 (2011); Glendale, Ariz. Mun. Code §25-24 (2010); Glendale, Cal., Mun. Code §6.04.020 (2011); Houston, Tex., Code of Ordinances §6-36 (2010); Irving, Tex., Code of Ordinances §6-6 (2011); Jersey City, N.J., Code of Ordinances §90-8 (2011); Kansas City, Mo., Code of Ordinances §§14-18 & 14-19 (2011); Las Vegas, Nev., Mun. Code §7.36.050 (2011); Lincoln, Neb., Mun. Code §6.04.050 (2011); Long Beach, Cal., Mun. Code §6.20.070 (2011); Memphis, Tenn., Code of Ordinances §8-8-1 (2009); Mesa, Ariz., City Code §8-6-22 (2011); Miami, Fla., Code of Ordinances §6-1 (2011); Milwaukee, Wis., Code of Ordinances §78-6.5 (2011); Mobile, Ala., Code of Ordinances §7-103 (2011); New Orleans, La., Code of Ordinances §18-2.1 (2011); Newark, N.J., General Ordinances §6:2-35 (2010); Omaha, Neb., Code of Ordinances §6-261 (2011); Phoenix, Ariz., City Code §8-7(d) (2011); Richmond, Va., Code of Ordinances §10-88(d) (2011); San Antonio, Tex., Code of Ordinances §5-109 (2011); San Diego, Cal., Mun. Code §42.0709 (2011); San Jose, Cal., Code of Ordinances §7.60.755 (2007); Santa Ana, Cal., Code of Ordinances §5.6(b) (2011); Scottsdale, Ariz., Code of Ordinances §4-18 (2011); St. Paul, Minn., §198.04-05 (2011); St. Petersburg, Fla., Code of Ordinances §4-31(c) (2011); Toledo, Ohio, Mun. Code §1705.07 (2011); Tucson, Ariz., Code of Ordinances §4-58 (2011); Tulsa, Okla., Code of Ordinances §§200(d), (e) & 406 (2011); Wash., D.C., Mun. Regulations for Animal Control §902.10-13 (no date listed); Wichita, Kan., Code of Ordinances §6.04.174 (2011).

346. *E.g.*, Anchorage, Alaska, Code of Ordinances §17.10.030 (2011); Atlanta, Ga., Code of Ordinances §18-8 (2011); Fremont, Cal., Mun. Code §3-5600 (2011); Montgomery, Ala., Code of Ordinances §4-3 (2011); Norfolk, Va., Code of Ordinances §6.1-2 Adequate Shelter (2011); Plano, Tex., Code of Ordinances §4-51 (2011); Tampa, Fla., Code of Ordinances §19.77 (2008).

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tary.[347] Most cities also expressly prohibit odors or offensive odors.[348]

Some cities are a little more explicit and require that the coop be cleaned regularly or routinely.[349] Some cities go further and require the coop to be clean at all times.[350] And some cities regulate precisely how often the coop must be cleaned. Houston is the most fastidious. In Houston, the coop must be cleaned once per day, limed once every other day, and all containers containing chicken manure must be properly disposed of once per week.[351] Milwaukee also requires coops to be cleaned daily and additionally "as is necessary."[352] The next two most fastidious cities, Des Moines and Santa Ana, require that the coop be cleaned at least every other day.[353] Seven cities require that the coop be cleaned at least twice a week.[354] And another four cities require that the coop be cleaned at least once a week.[355] And, splitting the difference, Jersey City requires the coop to be cleaned once a week from November to May, and twice a week from May to November.[356]

Many cities also have a particular concern with either flies or rodents. Fourteen cities specify that attracting flies will be a nuisance.[357] Cities that specifically mention flies within their ordinances are congregated mostly in the South or the Southwest.[358] Several mandate that chicken feed or chicken waste be kept in fly-tight containers.[359] Miami requires that a chicken's droppings be treated to destroy fly maggots before it can be used as fertilizer.[360] Mesa has four cleaning requirements all designed to keep flies away: (1) droppings must be removed twice weekly; (2) "fowl excreta" must be stored in fly-tight containers; (3) water and feed troughs must be kept sanitary; and (4) food and food waste must be kept in a fly-proof container—all explicitly "to prevent the breeding of flies."[361]

Kansas City's concern with flies will stand in the way of keeping hens for eggs that would meet organic standards; it mandates the use of insecticide by providing that "all structures, pens or coops wherein fowl are kept or permitted to be shall be sprayed with such substances as will eliminate such insects."[362] Because chickens eat insects, and because the protein they gain from eating those insects has a beneficial effect on the nutritional value of their eggs, this regulation stands at odds with a reason many people are interested in keeping backyard hens.

Glendale, California, appears to be the most concerned about flies, going so far as to mandate that the owner adhere to impossible building requirements. Glendale requires chickens to be kept in a fly-proof enclosure; it defines fly-proof quite specifically as "a structure or cage of a design which prevents the entry therein or the escape therefrom of any bee, moth or fly."[363] Because a chicken must enter into and exit from its enclosure, and because one would want the chicken to have access to fresh air and sunlight, such a structure presents itself as an architectural impossibility.

Ten cities are particularly concerned with rats.[364] Of these cities, several are concerned about both flies and rats.[365] Most of these cities simply mandate that the coop be free of rats,[366] but three cities require that food be kept

347. *E.g.*, Austin, Tex., Code of Ordinances §10-5-21 (2011); Fresno, Cal., Mun. Code §10.203 (2011); Long Beach, Cal., Mun. Code §6.20.070 (2011); Omaha, Neb., Code of Ordinances §6-261 (2011); San Antonio, Tex., Code of Ordinances §5-109 (2011); San Jose, Cal., Code of Ordinances §7.60.755 (2007); Toledo, Ohio, Mun. Code §1706.07 (2011); Wichita, Kan., Code of Ordinances §6.04.174 (2011).

348. *E.g.*, Austin, Tex., Code of Ordinances §10-5-21 (2011); Cincinnati, Ohio, Code of Ordinances §701-35 (2011); Dallas, Tex., Code of Ordinances §7-3.2 (2011); Fort Wayne, Ind., Code of Ordinances §91.017 (2011); Fresno, Cal., Mun. Code §10.203 (2011); Garland, Tex., Code of Ordinances §22.17 (2011); Kansas City, Mo., Code of Ordinances §§14-18 & 14-19 (2011); Las Vegas, Nev., Mun. Code §7.36.050 (2011); Lincoln, Neb., Mun. Code §6.04.050 (2011); Miami, Fla., Code of Ordinances §6-1 (2011); New Orleans, La., Code of Ordinances §18-2.1 (2011); Omaha, Neb., Code of Ordinances §6-261 (2011); St. Petersburg, Fla., Code of Ordinances §4-31(c) (2011); Toledo, Ohio, Mun. Code §1705.07 (2011); Wichita, Kan., Code of Ordinances §6.04.174 (2011).

349. *E.g.*, Baton Rouge, La., Code of Ordinances §14:224(c)(1)(c) & (d) (2011); New Orleans, La., Code of Ordinances §18-2.1 (2011); Tulsa, Okla., Code of Ordinances §§200(d), (e) & 406 (2011).

350. *E.g.*, Buffalo, N.Y., City Code §341-11.3 (2009); Charlotte, N.C., Code of Ordinances §3-102(c) (2010).

351. Houston, Tex., Code of Ordinances §6-36 (2010).

352. Milwaukee, Wis., Code of Ordinances §78-6.5 (2011).

353. Des Moines, Iowa, Code of Ordinances §18-137 (2011); Santa Ana, Cal., Code of Ordinances §5.6(b) (2011).

354. Garland, Tex., Code of Ordinances §22.17 (2011); Glendale, Ariz. Mun. Code §25-24(h) (2010); Irving, Tex., Code of Ordinances §6-6 (2011); Mesa, Ariz., City Code §8-6-22 (2011); Miami, Fla., Code of Ordinances §6-1 (2011); Phoenix, Ariz., City Code §8-7(d) (2011); Scottsdale, Ariz., Code of Ordinances §4-18 (2011).

355. Albuquerque, N.M., Code of Ordinances §9-2-2-2(B)(1) (2011); Lincoln, Neb., Mun. Code §6.04.050 (2011); Newark, N.J., General Ordinances §6:2-35 (2010); San Diego, Cal., Mun. Code §42.0709 (2011).

356. Jersey City, N.J., Code of Ordinances §90-8(C) (2011).

357. Austin, Tex., Code of Ordinances §10-5-21 (2011); Fort Worth, Tex., Code of Ordinances §11A-22(h) (2011); Garland, Tex., Code of Ordinances §22.17 (2011); Glendale, Cal., Mun. Code §6.04.040 (2011); Houston, Tex., Code of Ordinances §6-36 (2010); Kansas City, Mo., Code of Ordinances §14-19 (2011); Las Vegas, Nev., Mun. Code §7.36.050 (2011); Lincoln, Neb., Mun. Code §6.04.050 (2011); Mesa, Ariz., City Code §8-6-23 (2011); Miami, Fla., Code of Ordinances §6-1 (2011); San Jose, Cal., Code of Ordinances §7.60.755 (2007); Santa Ana, Cal., Code of Ordinances §5.6(b) (2011); Scottsdale, Ariz., Code of Ordinances §§4-17 & 4-18 (2011); Wash., D.C., Mun. Regulations for Animal Control §902.11-13 (no date listed).

358. *See supra* note 357.

359. Houston, Tex., Code of Ordinances §6-36 (2010); Mesa, Ariz., City Code §8-6-23 (2011); Santa Ana, Cal., Code of Ordinances §5.6(b) (2011).

360. Miami, Fla., Code of Ordinances §6-1 (2011).

361. Mesa, Ariz., City Code §8-6-23 (2011).

362. Kansas City, Mo., Code of Ordinances §14-15(d) (2011).

363. Glendale, Cal., Mun. Code §6.04.040 (2011).

364. Buffalo, N.Y., City Code §341-11.13(B)(8) (2009); Cincinnati, Ohio, Code of Ordinances §§604.17 & 00053-11 (2011); Denver, Colo., Mun. Code §8-92 (2011); Fort Worth, Tex., Code of Ordinances §11A-22(h) (2011); Kansas City, Mo., Code of Ordinances §14-15 (2011); Las Vegas, Nev., Mun. Code §7.36.050 (2011); Mobile, Ala., Code of Ordinances §7-103 (2011); New Orleans, La., Code of Ordinances §18-2.1 (2011); Richmond, Va., Code of Ordinances §10-88 (2011); Scottsdale, Ariz., Code of Ordinances §4-17 (2011); Wash., D.C., Mun. Regulations for Animal Control §§902.12 & 902.13 (no date listed).

365. *E.g.*, Cincinnati, Ohio, Code of Ordinances §§604.17 & 00053-11 (2011); Kansas City, Mo., Code of Ordinances §14-15 (2011); Las Vegas, Nev., Mun. Code §7.36.050 (2011); Mobile, Ala., Code of Ordinances §7-102 (2011); Scottsdale, Ariz., Code of Ordinances §§4-17 & 4-18 (2011); Wash., D.C., Mun. Regulations for Animal Control §902.12 (no date listed).

366. Cincinnati, Ohio, Code of Ordinances §00053-11 (2011); Fort Worth, Tex., Code of Ordinances §11A-22(d) (2011); Kansas City, Mo., Code of Ordinances §14-15 (2011); Las Vegas, Nev., Mun. Code

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within a rat-proof container.[367] Denver appears to have the same antipathy toward rats as Glendale does toward flies. Denver requires that chickens be kept in a rat-proof building. A rat-proof building is one that is made with no "potential openings that rats could exploit and built with "material impervious to rat-gnawing."[368] While an opening for a rat would necessarily be bigger than an opening for a fly, because chickens will still have to enter and exit the structure, Denver appears to demand similarly impossible architecture.

c. Coop Construction Requirements

Thirty-seven cities regulate the construction of the chicken coop.[369] Like the cleaning regulations, many of these cities' ordinances are not particular to chickens, but cover any structure meant to house an animal.[370] But, as demonstrated below, most specifically regulate chicken coops.

Most of these ordinances require that chickens be kept within an enclosure, and many add that the enclosure must be secure.[371] Some further require that the enclosure keep animals protected from inclement weather.[372] Outside of this, however, there is no consistency to these statutes.

Of the cities that have promulgated shelter requirements specific to chickens, nine of them mandate that each chicken be given a specific amount of space.[373] Of these cities, the average amount of space per chicken is five square feet, although no city actually mandates that.[374] The median amount of space per chicken is four square feet. The mode, or most popular amount, is also four square feet.[375] The next most popular is between two and two-and-one-half square feet.[376] Cleveland requires 10 square feet per chicken, but specifies that this is for the outdoor run, not for the enclosed coop.[377] Rochester also takes the difference between a chicken coop and a chicken run into account and requires at least four square feet per chicken in both the coop and the run.[378] Long Beach does not give a particular square footage per chicken, but requires that each coop be at least twice as big as the bird.[379]

Instead of regulating coop size so specifically, some cities require that the coops not be cramped or overcrowded.[380] Others state that the coop should be big enough for the chicken to move about freely,[381] or have space to stand,

§7.36.050 (2011); New Orleans, La., Code of Ordinances §18-2.1 (2011); Scottsdale, Ariz., Code of Ordinances §4-17 (2011); Wash., D.C., Mun. Regulations for Animal Control §§902.12 & 902.13 (no date listed).

367. Buffalo, N.Y., City Code §341-11.3 (2009); Des Moines, Iowa, Code of Ordinances §18-4(h) (2011); Richmond, Va., Code of Ordinances §10-88 (2011).

368. Denver, Colo., Mun. Code §§40.41 & 40.51 (2011).

369. Albuquerque, N.M., Code of Ordinances §9-2-2-2 (2011); Anchorage, Alaska, Code of Ordinances §17.05.010 (2011); Arlington, Tex., Ordinances Governing Animals §1.01 Secure Enclosure (2010); Atlanta, Ga., Code of Ordinances §18-7 (2011); Austin, Tex., Code of Ordinances §3-2-11 (2011); Baltimore, Md., Health Code §10-409 (2011); Buffalo, N.Y., City Code §341-11.3 (2009); Charlotte, N.C., Code of Ordinances §3-102(c) (2010); Cincinnati, Ohio, Code of Ordinances §00053-11 (2011); Cleveland, Ohio, Codified Ordinances §347.02(a)(1)(D) & (E) (2011); Colorado Springs, Colo., City Code §6.7.106(D) (2011); Corpus Christi, Tex., Code of Ordinances §6-154 (2011); Des Moines, Iowa, Code of Ordinances §18-3(h) (2011); Fresno, Cal., Mun. Code §10.205 (2011); Glendale, Cal., Mun. Code §6.04.040 (2011); Houston, Tex., Code of Ordinances §6-36 (2010); Irving, Tex., Code of Ordinances §6-1 Shelter (2011); Jersey City, N.J., Code of Ordinances §90-8 (2011); Kansas City, Mo., Code of Ordinances §14-15 (2011); Lincoln, Neb., Mun. Code §6.04.050 (2011); Long Beach, Cal., Mun. Code §6.20.100 (2011); Louisville, Ky., Metro Code §91.001 Restraint (2011); Madison, Wis., Code of Ordinances §28.08 (no date listed); Mobile, Ala., Code of Ordinances §7-88 (2011); Montgomery, Ala., Code of Ordinances §4-161 (2011); New Orleans, La., Code of Ordinances §18-2.1 (2011); Norfolk, Va., Code of Ordinances §6.1-2 (2011); Oklahoma City, Okla., Mun. Code §8-96(c) & (e) (2011); Plano, Tex., Code of Ordinances §4-1 Secure Enclosure & Shelter (2011); Rochester, N.Y., City Ordinances §30-19 (no date listed); San Antonio, Tex., Code of Ordinances §5-9 (2011); San Jose, Cal., Code of Ordinances §§7.20.020 & 7.60.760 (2007); Santa Ana, Cal., Code of Ordinances §5.6(b) (2011); Seattle, Wash., Mun. Code §23.42.052(c)(3) (2011); Tacoma, Wash., Mun. Code §17.01.010 (2011); Tucson, Ariz., Code of Ordinances §4-3(2)(c) (2011); Tulsa, Okla., Code of Ordinances §406 (2011).

370. Albuquerque, N.M., Code of Ordinances §9-2-2-2 (2011); Anchorage, Alaska, Code of Ordinances §17.05.010 (2011); Arlington, Tex., Ordinances Governing Animals §1.01 Secure Enclosures (2010); Baltimore, Md., Health Code §10-409 (2011); Irving, Tex., Code of Ordinances §6-1 (2011); Mobile, Ala., Code of Ordinances §7-15 (2011); Montgomery, Ala., Code of Ordinances §4-161 (2011); New Orleans, La., Code of Ordinances §18-2.1 (2011); Norfolk, Va., Code of Ordinances §6.1-2 (2011); Plano, Tex., Code of Ordinances §4-1 (2011); Tucson, Ariz., Code of Ordinances §4-3(2)(c) (2011).

371. *E.g.*, Albuquerque, N.M., Code of Ordinances §9-2-2-2 (2011); Anchorage, Alaska, Code of Ordinances §17.05.010 (2011); Arlington, Tex., Ordinances Governing Animals §1.01 Secure Enclosures (2010); Atlanta, Ga., Code of Ordinances §18-7 (2011); Austin, Tex., Code of Ordinances §3-2-11 (2011); Buffalo, N.Y., City Code §341-11.3 (2009); Des Moines, Iowa, Code of Ordinances §18-3(h) (2011); Glendale, Cal., Mun. Code §6.04.040 (2011); Irving, Tex., Code of Ordinances §6-1 (2011); Kansas City, Mo., Code of Ordinances §14-15 (2011); Louisville, Ky., Metro Code §91.001 (2011); Madison, Wis., Code of Ordinances §28.08 (no date listed); Montgomery, Ala., Code of Ordinances §4-161 (2011); Norfolk, Va., Code of Ordinances §6.1-2 (2011); Plano, Tex., Code of Ordinances §4-1 (2011); Tacoma, Wash., Mun. Code §17.01.010 (2011).

372. *E.g.*, Norfolk, Va., Code of Ordinances §6.1-2 (2011) (providing that a shelter must protect "each animal from injury, rain, sleet, snow, hail, direct sunlight"); Plano, Tex., Code of Ordinances §4-1 (2011) (providing that fowl should be housed in a "structure that is capable of providing cover and protection from the weather"); Tulsa, Okla., Code of Ordinances §406 (2011) ("Natural or artificial shelters appropriate to the local climactic conditions for the particular species of animal or fowl shall be provided for all animals or fowl kept outdoors.").

373. Atlanta, Ga., Code of Ordinances §18-7(1)(d) (2011) (2 sq. ft.); Buffalo, N.Y., City Code §341-11.3(B)(3) (2009) (2 sq. ft.); Charlotte, N.C., Code of Ordinances §3-102(c) (2010) (4 sq. ft.); Cleveland, Ohio, Codified Ordinances §347.02(b)(1)(D) & (E) (2011) (10 sq. ft.); Colorado Springs, Colo., City Code §6.7.106(D) (2011) (4 sq. ft.); Long Beach, Cal., Mun. Code §6.20.100 (2011) (twice the size of the fowl); Mobile, Ala., Code of Ordinances §7-88 (2011) (15 sq. ft.); Rochester, N.Y., City Ordinances §30-19 (no date listed) (4 sq. ft.); Santa Ana, Cal., Code of Ordinances §5.6(b)(3) (2011) (2.5 sq. ft.).

374. *See supra* note 373.

375. Charlotte, N.C., Code of Ordinances §3-102(c) (2010); Colorado Springs, Colo., City Code §6.7.106(D) (2011); Rochester, N.Y., City Ordinances §30-19 (no date listed).

376. Atlanta, Ga., Code of Ordinances §18-7(1)(d) (2011); Buffalo, N.Y., City Code §341-11.3(B)(3) (2009); Santa Ana, Cal., Code of Ordinances §5.6(b)(3) (2011).

377. Cleveland, Ohio, Codified Ordinances §347.02(b)(1)(D) & (E) (2011).

378. Rochester, N.Y., City Ordinances §30-19 (no date listed).

379. Long Beach, Cal., Mun. Code §6.20.100 (2011).

380. *E.g.*, Cincinnati, Ohio, Code of Ordinances §701-35 (2011).

381. Cleveland, Ohio, Codified Ordinances §347.02(b)(1)(D) (2011).

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turn around, and lie down.[382] Des Moines is unique, in that it looks to state or national standards for the coop size, providing that "such enclosures shall be of sufficient size to house the number of animals or fowl permitted by state or national standards."[383]

Some cities also mandate how large the coop can be. The coop sizes also lack uniformity—both Buffalo and Cleveland provide that the coop can be no larger than 32 square feet, but Cleveland will allow the coop to be up to 15 feet high, while Buffalo caps height at seven feet.[384] Seattle allows for up to 1,000 square feet and caps the height at 12 feet.[385] Finally, Charlotte is the only city that provides for a minimum height by requiring the coops to be at least 18 inches high.[386]

Other requirements that turn up in more than one city is that the coop's floor be impervious,[387] the coop be adequately ventilated,[388]and the coop be kept dry or allow for drainage.[389] Some cities mandate that the enclosure protect the chickens from predators.[390] And, Buffalo, Cleveland, and Colorado Springs require that the chickens have access to an outdoor run.[391]

Two cities stand at odds on the issue of keeping chickens within solid walls. Baltimore prohibits chickens from being confined in a cage entirely of solid walls,[392] while Corpus Christi, to avoid large setbacks, requires that chickens be confined entirely within solid walls.[393]

And some cities have entirely unique ordinances. Irving is concerned with protecting chickens from inclement weather; it requires protection from the direct rays of the sun when the temperature is over 90 degrees and protection from direct exposure to wind when the temperature is below 50 degrees.[394] Jersey City's ordinance stands out for its thoughtfulness.[395] It requires that the coop contain windows if possible, that the coop be white-washed or painted, and that the coop contain removable perches and nests, so that they can be cleaned on a regular basis.[396] Rochester does not allow fowl to be kept in a cellar.[397] And San Antonio requires that the coop be built so that the chicken's feet do not fall through the floor.[398]

d. Giving Authority Over Coop Requirements to a City Official

Instead of legislating coop requirements through City Council, four cities delegate to some other city official. San Francisco requires the coop structure to be approved by the Department of Health[399]; Washington, D.C., assigns it to the Director of the Department of Human Services.[400] Columbus requires its Health Commissioner to approve the structure.[401] St. Louis allows its Animal Health Commissioner to set standards for coop construction.[402] And finally, Rochester mandates that the coop will, at all times, be subject to inspection and subject to the orders of its Chief of Police.[403]

e. Feed and Water Requirements

Eleven cities are concerned that chickens receive enough food and water.[404] Most of these simply mandate that chickens receive adequate or sanitary food and water, but three of the cities show special concern with the chicken's welfare. Long Beach and Los Angeles require chickens to be given water every 12 hours.[405] Memphis and Omaha require that the chickens not only be given sufficient food but also "wholesome" food and water.[406] And Buffalo requires that chickens be fed only through an approved

382. Long Beach, Cal., Mun. Code §6.20.100 (2011) (providing that animals must have enough space to stand in a naturally erect position); New Orleans, La., Code of Ordinances §18-2.1(a)(2) (2011); Plano, Tex., Code of Ordinances §4-1 Secure Enclosure & Shelter (2011); Tucson, Ariz., Code of Ordinances §4-3(2)(c) (2011).
383. Des Moines, Iowa, Code of Ordinances §18-3(h) (2011).
384. Cleveland, Ohio, Codified Ordinances §347.02(b)(1)(D) (2011); Buffalo, N.Y., City Code §341-11.3(B)(7) (2009).
385. Seattle, Wash., Mun. Code §23.42.052(c)(3) (2011).
386. Charlotte, N.C., Code of Ordinances §3-102(c) (2010).
387. *E.g.*, Arlington, Tex., Ordinances Governing Animals §1.01 Secure Enclosure (2010); Glendale, Cal., Mun. Code §6.04.040 (2011); Lincoln, Neb., Mun. Code §6.04.050 (2011) (requiring that, if a coop is less than 7,500 square feet, that the flooring be made of hard surface material); New Orleans, La., Code of Ordinances §18-2.1(a)(1) (2011); Plano, Tex., Code of Ordinances §4-1 Secure Enclosure & Shelter (2011); Santa Ana, Cal., Code of Ordinances §5.6(b)(2) (2010) (providing that the "floors of every such building shall be smooth and tight").
388. *E.g.*, Buffalo, N.Y., City Code §341-11.3(B)(7) (2009); Charlotte, N.C., Code of Ordinances §3-102(c) (2010); Jersey City, N.J., Code of Ordinances §90-8 (2011); New Orleans, La., Code of Ordinances §18-2.1(a)(1) (2011); Plano, Tex., Code of Ordinances §4-1 Secure Enclosure & Shelter (2011).
389. *E.g.*, Jersey City, N.J., Code of Ordinances §90-8 (2011); New Orleans, La., Code of Ordinances §18-2.1(a)(1) (2011); Santa Ana, Cal., Code of Ordinances §5.6(b)(2) (2011).
390. Buffalo, N.Y., City Code §341-11.3(B)(3) & (4) (2009); Cleveland, Ohio, Codified Ordinances §347.02(b)(1)(D). *See also* Nashville-Davidson, Memo from John Cooper, Director Metropolitan Council Office, to All Members of Metropolitan Council (Sept. 1, 2009) (on file with author) (providing that coops must be kept in a predator-proof enclosure).
391. Buffalo, N.Y., City Code §341-11.3(B)(1) (2009); Cleveland, Ohio, Codified Ordinances §347.02(b)(1)(D) & (E) (2011); Colorado Springs, Colo., City Code §6.7.106(D) (2011).
392. Baltimore, Md., Health Code §10-409 (2011).
393. Corpus Christi, Tex., Code of Ordinances §6-154 (2011).
394. Irving, Tex., Code of Ordinances §6-1 Shelter (2011).
395. Jersey City, N.J., Code of Ordinances §90-8 (2011).
396. *Id.*
397. Rochester, N.Y., City Ordinances §30-19 (no date listed).
398. San Antonio, Tex., Code of Ordinances §5-9 (2011).
399. San Francisco, Cal., Health Code §37(b) (2011).
400. Wash., D.C., Mun. Regulations for Animal Control §902.7(c) (no date listed).
401. Columbus, Ohio, City Code §221.05(b) (2011).
402. St. Louis, Mo., Code of Ordinances §10.20.016 (2010).
403. Rochester, N.Y., City Ordinances §30-19 (no date listed).
404. Baton Rouge, La., Code of Ordinances §14:224(c)(1)(d) (2011); Buffalo, N.Y., City Code §341-11.3(B)(9) (2009); Chicago, Ill., Code of Ordinances §7-12-290(b) (2011); Cincinnati, Ohio, Code of Ordinances §701-35 (2011); Long Beach, Cal., Mun. Code §6.20.090 (2011); L.A., Cal., Mun. Code §53.46 (2011); Memphis, Tenn., Code of Ordinances §8-8-1 (2009); Mesa, Ariz., City Code §8-6-23(C) (2011); Milwaukee, Wis., Code of Ordinances §78-6.5 (2011); Montgomery, Ala., Code of Ordinances §4-161 (2011); Omaha, Neb., Code of Ordinances §6-261 (2011).
405. Long Beach, Cal., Mun. Code §6.20.090 (2011); L.A., Cal., Mun. Code §53.46 (2011).
406. Memphis, Tenn., Code of Ordinances §8-8-1 (2009); Omaha, Neb., Code of Ordinances §6-261 (2011).

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trough and prohibits feeding them through scattering food on the ground.[407]

6. Permit Requirements

Thirty-eight cities require a permit to keep chickens under certain circumstances.[408] Like all of the other regulations, there is very little consistency. Eleven cities require permits for more than a maximum number of chickens.[409] The average number the city allows before requiring a permit is seven. The average is high because San Diego allows up to 20 chickens before seeking a permit.[410] The median is five and the mode, with three cities, Saint Louis, Santa Ana and Spokane, is four. Two cities, El Paso and San Jose, allow for six.[411] And, two cities, Portland and Witchita allow for three.[412] Two cities require a permit if one seeks to place the chickens within the legislated setbacks.[413] And one city, Riverside, only requires a permit if one wants to keep roosters.[414]

The remaining 24 cities require a permit to keep chickens under all circumstances.[415] Permit renewal periods and fees also differ substantially among cities. Of the cities that require permits to keep chickens in all circumstances, there is little agreement for how long these permits should last or how much they should cost. At least 10 of them require permit holders to renew annually.[416] Two have an initial term of one year, but then either allow or require five-year permits after that.[417] Cleveland has a biennial permit.[418] Mobile allows for the permit to remain valid until revoked by the health officer.[419] And several simply don't specify how long the permit will last.[420]

There is also a lot of variety among cities in where to go to get the permit. Cleveland, Columbus, Omaha, and Norfolk grant the public health departments the authority to grant permits[421]; Newark gives it to the Director of the Department of Child and Family Well-Being[422]; Sacramento to the Animal Care Services Operator[423]; Tacoma

407. Buffalo, N.Y., City Code §341-11.3(B)(9) (2009).
408. Baltimore, Md., Health Code §10-312 (2011); Bos., Mass., Code of Ordinances §16-1.8A (2010); Buffalo, N.Y., City Code §341-11.4 (2009); Charlotte, N.C., Code of Ordinances §3-102 (2010); Cleveland, Ohio, Codified Ordinances §347.02(i) & (j) (2011); Columbus, Ohio, City Code §221.05 (2011); Denver, Colo., Mun. Code §8-91 (2011); Des Moines, Iowa, Code of Ordinances §18-4(i), (j) (2011); El Paso, Tex., Mun. Code §§7.24.020 & 7.24.050 (2011); Fremont, Cal., Mun. Code §3-5803 (2011); Houston, Tex., Code of Ordinances §6-38 (2010); Jersey City, N.J., Code of Ordinances §90-7 (2011); Kansas City, Mo., Code of Ordinances §14-15(h) (2011); Lincoln, Neb., Mun. Code §6.04.070 (2011); Madison, Wis., Code of Ordinances §9.52 (no date listed); Miami, Fla., Code of Ordinances §6-1(b) (2011); Milwaukee, Wis., Code of Ordinances §78-6.5 (2011); Minneapolis, Minn., Code of Ordinances §70.10 (2011); Mobile, Ala., Code of Ordinances §7-102 (2011); Newark, N.J., General Ordinances §6:2-30 (2010); Norfolk, Va., Code of Ordinances §6.1-7 (2011); Omaha, Neb., Code of Ordinances §6-266 (2011); Phila Plano, Tex., Code of Ordinances §4-81 (2011); Portland, Or., City Code §13.05.015 (2011); Riverside, Cal., Code of Ordinances §17.206.020 (2011); Rochester, N.Y., City Ordinances §§30-12 & 30-15 (no date listed); Sacramento, Cal., City Code §§9.44.870 & 9.44.880 (2011); San Antonio, Tex., Code of Ordinances §5-109(c) (2011); San Diego, Cal., Mun. Code §42.0713 (2011); San Francisco, Cal., Health Code §37(d) (2011); San Jose, Cal., Code of Ordinances §7.60.700 (2007); Santa Ana, Cal., Code of Ordinances §§5.6 & 23.42.051(B) (2011); Spokane, Wash., Mun. Code §17C.310.100 (no date listed); St. Louis, Mo., Code of Ordinances §10.20.015(c) (2010); St. Paul, Minn., §198.02 (2011); Tacoma, Wash., Mun. Code §5.30.010 (2011); Wash., D.C., Mun. Regulations for Animal Control §§902.1 & 902.3-4 (no date listed); Wichita, Kan., Code of Ordinances §6.04.157 (2011).
409. El Paso, Tex., Mun. Code §7.24.020 (2011) (requiring permit if more than six); Lincoln, Neb., Mun. Code §6.04.040 (2011) (requiring permit if more than 5, if fowl weigh over five pounds and more than 20 for fowl between three and five pounds); Plano, Tex., Code of Ordinances §4-81 (2011) (requiring permit if more than 10); Portland, Or., City Code §13.05.015(E) (2011) (requiring permit if more than three); San Antonio, Tex., Code of Ordinances §5-109(c) (2011) (requiring permit if more than five); San Diego, Cal., Mun. Code §42.0713 (2011) (requiring permit if more than 25); San Jose, Cal., Code of Ordinances §7.60.700(A) (2007) (requiring permit if more than six); Santa Ana, Cal., Code of Ordinances §5.6 (2011) (requiring permit if more than four); Spokane, Wash., Mun. Code §§17C.310.100 & 10.20.015(c) (no date listed) (requiring permit if more than four); St. Louis, Mo., Code of Ordinances §10.20.015(c) (2010) (requiring permit if more than four); Wichita, Kan., Code of Ordinances §6.04.157 (2011) (requiring permit if more than three).
410. San Diego, Cal., Mun. Code §42.0713 (2011).
411. El Paso, Tex., Mun. Code §7.24.020 (2011); San Jose, Cal., Code of Ordinances §7.60.700(A) (2007).
412. Portland, Or., City Code §13.05.015(E) (2011); Wichita, Kan., Code of Ordinances §6.04.157 (2011).
413. Kansas City, Mo., Code of Ordinances §14-15(h) (2011) (requiring permit if want to be within setback); Tacoma, Wash., Mun. Code §5.30.010 (2011) (requiring permission from city clerk to put coop within setback).
414. Riverside, Cal., Code of Ordinances §17.206.020 (2011).
415. Baltimore, Md., Health Code §10-312 (2011); Bos., Mass., Code of Ordinances §16-1.8A (2010); Buffalo, N.Y., City Code §341-11.4 (2009); Charlotte, N.C., Code of Ordinances §3-102 (2010); Cleveland, Ohio, Codified Ordinances §347.02(i) & (j) (2011); Columbus, Ohio, City Code §221.05 (2011); Denver, Colo., Mun. Code §8-91 (2011); Des Moines, Iowa, Code of Ordinances §18-4(i), (j) (2011); Fremont, Cal., Mun. Code §3-5803 (2011); Houston, Tex., Code of Ordinances §6-38 (2010); Jersey City, N.J., Code of Ordinances §90-7 (2011); Madison, Wis., Code of Ordinances §9.52 (no date listed); Miami, Fla., Code of Ordinances §6-1(b) (2011); Milwaukee, Wis., Code of Ordinances §78-6.5 (2011); Minneapolis, Minn., Code of Ordinances §70.10 (2011); Mobile, Ala., Code of Ordinances §7-102 (2011); Newark, N.J., General Ordinances §6:2-30 (2010); Norfolk, Va., Code of Ordinances §6.1-7 (2011); Omaha, Neb., Code of Ordinances §6-266 (2011); Rochester, N.Y., City Ordinances §§30-12 & 30-15 (no date listed); Sacramento, Cal., City Code §§9.44.870 & 9.44.880 (2011); San Francisco, Cal., Health Code §37(d) (2011); St. Paul, Minn., §198.02 (2011); Wash., D.C., Mun. Regulations for Animal Control §§902.1 & 902.3-4 (no date listed).
416. Buffalo, N.Y., City Code §341-11.4 (2009); Charlotte, N.C., Code of Ordinances §3-102(a) (2010); Fremont, Cal., Mun. Code §3-5906 (2011); Jersey City, N.J., Code of Ordinances §90-7 (2011); Lincoln, Neb., Mun. Code §6.04.110 (2011); Madison, Wis., Code of Ordinances §9.52 (no date listed); Newark, N.J., General Ordinances §6:2-30 (2010); Omaha, Neb., Code of Ordinances §6-271 (2011); Rochester, N.Y., City Ordinances §30-15 (no date listed); St. Paul, Minn., §198.04 (2011); Wash., D.C., Mun. Regulations for Animal Control §902.3 (no date listed).
417. Kansas City, Mo., Code of Ordinances §14-15(h) (2011); Minneapolis, Minn., Code of Ordinances §70.10 (2011) (five-year period offered as a choice).
418. Cleveland, Ohio, Codified Ordinances §205.04 (2011).
419. Mobile, Ala., Code of Ordinances §7-102 (2011).
420. *E.g.*, Norfolk, Va., Code of Ordinances §6.1-7 (2011); Plano, Tex., Code of Ordinances §4-81 (2011); Santa Ana, Cal., Code of Ordinances §5.6 (2011); Tacoma, Wash., Mun. Code §5.30.010 (2011).
421. Cleveland, Ohio, Codified Ordinances §205.04 (2011); Columbus, Ohio, City Code §221.05 (2011); Omaha, Neb., Code of Ordinances §6-266 (2011); Norfolk, Va., Code of Ordinances §6.1-7 (2011).
422. Newark, N.J., General Ordinances §6:2-30 (2010).
423. Sacramento, Cal., City Code §9-44-870 (2011).

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to the City Clerk[424]; and Boston to the Inspectional Services Department.[425] Most cities, however, do not state in the ordinance by what means a person actually procures a permit.[426]

Three cities use the permit process to make sure that would-be chicken owners have the consent of their neighbors. St. Paul, Minnesota, requires that an applicant show, through written consent, that 75% of the owners or occupants of property within 150 feet have given permission for the chickens.[427] Las Vegas requires written consent of neighbors within 350 feet.[428] Buffalo and Milwaukee also requires written consent from adjacent landowners to secure a permit.[429] Riverside, California, allows residents to keep hens without a permit, but requires a permit, with written permission from the neighbors, to keep more than six roosters.[430]

Finally, some cities use the permitting schemes to ensure that chicken owners comply with a long list of regulations. For instance, Buffalo has set forth a labyrinthine process for securing a "chicken license."[431] It requires the license seeker to provide his name, address, number of chickens sought, and the location of the coop. The city then notifies neighboring landowners with property within 50 feet of the applicant's property of the application and allows them to provide written comments. The city also notifies the mayor and City Council. If the city clerk does not receive any comments, the clerk can issue a license for up to five hens. But if anyone lodges a negative comment, then the permit goes to City Council and Council must determine, after taking in the entire record before it, if the city will grant the license. If the Council approves it, it goes to the mayor, who has the power to veto it; if he does so—it would require a 2/3 majority at the following Council meeting to pass.[432] If the permit is granted, then the Animal Control Officer must inspect the coop before the licensee is actually allowed to get chickens.[433] Then, the licensee has to procure a separate license from the building department to build the chicken coop.[434]

And then Buffalo requires similar procedures for renewing the license each year. Each license automatically expires on June 1. From May 1 to June 1, the city opens up a comment period for anyone to complain about licensed chickens. The City Council is to consider all of these comments and any rebuttals to them before deciding whether to renew the license. The City Council can also revoke the license at any time if it hears any complaints about the licensee.[435]

This licensing scheme appears designed to ameliorate concerns that the city will be overwhelmed with complaints. But the resources the city puts into this process and the time it is requiring councilmembers and the mayor to put into it if a single person registers a negative comment must far outweigh any resources the city would be using to prosecute rogue chickens owners.

Many cities also charge fees for these permits. Because many cities do not list their fees on any publicly accessible website, it is difficult to draw strong conclusions on the norm for how much a city charges. But, 14 cities' fees were identified.[436] Three of the 14 charged an initial fee, Milwaukee charged a $25 initial fee, Minneapolis $50, and St. Paul $72.[437] Thirteen cities, including Minneapolis and St. Paul, charged annual fees.[438] The fees ranged from specifying that the permit would be free to $50 per year. The average annual fee was $29, although no city charged that amount. The median fee and the mode are both $25 per year. Two cities legislated late charges into the statute, Lincoln has a $25 late fee,[439] and Madison charges $5 if a permit is renewed late.[440] Finally, Minneapolis gives a $50 discount from the annual fee if a licensee renews for five years, instead of paying $40 a year, one can pay $150 for a five-year period.[441]

424. Tacoma, Wash., Mun. Code §5.30.010 (2011).
425. Bos., Mass., Code of Ordinances §16-1.8A (2010).
426. *E.g.*, Charlotte, N.C., Code of Ordinances §3-102(a) (2010) (providing that the "bureau" will issue the permit.); Jersey City, N.J., Code of Ordinances §90-7 (2011) (providing that the "licensing issuing authority" will grant the permit).
427. St. Paul, Minn., §198.04(b) (2011):
> The applicant for any permit required under the provisions of section 198.02 shall provide with the application the written consent of seventy-five (75) percent of the owners or occupants of privately or publicly owned real estate within one hundred fifty (150) feet of the outer boundaries of the premises for which the permit is being requested or, in the alternative, proof that applicant's property lines are one hundred fifty (150) feet or more from any structure. However, where a street separates the premises for which the permit is being requested from other neighboring property, no consent is required from the owners or occupants of property located on the opposite side of the street. Where a property within one hundred fifty (150) feet consists of a multiple dwelling, the applicant need obtain only the written consent of the owner or manager, or other person in charge of the building.

428. Las Vegas, Nev., Mun. Code §7.38.050 (2011).
429. Buffalo, N.Y., City Code §341-11.2 (2009) ("No chicken hens shall be allowed without the express written consent of all residents residing on property adjacent to that of the applicant."); Milwaukee, Wis., Code of Ordinances §78-6.5 (2011) (Before a permit is issued for the keeping of chickens, the applicant shall obtain the written consent of the owner of the property where the chickens shall be kept and owners of all directly or diagonally abutting properties, including those across an alley.")
430. Riverside, Cal., Code of Ordinances §6.05.020 (2011).
431. Buffalo, N.Y., City Code §341-11.4 (2009).
432. Buffalo, N.Y., City Charter §3-19.
433. Buffalo, N.Y., City Code §341-11.4 (2009).
434. *Id.*
435. *Id.*
436. Buffalo, N.Y., City Code §341-11.1(G) (2009) ($25 annual fee); Charlotte, N.C., Code of Ordinances §3-102(a) (2010) ($50 annual fee); Denver, Colo., Mun. Code §8-91 (2011) ($50 annual fees as listed on city website at http://www.denvergov.org/FrequentlyAskedQuestionsandRelatedLinks/tabid/434759/Default.aspx); Jersey City, N.J., Code of Ordinances §90-7 (2011) ($25 annual fee); Lincoln, Neb., Mun. Code §6.04.090 (2011) ($50 annual fee with a $25 late fee); Madison, Wis., Code of Ordinances §9.52 (no date listed) ($10 annual fee with a $5 late fee); Milwaukee, Wis., Code of Ordinances §60-7 (2011) ($35 initial fee); Minneapolis, Minn., Code of Ordinances §70.10(f) (2011) ($50 initial fee and $40 annual fee); Mobile, Ala., Code of Ordinances §7-102 (2011) (specifies that permits are free); Newark, N.J., General Ordinances §6:2-31 (2010) ($10 annual fee); Rochester, N.Y., City Ordinances §30-16 (no date listed) ($37 annual fee); St. Louis, Mo., Code of Ordinances §10.20.013(f) (2010) ($40 annual fee); St. Paul, Minn., §198.04(c) (2011) ($72 initial fee and $25 annual fee); Wichita, Kan., Code of Ordinances §6.04.157 (2011) ($25 annual fee).
437. *Supra* note 436 and accompanying text.
438. *Id.*
439. Lincoln, Neb., Mun. Code §6.04.090 (2011).
440. Madison, Wis., Code of Ordinances §9.52 (no date listed).
441. Minneapolis, Minn., Code of Ordinances §70.10(g) (2011).

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7. Slaughtering

Thirteen cities regulate slaughtering[442]; however, of those, only six ban slaughtering altogether.[443] Three cities, Buffalo, Charlotte, and Pittsburgh, allow chickens to be slaughtered, but require that it not occur outdoors or in a public place.[444] Cleveland allows a chicken to be slaughtered on site, but only if it is meant to be consumed on the occupant's premises.[445] San Francisco requires that any slaughter occur in an "entirely separate" room than the one that fowl occupy.[446] Rochester requires a poulterer's license to both keep chickens and slaughter them.[447] And, Glendale, in keeping with its aversion to rats described above, only allows for slaughter if it occurs in a rat-proof structure.[448]

Several other cities only ban slaughter if a person is killing another's chickens without permission.[449] Chesapeake is particularly concerned with dogs killing chickens. Chesapeake mandates compensation of no more than $10 per fowl, if a dog or hybrid dog kills a chicken.[450]

Finally, several cities stand directly opposed concerning the killing of chickens for animal sacrifice. Chicago's ordinance banning the slaughter of chickens is directed toward chickens killed for animal sacrifice; it provides in the ordinance that this "section is applicable to any cult that kills (sacrifices) animals for any type of ritual, regardless of whether or not the flesh or blood of the animal is to be consumed."[451] Witchita, however, while banning the slaughter of chickens, states that the ordinance does not apply "to the slaughter of animals as part of religious practices."[452] And, Los Angeles expressly allows slaughter both for food and religious purposes.[453]

8. Roosters

Many cities that allow for hens ban roosters. Twenty-six cities prohibit roosters.[454] Of these cities, four have exceptions: Phoenix will allow a rooster only if it is incapable of making vocal noises[455]; Rochester and San Jose will allow roosters under four months of age[456]; and Sacramento only prohibits roosters on developed lots used exclusively for residential purposes.[457] Fort Wayne does not say anything about roosters, but its ordinance effectively bans them by defining poultry only as "laying hens."[458]

Many cities, instead of banning roosters altogether impose very large setbacks for roosters, require a larger property size for roosters, or relegate roosters to agriculturally zoned land. Four cities require relatively large setbacks for roosters: Cleveland requires 100-foot setbacks[459]; Kansas City, 300 feet[460]; Oklahoma City, 400 feet[461]; and Glendale, California, requires 500 feet.[462] Wichita will also allow for roosters if they are more than 500 feet from any residentially zoned lot.[463] Three cities require greater

442. Buffalo, N.Y., City Code §341-11.3(d) (2009); Charlotte, N.C., Code of Ordinances §3-102(c)(4) (2010); Chi., ill., Code of Ordinances §17-12-300 (2011); Cleveland, Ohio, Codified Ordinances §347.02(h) (2011); Glendale, Cal., Mun. Code §8.48.020 (2011); Madison, Wis., Code of Ordinances §2809(9)(b)(6) (no date listed); Milwaukee, Wis., Code of Ordinances §78-6.5(3)(b) (2011); Nashville-Davidson, Tenn. Memo from John Cooper, Director Metropolitan Council Office, to All Members of Metropolitan Council (Sept. 1, 2009) (on file with author); Pittsburgh, Pa., Code of Ordinances §911.04.A.2 (2011); Rochester, N.Y., City Ordinances §30-12 (no date listed); Sacramento, Cal., City Code §9.44.860 (2011); San Francisco, Cal., Health Code §37(d)(5) (2011); Wichita, Kan., Code of Ordinances §6.04.175(p) (2011).

443. Chi., ill., Code of Ordinances §17-12-300 (2011) ("No person shall own, keep or otherwise possess, or slaughter any sheep, goat, pig, cow or the young of such species, poultry, rabbit, dog, cat, or any other animal, intending to use such animal for food purposes."); Madison, Wis., Code of Ordinances §2809(9)(b)(6) (no date listed) ("No person shall slaughter any chickens."); Milwaukee, Wis., Code of Ordinances §78-6.5(3)(b) (2011); ("No person shall slaughter any chickens."); Nashville-Davidson, Tenn. Memo from John Cooper, Director Metropolitan Council Office, to All Members of Metropolitan Council (Sept. 1, 2009) (on file with author); Sacramento, Cal., City Code §9.44.860 (2011) ("No hen chickens shall be slaughtered on any developed lot used exclusively for residential purposes."); Wichita, Kan., Code of Ordinances §6.04.175(p) (2011) (prohibiting slaughtering "on residentially zoned lots or lots utilized for residential purposes").

444. Buffalo, N.Y., City Code §341-11.3(d) (2009) ("There shall be no outdoor slaughtering of chicken hens."); Charlotte, N.C., Code of Ordinances §3-102(c)(4) (2010); (providing that any slaughter "shall be done only in a humane and sanitary manner and shall not be done open to the view of any public area or adjacent property owned by another"); Pittsburgh, Pa., Code of Ordinances §911.04.A.2 (2011) ("Killing or dressing of poultry raised on the premises shall be permitted if conducted entirely within an enclosed building.").

445. Cleveland, Ohio, Codified Ordinances §347.02(h) (2011).

446. San Francisco, Cal., Health Code §37(d)(5) (2011).

447. Rochester, N.Y., City Ordinances §30-12 (no date listed).

448. Glendale, Cal., Mun. Code §8.48.020 (2011).

449. Akron, Ohio, Code of Ordinances §92.03 (2011); Austin, Tex., Code of Ordinances §3-2-61 (2011); Phoenix, Ariz., City Code §8-3 (2011).

450. Chesapeake, Va., Code of Ordinances §10-19 (2011).

451. Chi., ill., Code of Ordinances §17-12-300 (2011) (but exempting Kosher slaughtering from this ordinance).

452. Wichita, Kan., Code of Ordinances §6.04.175(p) (2011).

453. L.A., Cal., Mun. Code §53.67 (2011).

454. Buffalo, N.Y., City Code §341-11.1(d) (2009); Colorado Springs, Colo., City Code §6.7.110(A) (2011); Fort Wayne, Ind., Code of Ordinances ch. 157 (2011); Fresno, Cal., Mun. Code §§12-204.11 & 12-205.1 & 12-206.1 (2011); Garland, Tex., Code of Ordinances §22.14 (2011); Las Vegas, Nev., Mun. Code §7.38.050(a)(2) (2011); Lincoln, Neb., Mun. Code §6.04.041 (2011); Long Beach, Cal., Mun. Code §6.20.050 (2011); Miami, Fla., Code of Ordinances §6-1(b)(2) (2011); Madison, Wis., Code of Ordinances ch. 28 (no date listed); Milwaukee, Wis., Code of Ordinances §78-6.5(3)(a) (2011); N.Y.C., Health Code §§161.19(a) & 161.01(b)(11) (1990); Newark, N.J., General Ordinances §6:2-36 (2010); Oakland, Cal., Code of Ordinances §6.04.320 (2011); Phoenix, Ariz., City Code §8-7(c) (2011); Portland, Or., City Code §13.10.010 (2011); Rochester, N.Y., City Ordinances §30-19 (no date listed); Sacramento, Cal., City Code §9.44.860(B) (2011); St. Paul, Minn., §198.03 (2011); St. Petersburg, Fla., Code of Ordinances §4-31(e) (2011); San Jose, Cal., Code of Ordinances §7.60.820 (2007); Santa Ana, Cal., Code of Ordinances §5-6.5 (2011); Seattle, Wash., Mun. Code §23.42.052(c)(2) (2011); Stockton, Cal., Mun. Code §6.04.440 (2011); Tucson, Ariz., Code of Ordinances §4-59 (2011); Wichita, Kan., Code of Ordinances §6.04.171 (2011).

455. Phoenix, Ariz., City Code §8-7(c) (2011). Removing a roosters vocal chords was routinely done by vets many years ago. But because of the extremely high mortality rate (over 50%) most vets will no longer perform this procedure. *See Small and Backyard Flocks*, Ky. U. Ext., http://www.ca.uky.edu/smallflocks/faq.html#Q31 (last visited July 8, 2012).

456. Rochester, N.Y., City Ordinances §30-19 (no date listed); San Jose, Cal., Code of Ordinances §7.60.820 (2007).

457. Sacramento, Cal., City Code §9.44.860(B) (2011).

458. Fort Wayne, Ind., Code of Ordinances ch. 157 (2011).

459. Cleveland, Ohio, Codified Ordinances §347.02(b)(1)(c) (2011).

460. Kansas City, Mo., Code of Ordinances §14-15(f) (2011).

461. Oklahoma City, Okla., Mun. Code §59-9350(c), (d) (2011).

462. Glendale, Ariz., Code of Ordinances pt. II, art. 5 (2010) (multiple provisions in zoning code relating to roosters).

463. Wichita, Kan., Code of Ordinances §6.04.171 (2011).

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acreage for roosters: Cleveland requires at least one acre[464]; Baton Rouge requires two acres[465]; and Fremont California allows one rooster for ½ acre, and two roosters for more than one acre.[466] Three cities, Anaheim, Arlington, and Dallas, relegate roosters to agriculturally zoned land.[467]

Many cities do not ban roosters but have noise regulations that would effectively cause any rooster to be a nuisance, at least a rooster that crows.[468]

Finally, nine cities expressly allow for roosters.[469] Most of these cities, however, limit the number of roosters allowed. Three cities allow for only one rooster.[470] Two cities allow for two roosters.[471] El Paso allows for up to three roosters with a permit.[472] And Riverside allows up to six and only requires a permit to keep seven or more roosters.[473] San Diego and San Francisco allow for unlimited roosters; however, San Francisco animal control authorities stated that they do not recommend that San Franciscans keep roosters due to the number of complaints they have received concerning roosters.[474]

And, winning the award for most eccentric rooster ordinance is the city that allows roosters conjugal visits. While this city is not within the top 100 surveyed, Hopewell Township, New Jersey, as discussed above, allows roosters that are certified disease-free to visit a hen flock for 10 days out of every year.[475]

464. Cleveland, Ohio, Codified Ordinances §347.02(b)(1)(c) (2011).
465. Baton Rouge, La., Code of Ordinances §14-224(b) (2011).
466. Fremont, Cal., Mun. Code §3-5803 (2011).
467. Anaheim, Cal., Mun. Code §18.38.030.050 (2011); Arlington, Tex., Ordinances Governing Animals §5.02(f) (2010); Dallas, Tex., Code of Ordinances §7-7.3 (2011).
468. *E.g.*, Anchorage, Alaska, Code of Ordinances §17.10.015 (2011); Bakersfield, Cal., Mun. Code §6.04.230 (2011); Columbus, Ohio, City Code §2327.14(A) (2011) ("No person shall keep or harbor any animal which howls, barks, or emits audible sounds that are unreasonably loud or disturbing and which are of such character, intensity and duration as to disturb the peace and quiet of the neighborhood or to be detrimental to life and health of any individual."); Corpus Christi, Tex., Code of Ordinances §31-2 (2011); Greensboro, N.C., Code of Ordinances §30-8-11.3(B) (2011) ("No poultry animals that make sounds clearly audible offsite are permitted."); Lexington-Fayette, Ky., Code of Ordinances §4-12 (2011); Nashville-Davidson, Tenn., Mun. Code §8.12.010 (2011) ("It is unlawful for any person to keep any animal, dog, bird or fowl which, by causing frequent or loud continued noise, disturbs the comfort or repose of any person in the vicinity."); Raleigh, N.C., Code of Ordinances §12-5007 (2011); St. Louis, Mo., Code of Ordinances §15.50.040 (2010).
469. Albuquerque, N.M., Code of Ordinances §9-2-4-3 (2011); Birmingham, Ala., Zoning Ordinance §2.4.1 (2007); El Paso, Tex., Mun. Code §7.24.020(B)(1) (2011); Fort Worth, Tex., Code of Ordinances §11A-22(c)(2) (2011); L.A., Cal., Mun. Code §53.71 (2011); Louisville, Ky., Metro Code §91.001 (2011); Riverside, Cal., Code of Ordinances §6.05.010 (2011); San Diego, Cal., Mun. Code §42.0708 (2011); San Francisco, Cal., Health Code §37 (2011).
470. Albuquerque, N.M., Code of Ordinances §9-2-4-3 (2011); L.A., Cal., Mun. Code §53.71 (2011); Louisville, Ky., Metro Code §91.001 (2011).
471. Fort Worth, Tex., Code of Ordinances §11A-22(c)(2) (2011); Birmingham, Ala., Zoning Ordinance §2.4.1 (2007).
472. El Paso, Tex., Mun. Code §7.24.020(B)(1) (2011).
473. Riverside, Cal., Code of Ordinances §§6.05.010 & 6.05.020 (2011).
474. San Diego, Cal., Mun. Code §42.0708 (2011); San Francisco, Cal., Health Code §37 (2011); Interview with San Francisco animal control (on file with author).
475. *NJ Town Limits Conjugal Visits Between Roosters & Hens*, Huffington Post, Apr. 27, 2011, http://www.huffingtonpost.com/2011/04/28/nj-limits-chicken-mating_n_854404.html (last visited July 8, 2012).

V. Model Ordinance

A. *Reasons Behind the Choices in the Model Ordinance*

Because many cities are recognizing that keeping chickens in the city should be allowed, but would like to regulate it properly so that the city can stop any nuisances before they arise, a model ordinance is provided below. Through surveying the ordinances of the most populous American cities, many types of regulatory schemes have already been identified and discussed. While different regulatory schemes may work better for different kinds of cities, depending on the density and variety of their residential, commercial, and industrial neighborhoods, the model ordinance provided should be easy to adapt to any city. First, each section of the model ordinance will be described and the reasons for choosing the regulation will be set out. Then, the model ordinance will be set out in full.

1. Chickens Should Be Regulated in a Unified Ordinance Within the Section Concerning Animals

Most cities regulate chickens within the animal code. This also appears to be the best option for where to place regulations affecting chickens within a city's codified ordinances. This is the natural place for a person to look to see if the city allows chickens. By placing the regulation within the animal code, it also allows for all of the regulations affecting chickens to be in one place. This will help a chicken owner to more easily find and follow the city's law.

If a city still wishes to incorporate zoning restrictions within a chicken ordinance, the city can easily do so within the unified ordinance located within the animal section by restricting chickens to certain zones. And if a city wishes to require a permit to keep chickens, the permit requirement may also easily be placed in a unified ordinance.

2. Chickens Should Be Limited to a Small Flock

A chicken ordinance should allow for at least four chickens. Because chickens are flock animals, they do not thrive when left alone. And, because chickens enforce a dominant social order by harassing new chicks, it is always best to introduce at least two chicks to a new flock. By allowing a minimum of four chickens, the city does not leave a chicken owner in a position of having to leave a hen in a solitary environment if another chicken dies. It also allows the chicken owner to introduce at least two new chicks to an existing flock of two.

The model ordinance sets out a maximum of six chickens. This number is still below the average number of chickens allowed in most cities, but is sufficient to keep a balanced backyard flock. Six hens will allow plenty of eggs for the hen-keepers, while still allowing an owner to keep

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hens that no longer produce many eggs but are still valued by the owner for their companionship.

Cities may want to consider allowing even more chickens. Allowing more chickens will allow owners to keep chickens that are no longer producing eggs. Chicken owners who raise hens for eggs may feel pressured to rid themselves of older hens when they are faced with limitations on their flock.[476] This has raised concerns in some areas that those chickens will burden animal shelters.[477] Allowing a slightly larger flock may help to alleviate any burden.

3. Lot Size Should Not Be Restricted

The majority of cities do not require a specific lot size before a person can keep chickens. Lot size restrictions, moreover, often do little more than prohibit the majority of city residents from keeping hens. The concern that cities are mainly addressing through lot size, that of making sure that chickens are not located too close to neighbors, can better be addressed through setbacks.

For this reason, the model ordinance does not restrict through lot size. If a city has a wide variety of lot sizes, however, a city may wish to allow more hens for larger lot sizes. The city, for instance, can legislate a maximum number of chickens for lot sizes of ½ acre or below, and then increase the number of chickens for larger lot sizes.

4. Setbacks

Because there is a universal concern with keeping chickens too close to neighbors, a setback, rather than lot size, provides the best solution for this concern. A setback actually ensures that the chickens will be kept at an appropriate distance from neighbors without unduly restricting people who own smaller properties from owning chickens. The model ordinance proposes a setback of 25 feet from the doors or windows of any dwelling or occupied structure other than the owner's dwelling. This setback is less than the median setback of 80 feet and the most popular setback of 50 feet, but is in line with the setbacks of many cities that have recently amended their ordinances. A setback of 25 feet is far enough that any noise or odor from the hens should not cause nuisance to the neighbors, while allowing homeowners in smaller properties to keep hens. The addition of requiring the setback to be from doors or windows also allows more flexibility for where a coop can be placed, while still ensuring that it will not annoy neighbors.

Setbacks from a neighboring residence make sense because it can be assumed that no one wants someone keeping any pet, including chickens, very close to their house. A setback from the property line, however, may make less sense depending on where on the property chickens are kept. While a neighbor may be concerned that his neighbor does not build a coop abutting his property that is also right next to a frequently used patio or deck, these sorts of setbacks may also overreach. For instance, these setbacks may require a coop to be located far from a little-used or overgrown part of a neighbor's property. It may also require the coop to be located far from an area of the neighbor's property where a garage or shed already provides a barrier. For these reasons, setbacks from property lines should be employed with care. But, it is understandable that a neighbor would not want a coop built directly next to a frequently used area of the yard, nor does a neighbor want to be responsible for cleaning errant droppings. For this reason, the model ordinance proposes minimal setbacks from property lines along the lines of the newly passed ordinances in Cleveland and Buffalo, of five feet from the side yard and 18 inches from the rear yard line.

Finally, the model ordinance provides that chickens may not be kept in the front yard. Because most cities are justifiably concerned that easily accessible chickens will attract vandalism, theft, or pranks, or possibly cause neighborhood dogs to behave in a predatory manner, instead of setting elaborate setbacks from the street, it is more efficient and more clear to simply ban chickens from the front yard.

5. Sanitation Requirements

The model ordinance requires that the coop and outdoor enclosure be kept in a sanitary condition and free from offensive odors. It also requires that the coop and outdoor enclosure be cleaned on a regular basis to prevent the accumulation of animal waste. The model ordinance does not go into further detail because more stringent cleaning requirements will be difficult to police and impossible to enforce. A city inspector will be able to tell if a coop is clean and odor-free when inspecting the coop. Unless the city inspector monitors a coop closely with daily visits, the inspector will be unable to tell if an owner cleaned it daily, or every other day, or weekly. It is unlikely that any city inspector would want to devote that much time to surveillance of chicken coops.

Also, because there are several different methods for cleaning a coop, and there continue to be new innovations in chicken-keeping and maintenance (witness the evolution of cat litter over the past few decades), legislating one particular method of cleaning might foreclose more efficient, more sanitary, and more attractive cleaning options. The city's concern is with sanitation and odor. Thus, the city should address its regulations to these concerns, rather than to more specific cleaning methods.

Concerns with flies will also be taken care of through requiring clean and odor-free coops and enclosures. As flies are attracted to waste, any problem with flies should be eliminated through requiring a sanitary coop. Rats are attracted to easily procured food. If the city is particularly concerned with rats, it may add that chicken feed be kept in a rat-proof container. But this regulation appears

476. *E.g.*, Kim Severson, *When the Problems Come Home to Roost*, N.Y. Times, Oct. 22, 2009, http://www.nytimes.com/2009/10/23/dining/23sfdine.html.

477. *Id.*

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unnecessary in light of the fact that many people keep dog and cat food in bulk, as well as food for their own consumption, without regulations that the food be kept in a rat-proof container. There is no logical basis for the belief that rats will be more attracted to chicken feed than other food. If a city is concerned that feed scattered on the ground will attract rats, instead of legislating a rat-proof container for keeping the feed, a city may be better off following Buffalo's lead by prohibiting feed from being scattered on the ground and requiring chickens to be fed from a trough.

6. Enclosures

The model ordinance provides specific requirements for coops and outdoor runs. It also requires that hens should remain in the coop or outdoor run at all times, except when an adult is directly supervising the hen.

First, the model ordinance requires a covered, predator-proof coop or cage that is well-ventilated and designed to be easily accessed for cleaning. It also requires that the coop provide at least two square feet per hen. Finally, it requires that the birds have access to an outdoor run that is adequately fenced to contain the birds on the property and prevent predators from access to the birds. This ordinance is designed to address the city's concerns with odor, with the chicken's well-being, and with not attracting predators looking for an easy meal. The ordinance allows for only two square feet per hen to give each hen adequate space, but also to allow for a smaller coop size that can help to keep birds warm in the winter. The ordinance avoids giving too many instructions on building a coop that could preclude future innovations in coop design.[478] If the city, however, wants to prohibit coops over a specific dimension, or will waive a building permit for coops under a specific dimension that are not permanent structures, the city can easily insert such a provision here.

The model ordinance also provides that chickens should not be allowed out of their coops, except when supervised by an adult. This addresses a city's concern with chickens running free on the streets while also recognizing that owners will need to remove hens from the coop and run occasionally to clean the areas, to inspect a bird more closely, or to allow a chicken to briefly roam the yard or garden to forage for fresh greens.

7. Slaughtering

The model ordinance prohibits slaughtering chickens outdoors. Because many people are concerned that neighbors or neighbors' children will accidentally witness a bird being killed and are also concerned with the lack of hygiene in backyard butchering, this regulation is included in the ordinance. Also, because most backyard hen enthusiasts are raising hens for eggs and companionship, and not for meat, most will not object to this regulation.

8. Roosters

The model ordinance prohibits roosters. It does so because roosters are noisy and are much more likely to bother neighbors than hens. Because, as discussed above, most backyard hen enthusiasts are interested in eggs, and roosters are not necessary to egg production, prohibiting roosters will not likely meet with much objection.

Because bringing in a rooster on occasion can help to cheaply and easily propagate a flock, cities may explore rooster "conjugal visits," like Hopewell township has done. While the township's regulation attracted press because of its eccentricity, it was a thoughtful solution to the practical effects of banning roosters. Most hen owners, however, are willing to add to their flocks through other means where they can be better assured of procuring only female fowl.

9. Permits

The model ordinance, following the ordinances of many other cities, does not require a permit, as long as the ordinance is followed. Because chickens are novel to many communities, city officials naturally want to closely monitor how well owners are maintaining their flocks. But, regulating through a permitting or licensing process, dedicating a city official to overseeing it, and maintaining the records that such a process will require appears to be an inefficient use of city resources. It is also expensive for owners to pay permitting fees on an annual basis and is a barrier to entry to keeping chickens to those with low or modest incomes. The fees that some cities charge, over $50 annually, effectively prohibit poorer people from owning chickens.

The permitting process, moreover, does not necessarily give the city more control. If the city prohibits hens unless its ordinance is followed, it can enforce its laws in the same way that it enforces its laws against errant dog, cat, or bird owners. Requiring a permit, thus, appears to provide an unnecessary, inefficient, and expensive layer to the process of legalizing hens.

The model ordinance does require a permit, however, if the chicken owner puts forth a proposal for why she should not have to comply with the city's regulations—for instance if the owner wishes to keep more than the maximum amount of hens, wishes to keep hens in a multi-family dwelling, wishes to keep hens on a parcel of land that is unconnected to a dwelling, or wishes to keep a rooster.

478. Many companies sell commercially made coops, runs, and chicken tractors (portable enclosed structures that allow the owner to move the chickens around the yard) with novel designs. *See, e.g.*, *Say Hello to the Brand New Eglu Go*, Omlet, http://www.omlet.us/products_services/products_services.php?cat=Eglu+Go (last visted July 25, 2012) (offering a plastic portable chicken coop and run designed for two chickens); *Chicken Coops*, Sheds Unlimited, http://www.shedsunlimited.net/portable-chicken-runs-and-coops-for-sale.html?gclid=CKXzvd2ruLECFeEDQAodcCIAkw (last visited July 25, 2012) (offering Amish-built chicken coops and runs); ChickenSaloon.com, http://chickensaloon.com/?gclid=COLs7qysuLECFYS6KgodGBAAsw (last visited July 25, 2012); The Green Chicken Coop, http://www.greenchickencoop.com/ (last visited July 25, 2012).

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This permit is set up to allow people to keep chickens within setbacks, or to allow for more intensive chicken-keeping for urban agricultural uses, perhaps on an urban farm or market garden. As urban agriculture gains support and becomes more prevalent in the city, this will allow for people who wish to keep more chickens, or keep a rooster, as part of a market garden a set path for doing so without seeking to amend the ordinance. The permit process is designed to allow for more flexibility within the ordinance, while still laying down firm standards that all chicken owners must follow.

B. Model Ordinance

Below is a model ordinance designed for a city to either adopt or use as a starting point when deciding whether to allow hens in the city and how to regulate them:

(a) Purpose. The following regulations will govern the keeping of chickens and are designed to prevent nuisances and prevent conditions that are unsanitary or unsafe. No person shall keep chickens unless the following regulations are followed:

- **a. Number**. No more than six (6) hens shall be allowed for each single-family dwelling.
- **b. Setbacks**. Coops or cages housing chickens shall be kept at least twenty-five (25) feet from the door or window of any dwelling or occupied structure other than the owner's dwelling. Coops and cages shall not be located within five (5) feet of a side-yard lot line, nor within eighteen (18) inches of a rear-yard lot line. Coops and cages shall not be located in the front yard.
- **c. Enclosure**. Hens shall be provided with a covered, predator-proof coop or cage that is well-ventilated and designed to be easily accessed for cleaning. The coop shall allow at least two square feet per hen. Hens shall have access to an outdoor enclosure that is adequately fenced to contain the birds on the property and to prevent predators from access to the birds. Hens shall not be allowed out of these enclosures unless a responsible individual, over 18 years of age, is directly monitoring the hens and able to immediately return the hens to the cage or coop if necessary.
- **d. Sanitation**. The coop and outdoor enclosure must be kept in a sanitary condition and free from offensive odors. The coop and outdoor enclosure must be cleaned on a regular basis to prevent the accumulation of waste.
- **e. Slaughtering**. There shall be no outdoor slaughtering of chickens.
- **f. Roosters**. It is unlawful for any person to keep roosters.

(b) Permit. A permit shall not be required if the above regulations are followed. If a person wishes to keep more than the maximum allowed number of hens, wishes to keep hens within the setback required, wishes to keep hens in a multi-family dwelling, wishes to keep hens on a parcel of land that is unconnected to a dwelling, or wishes to keep a rooster, a permit will be required. An application for a permit must contain the following items:

- **a.** The name, phone number, and address of the applicant.
- **b.** The size and location of the subject property.
- **c.** A proposal containing the following information.
  - **i.** The number of hens the applicant seeks to keep on the property.
  - **ii.** A description of any coops or cages or outdoor enclosures providing precise dimensions and the precise location of these enclosures in relation to property lines and adjacent properties.
  - **iii.** The number of roosters the applicant seeks to keep on the property.
- **d.** If the applicant proposes to keep chickens in the yard of a multi-family dwelling, the applicant must present a signed statement from any and all owners or tenants of the multi-family dwelling consenting to the applicant's proposal for keeping chickens on the premises.
- **e.** If the applicant proposes to keep more chickens than allowed in the above ordinance or wishes to keep a rooster, the applicant must present a signed statement from all residents of property adjacent to or within 50 feet of the applicant's property consenting to the applicant's proposal for keeping chickens on the premises. If the applicant proposes to keep chickens within a required setback, the applicant must present a signed statement from all residents of the property affected by that setback.

(c) Permit Renewal. Permits will be granted on an annual basis. If the city receives no complaints regarding the permit holder's keeping of chickens, the permit will be presumptively renewed and the applicant may continue to keep chickens under the terms and condition of the initial permit. The city may revoke the permit at any time if the permittee does not follow the terms of the permit, if the city receives complaints regarding the permit holder's keeping of chickens, or the city finds that the permit holder has not maintained the chickens, coops, or outdoor enclosures in a clean and sanitary condition.

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Legal Studies Research Paper Series

Feeding the Locavores, One Chicken at a Time: Regulating Backyard Chickens

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Feeding the Locavores, One Chicken at a Time: Regulating Backyard Chickens

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"*A nuisance may be merely a right thing in the wrong place, like a pig in the parlor instead of the barnyard.*" Village of Euclid, Ohio v Ambler Realty Co., 272 U.S. 365, 388, 47 S.Ct. 114, 118 (1926).

I. Introduction

The clucking sound of chickens, once only heard on farms across the rural countryside, is becoming more commonplace in suburban and urban backyards as locavores[1] search for more "green living" and a diet of fresh, locally grown and raised food.[2] In addition to producing eggs and meat, chickens provide the valuable service of eating garden pests and kitchen scraps.[3] They are relatively inexpensive, and do not need a particularly large area of space.[4] Some people have also started to welcome chickens into their homes and yards as domesticated pets.[5] Longmont, Colorado offers a good illustration of the growing interest in raising backyard chickens, as the municipality has issued 72 permits to keep them, and maintains a waiting list of 100 more requests.[6] Hundreds of other cities across the country, including Austin, Nashville, St. Louis, Tulsa, New York, Seattle, Portland, Houston and San Francisco, as well as smaller towns and villages, have permitted the keeping of chickens in residential neighborhoods,[7] and changes have been proposed in other cities, including Lafayette, Colorado;[8] Batavia, Illinois;[9] Albany, New York;[10] and North Salt Lake, Utah.[11] Although some communities have welcomed backyard chickens, others have expressed overwhelming opposition.[12] People who criticize efforts to allow chickens in neighborhoods worry that property values will plummet,[13] that chickens will create foul odors and noise, and that they will attract coyotes, foxes, and other pests.[14] Efforts to allow chickens have recently been defeated in Springville, Utah,[15] and Grand

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Rapids, Michigan,[16] and in February of this year, officials in Ludlow, Kentucky have bucked the trend as they announced efforts to amend their local laws to effectively prohibit the keeping of backyard chickens.[17]

Although some communities have welcomed backyard chickens, others have expressed overwhelming opposition.

Favoring locally grown foods, while popular today, is not new. Early settlers were self-sustaining farmers, and while the era of industrialization may have altered farming patterns, Americans tried to reclaim some self-sufficiency during both World War I and World War II, with the implementation of victory gardens.[18] The federal government encouraged these efforts to reduce food shortages, and by 1943 the country's 20 million victory gardens reportedly produced eight million tons of food.[19] Food gardens surged in popularity again in the 1960s and 1970s through the "back to the land" movement, as environmentally conscientious consumers became aware of the pesticides, fertilizers, and other potentially dangerous chemicals used for industrial agricultural production.[20] Economic, environmental, and philosophical issues have recently renewed the public's interest in home-based food production, community gardens, and local sourcing.[21] With respect to chickens, the zoning ordinance of Cherokee County, Georgia explains that "[t]he keeping of hens supports a local, sustainable food system by providing an affordable, nutritious food source of fresh eggs. The keeping of hens also provides free nitrogen-rich fertilizer; chemical-free pest control; animal companionship and pleasure; and weed control, among other notable benefits."[22] While it is true that the impetus for the growing backyard chicken movement is owing primarily to the local and regional foodshed movement, the internet and the newspapers boast stories and posts about urban dwellers who simply enjoy keeping chickens as pets, and others who have taken an interest in raising chickens specifically for 4-H showings and other agricultural competitions.

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This is no "Chicken Little" story; if chicken lovers are not present in your community today, chances are they are coming soon.

II. Federal and State Government Regulation

Although backyard chickens are primarily regulated at the local level, a number of federal and state health and food safety laws apply to egg and poultry production. For example, the United States Department of Agriculture (USDA) takes an active role in disease prevention[23] and regulates various aspects regarding the sale, transport and slaughter of chicken and egg products under the Poultry Products Inspection Act[24] and the Egg Products Inspection Act.[25] Although most people who own only a few birds are exempt from the regulations,[26] these laws still prohibit the adulteration and misbranding of poultry and egg products, regardless of exemption status.[27] Therefore, those who raise chickens in order to sell eggs and poultry at local farmers' markets must comply with the federal regulations. Additionally, while the Center for Disease Control has no direct regulatory authority over backyard chicken farmers, the agency provides safety tips to prevent exposure to salmonella or campylobacter, bacteria that cause mild to severe gastrointestinal illness in humans and are associated with chickens.[28]

People who own chickens for personal use are often exempted from state licensing and inspection requirements as well.[29] However, state regulations regarding avian diseases usually apply to all chicken owners, regardless of the size of their flocks and whether the birds are kept for food or as pets.[30] Additionally, health and safety statutes often apply to egg sales and may cover people who own small flocks and wish to sell eggs at farmers' markets or to local restaurants. In Texas, for example, "A vendor must obtain a permit . . . to sell yard eggs at a farmers market. The eggs must be stored at a temperature of 45° Fahrenheit or less. The egg cartons or other containers must be labeled as 'ungraded' and provide the producer's . . . name and address."[31] Kentucky requires retail and wholesale egg sellers to obtain a license, but exempts producers who sell directly to consumers and sell no more than 60 dozen eggs per week.[32] Chicken owners in Alabama who sell eggs from their homes or farms are not required to obtain a license, but if they transport their eggs to farmers' markets, then they must follow the Alabama Shell Egg Law.[33] Other states exempt small-scale egg sellers from licensing regulations and handling requirements. In Michigan, for example, the egg law does not apply to people who sell eggs of their own production directly to consumers or first receivers,[34] and in Oregon, "eggs may be sold at farmers' markets or roadside stands without an egg handler's license and without labeling."[35]

Sales of poultry from small-scale producers may also be subject to health and safety regulations regarding slaughter and handling. In Michigan, poultry producers who sell fewer than 20,000 poultry per year must have their birds processed at a plant inspected by either the USDA or the state department of agriculture,[36] while in Oregon, all poultry must be USDA inspected and slaughtered at a USDA plant. The Oregon Department of Agriculture also licenses custom slaughter and processing operations, but these licenses do not allow retail sales and are primarily intended to allow persons to consume home-raised meat.[37]

Various other regulations may affect backyard chicken owners. In New York, it is illegal to keep chickens and other livestock on apartment building premises unless the use is specifically permitting by local regulations.[38] A similar law in Michigan prohibits the keeping of chickens on any dwelling lot, except under appropriate regulations, in cities and villages with more than 10,000 residents.[39] Additionally, all states prohibit or criminalize chicken fighting,[40] and some prohibit chicken owners from using dye to change the birds' colors,[41] a practice that is apparently popular to produce multi-colored chicks for Easter.[42]

III. Nuisance Law and Restrictive Covenants

Over the years, courts have had the opportunity to determine whether various impacts associated with the keeping of chickens can constitute a nuisance. In an early case decided in Louisiana, it was held that rooster crowing is not a nuisance per se.[43] The neighbor in the case cited a loss of sleep and physical discomfort caused by early morning crowing, which produced nervousness and potential

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physical and mental disorders. In applying the reasonable person test, the court asked whether "such a condition . . . in the judgment of reasonable men is naturally producing of actual physical discomfort to normal persons of ordinary sensibilities and of ordinary tastes and habits," and found that the crowing was not a nuisance, but rather a symbol of "good cheer and happiness."[44] However, keeping an excessive number of chickens may be deemed a nuisance if the noise or odors would offend persons of ordinary sensibility.[45] Where neighbors were inundated by noise from a rooster farm, an Ohio appeals court remarked that the noise—which disrupted the plaintiffs' sleep, forced them to keep their windows sealed at all times, and prevented them from inviting guests to their home—could be distinguished from "typical sounds of the country[.]"[46] The court concluded that the amount of noise created by the roosters was greater than that which is reasonably anticipated in the countryside and ordered the defendants to keep less than six roosters.[47]

Even a small number of chickens or roosters may be considered a nuisance, depending on the character of the neighborhood and the amount of noise they produce.

Even a small number of chickens or roosters may be considered a nuisance, depending on the character of the neighborhood and the amount of noise they produce. St. Louis, Missouri, has designated the keeping of more than four chickens within city limits a public nuisance.[48] Roosters are especially likely to create nuisances. In a Minnesota case, a woman living in St. Paul was convicted for keeping a rooster in her house without the requisite municipal permit. The court found that the health officer was justified in denying her permit request and upheld the conviction, as the numerous complaints from neighbors regarding the bird's frequent crowing at inconvenient hours demonstrated that it was a nuisance.[49] The same woman was cited again several years later for keeping her rooster in a St. Paul suburb. The ordinance under which she was charged prohibited the "raising or handling of livestock or animals causing a nuisance," but the court reversed her conviction because it determined that a rooster was not livestock.[50] In a Hawaii case, the court reversed on procedural grounds three convictions sustained by the defendant for keeping a rooster in violation of an animal nuisance ordinance.[51]

Because chickens tend to create odors and noise, even if these do not rise to the level of a nuisance, the keeping of chickens is often prohibited by restrictive covenants and homeowners' associations. In one case, homeowners who raised chickens on their property were found to be in violation of covenants prohibiting poultry and poultry houses. Because the covenant clearly prohibited "poultry of any kind," the court rejected the homeowners' contention that their birds were "pets" and not "poultry."[52] In a similar case, it was explained that "the clear intent expressed in the covenants as a whole is to create a desirable, pleasant residential area. It is clear that the exception as to pets was intended to limit the ownership of animals upon the property to that normally associated with residential, family living. We do not consider it in character with a planned residential community for a person to maintain a flock of 21 assorted poultry on his property."[53] The city of Homewood, Alabama recently amended its code to provide, "It shall be unlawful for any person to keep, harbor, or possess any chicken, duck, goose, turkey, guineas or other fowl within the city, except . . . [u]nder circumstances where no noise, odor, or pollution violation or nuisance is occasioned thereby,"[54] perhaps leaving it open to interpretation as to what exactly would constitute a nuisance with backyard chickens.

IV. Using Zoning and Other Local Controls to Regulate Backyard Chickens

State and federal statutes regulating chicken raising focus mainly on food safety and disease prevention, leaving local governments the ability to regulate the location and intensity of residential chicken raising, as well as the physical aspects of chicken coops. Many communities across the country have enacted zoning and land use measures to effectively balance the desire to maintain small numbers of poultry for food or pets against concerns relating to noise and odors. Some of the common issues covered by local ordinances include limits on the number of birds, setbacks for coops and pens, requirements for neighbor consent, restrictions against roosters, requirements for proper feed storage, and pest control provisions.

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Structures constructed for the housing of chickens, such as coops or fences, are also subject to zoning rules pertaining to cage size, height, and materials. Local laws may also include requirements for inspections by code enforcement officers, especially in the event of a complaint, as well as penalties for violations.

Because of their noisy habits, roosters are prohibited under many residential chicken laws.

Because of their noisy habits, roosters are prohibited under some residential chicken laws.[55] In Stamford, Connecticut, residents may keep roosters, but only so long as their crowing is not "annoying to any person occupying premises in the vicinity." It is clear that local ordinances vary widely in approach to meet the particular challenges of a given community. What follows are examples of specific existing local approaches to regulating urban chickens.

A. Permits

It is not uncommon for municipalities to regulate residential chicken raising through licensing and permitting laws. An ordinance in Ann Arbor, Michigan, allows residents to apply for a permit to keep up to four "backyard chickens." The permit costs $20 and requires proof of consent by adjacent neighbors.[56] Similarly, residents of Charlotte, North Carolina, may apply for a permit to have "chickens, turkeys, ducks, guineas, geese, pheasants, pigeons or other domestic fowl[.]" Before a permit may be issued, a city employee must inspect the premises and determine that keeping the desired fowl will not "endanger the health, safety, peace, quiet, comfort, enjoyment of or otherwise become a public nuisance to nearby residents or occupants or places of business."[57] In Knoxville, Tennessee, city residents may apply for an annual permit to keep up to six hens on their property. They must also obtain a building permit for any henhouse or chicken pen.[58] In Salem, Oregon, residents are required to obtain a license, valid for up to three years, at a cost of $50 per year.[59] The City of Adair Village, Oregon, which charges $10 for a permit, requires applicants to initial on the application that the space intended to house backyard chickens is currently in accordance with sight-obscuring fence and setback requirements, and that the chicken coop and fenced chicken area enclosure is in accordance with the square footage size and sanitation maintenance standards associated with backyard chickens. Applicants also have to acknowledge the requirement that chickens must be shut into their coops from sunset to sunrise, and otherwise remain protected from natural predators, and they must attest to having read the backyard chicken information sheet provided by the city.[60]

B. Neighbor Consent

A number of municipalities require consent of neighbors before permits will be issued for backyard chickens. For example, in Ann Arbor, Michigan, neighbors are asked to complete the Adjacent Neighbor Consent Form, and "[n]o permit shall be issued . . . and no chickens shall be allowed to be kept unless the owners of all residentially zoned adjacent properties . . . consent in writing to the permit."[61] Similar consent requirements have been enacted in Brainerd, Minnesota.[62] In Mankato, Minnesota, consent is required not only from abutting owners, but also from three-fourths of the residents living within 300 feet of the proposed chicken coop.[63] Under the regulations enacted in Durham, North Carolina, a neighbor's objection can warrant an administrative review.[64] And in Longmont, Colorado, nonconforming coops located six feet from the property line must obtain the neighbors' approval. Longmont also requires neighbors' consent for free-ranging chickens.[65]

C. Keeping Chickens for Personal Use

Backyard chicken ordinances often limit residents to keeping chickens for personal use, and prohibit them from selling eggs or poultry on-site. For example, the zoning regulation in Portland, Maine, provides that its purpose is "to enable residents to keep a small number of female chickens on a non-commercial basis while creating standards and requirements that ensure that domesticated chickens do not adversely impact the neighborhood surrounding the property on which the chickens are kept."[66] In San Francisco, residents are also prohibited from raising or breeding chickens for commercial purposes, and chicken operations that qualify as commercial are subject to different regulations.[67] In addition to al-

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lowing up to seven backyard chickens for personal egg consumption, Houston allows residents to keep show chickens intended purely for public exhibition.[68] In Windsor Heights, Iowa, no more than two chickens are allowed and they must be kept in a pen or coop at all times.[69]

D. Backyard Chickens Permitted as Accessory Uses

In Larimer County, Colorado, up to six backyard chickens are permitted as a residential accessory use. They must be provided with appropriate shelter and have access to a fenced outdoor enclosure no larger than 120 square feet.[70] Seattle, Washington also allows chickens in residential districts as accessory uses.[71] If chickens are not specifically permitted in a residential district, a homeowner can also try to receive approval for them as an accessory use.[72] This tactic has been successful in some cases involving farm animals and agricultural structures,[73] but the courts have not tended to accept chickens as residential accessory uses.[74] As backyard chickens become more commonplace, however, they may be more likely to be treated as a use customarily found in connection with residential uses.

E. Minimum Lot Size and Setback Requirements

Rather than setting a limit on the number of chickens allowed, a number of municipalities set minimum lot size and setback requirements for keeping chickens in the backyard. This approach can serve a number of purposes: it can bar chickens from particularly dense neighborhoods, prevent residents from keeping large flocks, and ensure that chickens have enough space to live comfortably. However, if such requirements are too restrictive, they may create obstacles to chicken raising in neighborhoods otherwise suited for that use. The 150-foot setback required in Concord, New Hampshire, for example, effectively limits backyard chicken raising to single-family homes on large lots.[75] Minimum lot size requirements for chickens vary. In Grand Rapids, Minnesota, only one chicken is permitted per 2,500 square feet of lot size,[76] while in Pima County, Arizona, 24 chickens may be kept per 8,000 square feet of lot space in single-family zones.[77] In Hayden, Idaho, up to ten chickens "may be kept on premises containing a minimum of three-fourths (3/4) acre of securely fenced, irrigated open space, exclusive of a homesite, and containing at least one acre in total[.]"[78]

Setbacks also vary. Little Rock, Arkansas has a 25-foot setback requirement,[79] while Topeka, Kansas,[80] and Stamford, Connecticut,[81] have 50-foot setback requirements. Setbacks are often measured from other residential uses or districts, or uses that could be sensitive to nearby chickens. In Sacramento, for example, a chicken coop may not be located "nearer than seventy-five (75) feet to any building or structure on adjacent property used for dwelling purposes, food preparation, food service, school, hotel or as a place of public assembly."[82] In Lenexa, Kansas, chickens are subject to minimum lot size requirements and coops must also be set back at least 100 feet from any adjacent building (except the owner's), 100 feet from any front lot line, and 25 feet from any side or rear lot line.[83] Chicken coops in Atlanta, in addition to being set back at least 50 feet from any neighboring residence or business, must also be set back at least five feet from the owner's residence.[84]

F. Chicken Coop Design, Site Placement, Materials and Maintenance

Local laws permitting backyard chickens often regulate the size, height, and site placement of chicken coops and pens, as well as requiring them to be adequately cleaned and safeguarded from predators. For example, the city of Knoxville, Tennessee, requires that hens be kept inside a fenced enclosure at all times during the day and secured inside a coop during non-daylight hours. If the fenced enclosure is not covered, then it must be at least 42 inches high and the hens' wings must be clipped. A building permit is required for construction of a coop, which must be made of uniform materials, have a roof and doors that can be tightly secured, be properly ventilated, and have adequate sunlight.[85] In Atlanta, Georgia, chicken coops must have solid floors made out of cement or another washable material, unless the enclosure is more than 75 feet away from the nearest neighbor's residence or business.[86] The size of coops and fenced enclosures is often determined by the number of hens kept in the flock. In Knoxville[87] and Atlanta,[88] coops must give each chicken at least two square feet of space. Mobile, Alabama, requires four feet of space per chicken in chicken houses,[89]

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while at least six square feet of space per chicken is required in Concord, New Hampshire coops.[90]

Maintenance laws are also common. In Baton Rouge, for example, "[a]ll enclosures shall be cleaned regularly to prevent an accumulation of food, fecal matter, or nesting material from creating a nuisance or unsanitary condition due to odor, vermin, debris, or decay."[91] The New York City Health Code requires coops to be "whitewashed or otherwise treated in a manner approved by the Department at least once a year . . . in order to keep them clean."[92]

G. Special Use Permits

Some communities allow for the keeping of urban chickens subject to a special use permit. This permits the municipality to assess the particular impacts of a given application on the character of the neighborhood. The zoning ordinance for Overland Park, Kansas requires that people wishing to keep chickens on less than three acres must apply for a special use permit.[93] Recently, in Jamestown, New York, the zoning board of appeals approved a special use permit based on the following conditions and restrictions: No more than ten hens would be housed on the property at any one time; no roosters would be housed on the property; a fence would be placed around the border on the property line; no slaughtering of chickens would be permitted; chickens would be in the coops from approximately dusk to dawn; and no storage of chicken manure would occur within 20 feet of the property line.[94] The permit was granted for one year, at the end of which time the property owners would be required to appear before the board for review and potential renewal of the permit.[95] In Leadville, Colorado, the Council recently issued a conditional use permit for the keeping of six chickens on residential property with the following conditions imposed: the special use shall not run with the land, but will sunset when the applicant no longer occupies the premises; that fresh water will be available for the chickens at all times; and that all representations made by the applicant and relied upon by the Planning and Zoning Commission and/or the City Council in evaluating the Conditional Use Permit shall be deemed a part of the application and binding upon the applicant.[96]

H. Slaughter

Abattoirs and slaughtering are restricted or prohibited in many cities, and they may also be subject to federal and state regulations, as discussed above. Some cities, such as Rogers, Arkansas,[97] and Buffalo, New York,[98] prohibit slaughtering outside. Madison, Wisconsin,[99] and Knoxville, Tennessee,[100] prohibits chicken slaughtering in residential districts, while Chicago allows slaughtering only by licensed slaughtering establishments.[101] In San Francisco, slaughtering must be carried out in a separate room, away from any chickens.[102] Most of the ordinances and zoning provisions addressing the slaughtering of chickens apply to larger commercial operations, and ordinances relating to urban chickens are quiet on this matter.

V. Conclusion

The bottom line is that this is no "Chicken Little" story, and if chicken lovers are not present in your community today, chances are they are coming soon. In addition to significant websites and blogs[103] that boast thousands of active members and readers, a quick search on Amazon.com reveals dozens of books about how to raise urban and backyard chickens, and magazines are on the market catering to this growing interest. Municipalities would be wise to proactively address these issues now, by reviewing the experience in other communities and by studying the various methods for most effectively regulating the keeping of hens and roosters in non-rural residential neighborhoods.

NOTES

1. "Locavore" was chosen as the Oxford American Dictionary's 2007 word of the year. As the dictionary explained, "The 'locavore' movement encourages consumers to buy from farmers' markets or even grow or pick their own food, arguing that fresh, local products are more nutritious and taste better. Locavores also shun supermarket offerings as an environmentally friendly measure, since shipping food over long distances often requires more fuel for transportation." Oxford University Press Blog, Oxford Word of The Year: Locavore, Nov. 12, 2007, http://blog.oup.com/2007/11/locavore/ (visited February 2011).
2. See, e.g., Adrian Higgins, Hot Chicks: Legal or Not, Chickens Are the Chic New Backyard Addition, The

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Washington Post, May 14, 2009, http://www.washingtonpost.com/wp-dyn/content/article/2009/05/13/AR2009051301051.html (visited February 2011); William Neuman, Keeping Their Eggs in Their Backyard Nests, The New York Times, Aug. 3, 2009, available at: http://www.nytimes.com/2009/08/04/business/04chickens.html?_r=1 (visited February 2011); Katherine Houstoun, The Backyard Chicken Movement, Richmond.com, http://www2.richmond.com/lifestyles/2010/jun/16/backyard-chicken-movement-ar-592398 (visited February 2011). There has been some skepticism, however, over the booming popularity of backyard chickens. Jack Shafer, Bogus Trend of the Week: Raising Backyard Chickens, Slate, May 14, 2009, http://www.slate.com/id/2218390/ (visited February 2011).

3. Mary MacVean, Victory Gardens Sprout Up Again, Los Angeles Times (January 10, 2009), available at: http://articles.latimes.com/2009/jan/10/home/hm-victory10/2 (visited February 2011).
4. Amy Eddings, What the Cluck?! Backyard Chicken-Keeping Booming in New York City, WNYC, Jul. 8, 2010, http://www.wnyc.org/articles/wnyc-news/2010/jul/08/what-the-cluck-backyard-chicken-keeping-booming-in-new-york-city/ (visited February 2011).
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28. See http://www.cdc.gov/Features/SalmonellaPoultry/ and http://www.cdc.gov/healthypets/pdf/intown_flocks.pdf.
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44. *Myer*, supra n. 44, 21 So. 2d at 76.
45. See, e.g., Singer v. James, 130 Md. 382, 100 A. 642 (1917) (finding a nuisance where the defendant kept five hundred chickens, fifty geese, fifty dogs, forty hogs, and various guinea fowl, turkeys, cows, calves, and horses).
46. Forrester v. Webb, 1999 WL 74543 (Ohio Ct. App. 12th Dist. Butler County 1999).
47. *Forrester*, supra n. 46.
48. Laws of the City of St. Louis, Missouri Chapter 10 § 20-015 (http://www.slpl.lib.mo.us/cco/code/data/t1020p1.htm). See also Code of Ordinances, City of Oak Ridge, Tennessee, Title 10 Chapter 1 § 10-114 (http://www.mtas.utk.edu/public/municodesweb.nsf/5cde681dbdedc10f8525664000615fc4/aa36ab28994d11e585256faa006a8613/$FILE/Oakridge.t10.pdf) (prohibiting the keeping of any livestock, including fowl, within city limits, except in areas specifically zoned for that purpose).
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72. See, e.g., Xi Yu, Chicken and Duck Owners in Cambridge Lose Appeal, The Harvard Crimson, Feb. 12, 2010.
73. See, e.g., Simmons v. Zoning Bd. of Appeals of Newburyport, 60 Mass. App. Ct. 5, 798 N.E.2d 1025 (2003) (stabling three horses found not to be "agricultural," but permitted as an accessory residential use); Anderson v. Board of County Com'rs of Teton County, 2009 WY 122, 217 P.3d 401 (Wyo. 2009) (upholding the board's determination that a barn/equestrian center was an accessory residential structure).
74. See, e.g., De Benedetti v. River Vale Tp., Bergen County, 21 N.J. Super. 430, 91 A.2d 353 (App. Div. 1952) ("Certainly, chicken houses could not be considered as accessory to, or complementary to, the main building of plaintiffs' premises, which is the dwelling house."); Lawrence v. Zoning Bd. of Appeals of Town of North Branford, 158 Conn. 509, 264 A.2d 552 (1969) (holding that the board did not act illegally or arbitrarily in determining that the raising of chickens and goats was not an accessory use to residential property located in the center of town under an ordinance permitting accessory uses customarily incidental to uses in rural residential and agricultural districts).
75. Code of Ordinances, City of Concord, New Hampshire Title IV Chapter 28(4)(28); see http://library.municode.com/index.aspx?clientId=10210&stateId=29&stateName=New%20Hampshire (visited February 2011).
76. Grand Rapids, MN Code § 10-72; see also http://www.facebook.com/note.php?note_id=134300076826 (visited February 2011).
77. Pima County Code of Ordinances, § 18.25.010; see http://library.municode.com/html/16119/level2/TIT18ZO_CH18.25SIREZO.html (visited February 2011).
78. http://sterlingcodifiers.com/codebook/getBookData.php?section_id=600663 (visited February 2011).
79. Little Rock City Code, Little Rock, Arkansas Chapter 6 Article 4(44); see http://library.municode.com/index.aspx?clientId=11170&stateId=4&stateName=Arkansas (visited February 2011).
80. Municipal Code of Topeka, Kansas Title 6 §40; see http://www.codepublishing.com/KS/Topeka/ (visited February 2011).
81. Code of the City of Stamford, Connecticut §111-6; see http://library2.municode.com/default-test/home.htm?infobase=13324&doc_action=whatsnew (visited February 2011).
82. Sacramento Code §9.44.340, http://www.qcode.us/codes/sacramento/view.php?topic=9-9_44-iii-9_44_360&frames=on (visited February 2011).
83. Lenexa Code § 3-2-H-1, http://www.ci.lenexa.ks.us/LenexaCode/codetext.asp?section=003.002.008 (visited February 2011).
84. City of Atlanta, GA Zoning Code, http://library.municode.com/index.aspx?clientId=10376&stateId=10&stateName=Georgia Art. II sec. 18-7 (visited February 2011).
85. Code of Ordinances, City of Knoxville, Tennessee, Part 2 Chapter 5 Article IV § 5-107 (http://library.municode.com/index.aspx?clientId=11098&stateId=42&stateName=Tennessee&customBanner=11098.jpg&imageclass=L&cl=11098.txt).
86. City of Atlanta, GA, Zoning Code, http://library.municode.com/index.aspx?clientId=10376&stateId=10&stateName=Georgia Art. II sec. 18-7 (visited February 2011).
87. Code of Ordinances, City of Knoxville, Tennessee, Part 2 Chapter 5 Article IV § 5-107 (http://library.municode.com/index.aspx?clientId=11098&stateId=42&stateName=Tennessee&customBanner=11098.jpg&imageclass=L&cl=11098.txt) (visited February 2011).
88. City of Atlanta, GA., Zoning Code, http://library.municode.com/index.aspx?clientId=10376&stateId=10&stateName=Georgia Art. II sec. 18-7 (visited February 2011).
89. http://search.municode.com/html/11265/level4/CICO_CH7ANFO_ARTIVLIPO_DIV2PO.html (visited February 2011).
90. Code of Ordinances, City of Concord, New Hampshire Title IV Chapter 28(4)(28) (http://library.municode.com/index.aspx?clientId=10210&stateId=29&stateName=New%20Hampshire).
91. Baton Rouge Code §14:224 (c)(1) (http://library.municode.com/index.aspx?clientId=10107&stateId=18&stateName=Louisiana).

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92. New York City Health Code §161.19, http://www.nyc.gov/html/doh/downloads/pdf/zoo/zoo-animal-healthcode.pdf (visited February 2011).
93. Unified Development Code, City of Overland Park, KS, Sec. 18.370.020, available at: http://law.opkansas.org/lpBin22/lpext.dll?f=templates&fn=main-hith.htm&2.0 (visited February 2011).
94. Geoff Campbell, Zoning Board Rejects In-Law Apartment, Approves Chicken Coops, The Jamestown Press (Nov. 4, 2010), available at: http://www.jamestownpress.com/news/2010-11-04/News/Zoning_Board_rejects_inlaw_apartment_approves_chic.html (visited February 2011).
95. Geoff Campbell, Zoning Board Rejects In-Law Apartment, Approves Chicken Coops, The Jamestown Press (Nov. 4, 2010), available at: http://www.jamestownpress.com/news/2010-11-04/News/Zoning_Board_rejects_inlaw_apartment_approves_chic.html (visited February 2011).
96. See, Minutes of the Leadville Planning and Zoning Commission Joint Meeting, July 6, 2010, available at: http://www.cityofleadville.com/reports/PZMinutes/2010PZMinutes/20100706AppMinutes.pdf (visited February 2011).
97. Rogers, Arkansas Ordinance No. 06-100, http://www.rogersarkansas.com/clerk/chkordinance.asp (visited February 2011).
98. Buffalo Code § 341-11.3(D), http://www.ecode360.com/?custId=BU1237 (visited February 2011).
99. Madison, Wisconsin Code § 28.08(2)(b)8.j.ii), http://library.municode.com/index.aspx?clientId=50000&stateId=49&stateName=Wisconsin (visited February 2011).
100. Knoxvile Code Art. II § 5-107, http://library.municode.com/index.aspx?clientId=11098&stateId=42&stateName=Tennessee&customBanner=11098.jpg&imageclass=L&cl=11098.txt (visited February 2011).
101. Chicago Code § 7-12-300, http://www.amlegal.com/nxt/gateway.dll/Illinois/chicago_il/municipalcodeofchicago?f=templates$fn=default.htm$3.0$vid=amlegal:chicago_il (visited February 2011).
102. San Francisco Code, http://library.municode.com/index.aspx?clientId=14136&stateId=5&stateName=California (visited February 2011).
103. See for example, The City Chicken at http://home.centurytel.net/thecitychicken/index.html; and Backyard Chickens at: http://www.backyardchickens.com (visited February 2011).

OF RELATED INTEREST

Discussion of matters related to the subject of the above article can be found in:

Salkin, American Law of Zoning § 18:10

Zeigler, Rathkopf's The Law of Zoning and Planning § 33:16

Keeping Poultry as Nuisance, 2 A.L.R.3d 965

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CITY OF BATAVIA

CHICKEN AND COOP REQUIREMENTS

City of Batavia
Building Division
Community Development Department
100 North Island Avenue
Batavia, Illinois 60510
Tel: (630)454-2700
Fax: (630) 454-2775
http://www.cityofbatavia.net

Please direct all questions to the City of Batavia Building Division of the Community Development Department, Monday through Friday from 8 AM to 5 PM at (630) 454-2700.

This is a summary of the City of Batavia Ordinances allowing chickens and chicken coops. This is intended to interpret and explain the ordinances but does not represent or replace the actual ordinance language. Every effort has been made to ensure the accuracy and timeliness of this information. 12/04/15

Requirements for the keeping of hens and coops

- A maximum of eight (8) domestic hens shall be kept on a property that is zoned and occupied for single family residential use, or zoned PFI Public Facilities and Institutional and occupied by Schools, Public and Private only.
- The keeping of roosters and the slaughter of any chickens is prohibited.
- Hens shall be provided with a covered inside enclosure and adjacent covered outside fenced area. The outside area shall not be less than 32 square feet in area.
- For all properties, enclosures and the adjacent occupied fence area shall be setback a minimum of thirty (30) from any adjacent occupied residential structure, other than that of the owner; but not less than the minimum property line setback required for accessory structures in the Zoning District. Additionally for PFI zoned properties, the enclosures and adjacent occupied fenced area shall be set back a minimum of one hundred and fifty feet (150') from all streets and located not between the principal structures and adjacent streets
- All enclosures shall be constructed and maintained in manner to be free of rodent infestation.
- A building permit is required for all enclosures. The permit fee is the same as a shed permit.

Requirements for the keeping of hens and coops (Continued)

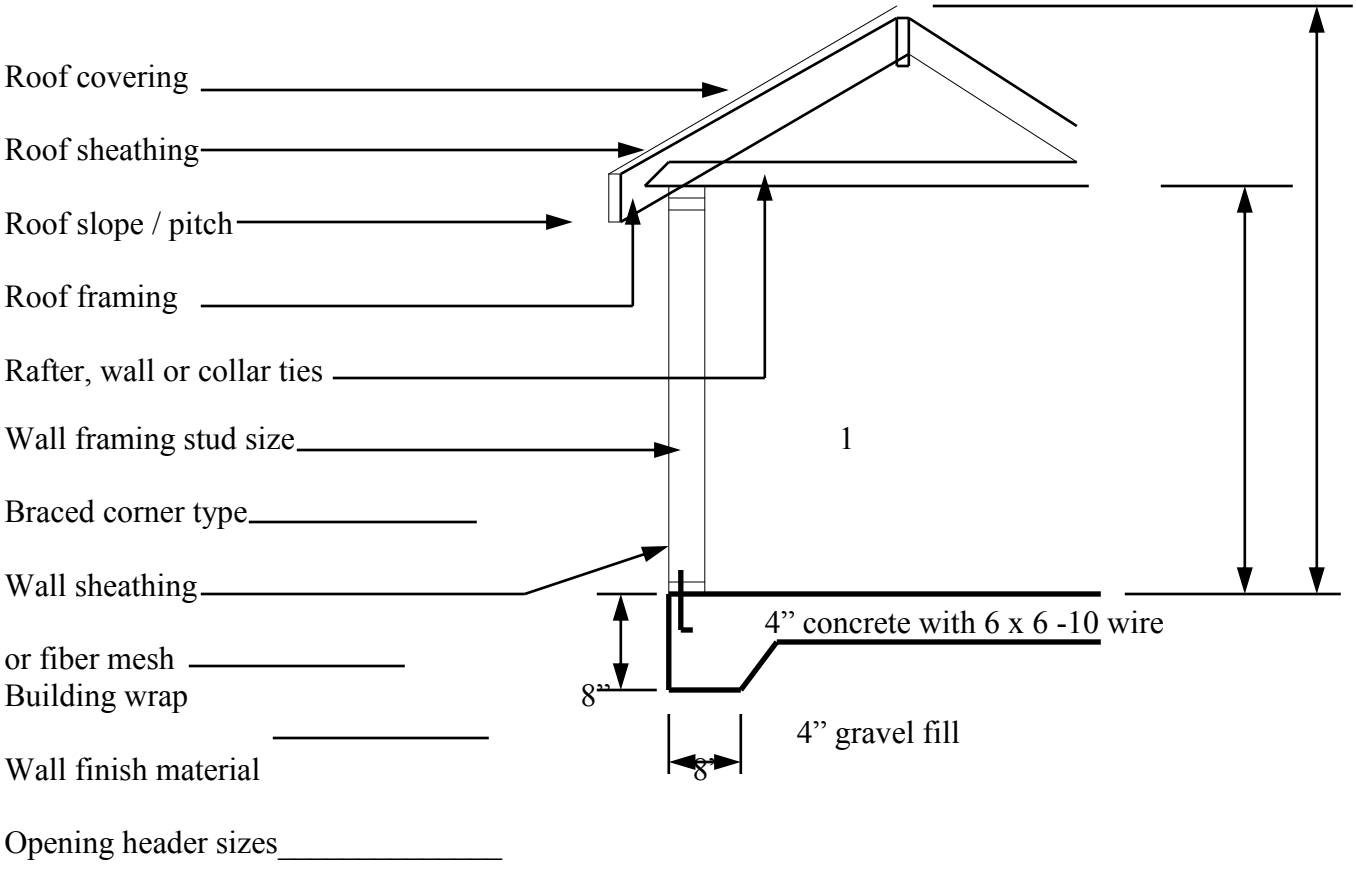
- Electric service to enclosures shall not be provided by an extension cord or cords.
- Hens shall be kept in the enclosure and fenced area at all times.
- All chickens and enclosures shall be kept in the rear yard.
- All areas where hens are kept shall be maintained neat and clean and free of undue accumulation of waste such as to cause odors detectable on adjacent property.
- No person shall allow chickens to produce noise loud enough to disturb the peace of persons of reasonable sensitivity and shall not allow the nuisance to exist.

Application Procedure

1. Submit a completed Building Permit Application to the Building Division of the Community Development Department.
2. Pay required minimum submittal fee.
3. Attach two (2) copies of drawings to the application showing the construction details, see attached sample.
1. Attach two (2) copies of the plat of survey showing the location of the coop and outside fenced area, setbacks to property lines, setbacks to any adjacent occupied residential structures, and all utilities (electric, gas, phone, sewer, water, etc.) *(sample attached)* **Survey shall be to scale, not reduced or enlarged when copied.**
5. Call J.U.L.I.E (Joint Underground Location for Inspectors and Engineers) at least 48 hours prior to any digging to locate any underground utilities. (Dial 811 or 800-892-0123)
6. Complete the Keeping of Chickens registration form.
7. If property is not owner occupied, Property owner's signature will be required on the building application and chicken and coop registration form.
8. Schedule the required inspections with the City of Batavia Building Division at least 48 hours in advance to insure that we can meet your schedule.

Wall & Roof Section

INDICATE DIMENSIONS AND MATERIALS



- Indicate the location with dimensions of the coop and the run area on the property.
- Show the location and distance of all occupied residential structures that surround the property applying for permit.

City of Batavia
Community Development Department
100 North Island Avenue
Batavia IL 60510
Phone (630) 454-2000
Fax (630) 454-2775

CHICKEN REGISTRATION APPLICATION

Registration number:___-___-___

Building Address:_____
Building Owner:_____
Email:_____ Phone:_____
Responsible Party of Chickens: _____
Email: _____ Phone:_____
Property Owner Occupied: Yes __ No__ If no, Owner Address:_____

PLEASE READ THE FOLLOWING CONDITIONS REGARDING THE KEEPING OF CHICKENS

All persons keeping chickens in the City of Batavia shall keep no more than 8 hens.
Roosters shall not be kept anywhere on premise.
Slaughter of any chickens shall not be allowed except for humane reasons only.
Hens shall be provided with a covered inside enclosure and an adjacent covered outside fence area not less than 32 square feet.
All hens will be kept in the enclosures and fenced areas at all times.
All hens are kept in the rear yard.
All enclosure (s) will remain 30 feet from any adjacent residential structure, other than the owner, but not less than the minimum property line setback required for accessory structures in the Zoning District.
PFI zoned properties shall keep enclosures and fenced areas 150 feet from all streets and not between the principal structure and adjacent streets.
Electric service to enclosure will not be provided by electrical cord or cords.
All enclosures and areas will be kept clean, sanitary and rodent free at all times.
All feed shall be contained in containers with tightly fitted lids.
Owner will ensure that the hens do not produce unreasonable noise.
Owner agrees to allow Building Division staff personnel to access the rear yard of the residence for the purpose of verifying compliance with the above and Title 5, Chapter 4, and 5-4B7 of the Municipal Code.

If it has been found that violation exists and correction has not been made within the timeframe given by the Code Compliance Officer, fines in the amount of $100.00 a day, every day the violation exists will be implemented as well as an appearance in front of the Adjudication Hearing Officer. If there have been three documented violations within any twelve month period, there will be a loss of permission to keep chickens on the property. Keeping chickens after permission has been revoked will result in a $750.00 fine a day every day the violation exists and an appearance in front of the Adjudication Hearing Officer.

By signing this document, I understand and agree to the conditions set forth.

Responsible Party:_____ Date:_____

Property Owner:_____ Date:_____

Witness:_____ Date: _____

Approved: _____Yes _____ No Date:_____ Inspector:_____

License #_____

CITY OF BATAVIA, ILLINOIS
ORDINANCE 11-04
AMENDING TITLE 5 OF THE MUNICIPAL CODE RELATING TO ALLOWING CHICKENS ON CERTAIN RESIDENTIAL PROPERTIES IN THE CITY OF BATAVIA

ADOPTED BY THE
MAYOR AND CITY COUNCIL
THIS 16TH DAY OF MAY, 2011

Published in pamphlet form
by authority of the Mayor
and City Council of the City of Batavia,
Kane & DuPage Counties, Illinois,
This 17th day of May, 2011

Prepared by:

City of Batavia
100 N. Island Ave.
Batavia, IL 60510

CITY OF BATAVIA, ILLINOIS
ORDINANCE 11-04
AMENDING TITLE 5 OF THE MUNICIPAL CODE RELATING TO ALLOWING CHICKENS ON CERTAIN RESIDENTIAL PROPERTIES IN THE CITY OF BATAVIA

WHEREAS, the City of Batavia's Municipal Code has for many years prohibited the keeping of chickens on residential property in the City limits; and

WHEREAS, the City Council has been requested by several residents to change the City Code to permit the keeping of chickens on residential property in the city limits; and

WHEREAS, there has been significant public input presented to the City demonstrating that there is substantial community benefit from permitting residents to keep a limited number of chickens for personal use in the residential areas of the City; and

WHEREAS, those communities who permit a limited number of chickens to be kept in residential areas have experienced few problems resulting from that action; and

WHEREAS, there are demonstrated health benefits from allowing residents to raise chickens; and

WHEREAS, many communities in the region have adopted ordinances permitting residents to keep up to eight hens for personal uses; and

WHEREAS, the City Services Committee has studied the issue and held several public meetings where residents were afforded an opportunity to express their opinions about a potential change to the City Code to permit chickens on residential property; and

WHEREAS, the County Health Department has noted its approval for the adoption of an ordinance allowing up to eight hens on a residential property; and

WHEREAS, the City Services Committee has voted to recommend approval of Ordinance 11-04 to the City Council; and

WHEREAS, the City Council has reviewed the recommendation of the City Services Committee for changes to Municipal Code Title 5; and

WHEREAS, it is in the best interests of the City of Batavia and its residents that the proposed ordinance be adopted by the City Council of the City of Batavia.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Batavia, Kane and DuPage Counties, Illinois:

SECTION 1: That Title 5 of the Municipal Code be revised as follows:

Chapter 4 ANIMAL CONTROL, Article 4B ANIMALS

5-4B-1: KEEPING OF ANIMALS RESTRICTED

The words "other than eight (8) domestic hens" shall be inserted following the words "fowl and poultry" in sentence one. The last sentence, beginning with the words "In regard to fowl/poultry…", shall be deleted.

Add new Section 5-4B-7: STANDARDS FOR KEEPING OF CHICKENS

A. Up to eight domestic hens may be kept on properties zoned and occupied for single family residential use only.

B. Roosters are prohibited in the city limits.

C. No person shall slaughter any chickens in the city limits, except for humane reasons.

D. Hens shall be provided with a covered inside enclosure and an adjacent covered outside fenced area. The outside fenced area shall be no less than 32 square feet in area.

E. The enclosures and adjacent fenced area shall be set back:

1. thirty feet from any adjacent occupied residential structure, other than that of the owner; but

2. not less than the minimum property line setback required for accessory structures in the Zoning district.

F. All enclosures shall be constructed and maintained in such a manner as to be free of rodent infestation.

G. A building permit shall be required for all enclosures. The permit fee shall be the same as for a shed.

H. Electric service to enclosures shall not be provided by an extension cord or cords.

I. Hens shall be kept in the enclosure and fenced area at all times.

J. All feed and other items that are associated with the keeping of chickens that are likely to attract or to become infested with rats, mice or other rodents shall be protected in a container with a tightly fitted lid so as to prevent rodents from gaining access to or coming into contact with them.

K. All chickens shall be kept in the rear yard.

L. All areas where hens are kept shall be maintained in a neat and clean manner, free of undue accumulation of waste such as to cause odors detectable on adjacent properties.

M. No person shall allow chickens to produce noise loud enough to disturb the peace of persons of reasonable sensitivity, and it is hereby declared a nuisance and shall be unlawful for any person to allow such nuisance to exist.

Add new Section 5-4B-8. REGISTRATION AND PENALTIES

A. All persons keeping chickens in the City shall register with the Code Compliance officer prior to acquiring the chickens. Registration shall be on a form established by the Community Development Department. Registration forms will not be accepted until the enclosure has passed a final inspection by the Building Division. Persons having chickens as of the effective date of this Ordinance shall have 30 days to bring their property into compliance with this Ordinance.

B. The registration form shall include written permission for any Building Division staff member to access the rear yard of the residence for the purpose of verifying compliance with this Code on a periodic basis. The form shall also acknowledge receipt of a copy of the standards set forth in Section 5-4B-7 above by person registering.

C. There shall be no fee charged for registration.

D. Failure to notify the Code Compliance Officer in accordance with "A" above or failure to allow an inspection in accordance with "B" above shall constitute a violation of the City Code and shall be punishable by a fine of no more than $100 plus hearing costs, the amount to be established by the Code Hearing Officer.

E. Violation of any standard in Section 5-4B-7 above shall be punishable by a fine not to exceed $100 plus court costs, such fine to be established by the Code Hearing Officer. Each day a violation continues shall be considered a separate offense.

F. Three violations of this Ordinance on a property within any twelve month period shall result in loss of permission to keep chickens on the property. Keeping of chickens after permission has been revoked shall be punishable by a fine not to exceed $750 plus court costs, such fine to be established by the Code Hearing Officer. Each day a violation continues shall be considered a separate offense.

Add new section 5-4B-9. CONFLICT WITH PRIVATE COVENANTS

Nothing in this Chapter shall be construed to permit the keeping of chickens when such activity is prohibited by private covenants, conditions or restrictions governing the use of property, or by rules, regulations or orders issued by the Illinois Department of Public Health or the Kane County Health Department.

SECTION 2: That this Ordinance 11-04 shall be in full force and effect upon its presentation, passage and publication according to the law.

PRESENTED to the City Council of the City of Batavia, Illinois, this 16th day of May, 2011.

PASSED by the City Council of the City of Batavia, Illinois, this 16th day of May, 2011.

APPROVED by me as Mayor of said City of Batavia, Illinois, this 16th day of May, 2011

Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien		x			Sparks	x			
2	Dietz	x				Wolff	x			
3	Jungels		x			Chanzit	x			
4	Volk	x				Stark	x			
5	Frydendall	x				Thelin Atac	x			
6	Liva	x				Clark		x		
7	Tenuta		x			Brown		x		
Mayor Schielke										
VOTE: 9 Ayes 5 Nays 0 Absent Abstention(s) Total holding office: Mayor and 14 aldermen										

ATTEST:

Heidi Wetzel, City Clerk

CITY OF BATAVIA, ILLINOIS
ORDINANCE 15-45

AMENDING TITLE 5 OF THE MUNICIPAL CODE RELATING TO ALLOWING CHICKENS ON CERTAIN RESIDENTIAL PROPERTIES IN THE CITY OF BATAVIA

ADOPTED BY THE MAYOR AND CITY COUNCIL THIS 2ND DAY OF NOVEMBER, 2015

Published in pamphlet form
by authority of the Mayor
and City Council of the City of Batavia,
Kane & DuPage Counties, Illinois,
This 3rd day of November, 2015

Prepared by:

City of Batavia
100 N. Island Ave.
Batavia, IL 60510

CITY OF BATAVIA, ILLINOIS
ORDINANCE 15-45

AMENDING TITLE 5 OF THE MUNICIPAL CODE RELATING TO ALLOWING CHICKENS ON CERTAIN RESIDENTIAL PROPERTIES IN THE CITY OF BATAVIA

WHEREAS, the City of Batavia's Municipal Code had for many years prohibited the keeping of chickens in the City limits; and

WHEREAS, in 2011, the City Council, in response to citizen request, adopted Ordinance 11-04 that amended the Municipal Code to permit the keeping of chickens on certain residential property; and

WHEREAS, few negative effects have been experienced with keeping of chickens on residential property; and

WHEREAS, the City received a request to permit keeping of chickens on a private school property; and

WHEREAS, the City recognizes the educational and developmental opportunities that caring for chickens provides to students; and

WHEREAS, the City Council has found that applying similar rights and restrictions for keeping of chickens on residential properties is appropriate to extend to school properties; and

WHEREAS, the City Council's Committee of the Whole has voted to recommend approval of Ordinance 15-45 to the City Council; and

WHEREAS, the City Council has reviewed the recommendation of the Committee for changes to Municipal Code Title 5; and

WHEREAS, it is in the best interests of the City of Batavia and its residents that the proposed ordinance be adopted by the City Council of the City of Batavia.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Batavia, Kane and DuPage Counties, Illinois:

SECTION 1: That the following Sections of Municipal Code Section 5-4B-7: STANDARDS FOR KEEPING OF CHICKENS be amended to read as follows:

5-4B-7-A. Up to eight (8) domestic hens may be kept only on properties zoned and occupied for single-family residential use or zoned PFI Public Facilities and Institutional and occupied by Schools, Public and Private, as defined in Title 10 herein, only.

5-4B-7-E. The enclosures and adjacent fenced area shall be set back:

1. A minimum of one hundred and fifty feet (150') from all streets and located not between the principal structures and adjacent streets on properties zoned PFI;

2. Thirty feet (30') from any occupied residential structure on an adjacent property, other than that of the owner; but

3. Not less than the minimum property line setback required for accessory structures in the zoning district.

5-4B-7-K. All chickens shall be kept in the rear yard on residential properties.

SECTION 2: That the following Subsection of Municipal Code Section 5-4B-8: REGISTRATION AND PENALTIES FOR CHICKENS be amended to read as follows:

5-4B-8-B. The registration form shall include written permission for any building division staff member to access the rear yard of the residence or to access the school property for the purpose of verifying compliance with this code on a periodic basis. The form shall also acknowledge receipt of a copy of the standards set forth in section 5-4B-7 of this article by person registering.

SECTION 3: That this Ordinance 15-45 shall be in full force and effect upon its presentation, passage and publication according to the law.

PRESENTED to and **PASSED** by the City Council of the City of Batavia, Illinois, this 2nd day of November, 2015.

APPROVED by me as Mayor of said City of Batavia, Illinois, 2nd day of November, 2015.

Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien	x				Fischer	x			
2	Callahan	x				Wolff	x			
3	Hohmann	x				Chanzit	x			
4	Mueller	x				Starks	x			
5	Botterman	x				Thelin Atac	x			
6	Cerone	x				Russotto		x	x	
7	McFadden	x				Brown	x			
Mayor Schielke										
VOTE: 13 Ayes 0 Nays 1 Absent Abstention(s) Total holding office: Mayor and 14 aldermen										

ATTEST:

Heidi Wetzel, City Clerk

Sec. 6-108. - Keeping of chickens.

It shall be unlawful for any person to keep any chickens within the village, on any lot, piece or parcel of land, except as provided in subsections (a) through (i) below.

(a) *Permitted locations.* Domestic hens may be kept within the village only on property zoned and occupied for single family residential use. All hens shall be kept in the rear yard of the permitted location.

(b) *Maximum number.* It shall be unlawful for any person to keep more than eight (8) hens, of any age, on property zoned and occupied for single family residential use within the village.

(c) *Keeping of roosters.* It shall be unlawful for any person to keep a rooster(s) within the village.

(d) *Slaughtering of chickens.* It shall be unlawful for any person to slaughter any chickens within the village, except for a humane reason.

(e) *Shelter and fenced areas.* All hens kept in the village pursuant to this article, shall at all times be provided a shelter and an adjacent covered outside fenced area. All hens shall be kept in a shelter or adjacent outside fenced area at all times. The outside fenced area shall be no less than thirty-two (32) square feet in area and shall be demarcated with a fence constructed of wood or metal, excluding barbed wire or razor wire, of sufficient height to contain the hens. The shelter shall be no less than sixteen (16) square feet in area and no more than six (6) feet in height. The shelter shall contain an independent electric/heat source. Such utilities shall not be maintained with the use of extension cords.

The shelter and adjacent outside fenced area shall also be:

(1) Thirty (30) feet from any adjacent occupied residential structure other than that of the owner or occupant of the real property on which the shelter and adjacent outside fenced area are located;

(2) Not less than the minimum property line setback required for accessory structures in an R-1 zoning district as defined by the village's zoning code; and

(3) Constructed in such a manner as to contain the hens to the shelter or the adjacent outside fenced area at all times and to keep the shelter and adjacent outside fenced area free from rodent infestation.

(f) *Property maintenance.* All areas in which hens are kept shall be maintained in a neat and clean manner, free from undue accumulation of waste such as to cause odors detectable on adjacent properties. All feed for hens shall, except when placed for consumption by the hens, be kept in containers with tightly fitted lids that are rodent-proof.

(g) *Permit/inspection required.* A permit shall be required for construction of a shelter utilized to contain hens. The permit shall be issued by the village's building department. The fee for the permit for construction of the shelter shall be twenty dollars ($20.00). Two (2) inspections by the village's building department officials shall be required during construction of the shelter. The first shall occur upon installation of the base/floor of the shelter and prior to any further construction of the shelter; and the second shall occur upon completion of the shelter and prior to the owner acquiring hens to occupy the shelter. The inspections are required to confirm compliance with this article and the village's building code. A fee of thirty dollars ($30.00) shall be charged for each inspection. The owner/occupant of the property shall be responsible for contacting the village's building department to schedule each inspection of the shelter.

(h) *Registration.* All persons keeping hens in the village shall register with the village's planning department prior to acquiring the hens. Registration shall be on a form established by the village's planning department and shall include written permission for any village building or code enforcement official to access the rear yard of the property where the hens are located for the purpose of verifying compliance with applicable village Code. Registration shall not be permitted until the shelter has passed final inspection by the village's building department.

(i) *Compliance.* All persons having chickens as of the effective date of this ordinance shall have ninety (90) days to bring their property into compliance with this article.

(Ord. No. 3082, § 3, 10-15-12)

10-4-6: - FOWL AND LIVESTOCK:

1. Housing: All fowl and livestock shall be kept within a pen, coop, building or other enclosure sufficient in size and strength to confine such animals to the owner's property, except that livestock may be tethered securely to a fixed object outside the enclosure, but only if the animal is so confined to the owner's property. A permit shall be obtained from the City of Naperville prior to the construction, addition, or modification of any pen, coop, building or other enclosure used for the purposes of housing fowl or livestock.
2. Zoning: Fowl and livestock may be kept in any area in the City except as otherwise provided by this Chapter or the City's Zoning Ordinance. [8]
3. Restrictions:
    3.1. A maximum of eight (8) fowl shall be permitted on any property. Roosters shall be prohibited.
    3.2. No livestock shall be kept, housed, maintained, or pastured within a distance of two hundred (200) feet of any occupied residence other than that of the owner.
    3.3. No pen, coop, building or other enclosure used for the purpose of housing fowl (with the exception of homing pigeons) shall be erected or maintained within thirty (30) feet of any occupied residence other than that of the owner.
    3.4. Every person maintaining a pen, coop, building, yard or enclosure for fowl or livestock shall keep such area clean and sanitary at all times. Any dirt or refuse resulting from the fowl or livestock shall be disposed in a clean and sanitary fashion.
    3.5. All feed for fowl or livestock shall be kept in containers that are rodent-proof until put out for consumption by fowl or livestock.
    3.6. Any pen, coop, or other structure used for the purpose of housing fowl that is not fully-enclosed shall be screened to a height of six (6) feet. Said screening shall be comprised of fences or walls six (6) feet in height, landscaping of at least seventy-five percent (75%) opacity, such as non-deciduous plantings, or equivalent screening and shall be located either along the perimeter of the lot where the pen, coop, building or other enclosure used for the purpose of housing fowl is located, or around the perimeter of the pen, coop, or enclosure itself.

(Ord. No. 12-013, § 2, 2-7-2012)

Editor's note— Section 3 of Ord. No. 12-013 states the following: "Any housing for fowl or livestock lawfully established prior to February 7, 2012 shall be permitted to continue operating in accordance with provisions of law and the Municipal Code related to nonconforming uses for a six-month period expiring August 8, 2012. Upon completion of the amortization period, all housing for fowl or livestock shall operate in compliance with the provisions of Section 10-4-6 (Fowl and Livestock)."

Footnotes:

*--- (**8**) ---*

See Title 6 of this Code.

9-4-5. - CERTAIN ANIMALS PROHIBITED.

(A) It shall be unlawful, and is hereby declared a nuisance for any person to keep or allow to be kept any animal of the species of horse, mule, swine, sheep, goat, cattle, poultry (with the exception of hens as herein provided), skunks, or poisonous reptiles within the corporation limits of the City of Evanston.

(B) Hens shall mean the female of the species Gallus Gallus Domesticas.

(C) It shall be unlawful to keep roosters within City limits.

1. The number of hens allowed shall be no less than two (2), and no more than six (6).
2. Any structures housing hens shall be termed an "accessory structure" as defined in Title 6, Chapter 18, Section 3 of the Evanston City Code, and shall abide by all requirements set forth in Title 6, Chapter 4, Section 6-2, "General Provisions for Accessory Uses and Structures," and Title 5, Chapter 1, "Property Maintenance Code" of the Evanston City Code.
3. Applicants shall register with the Illinois Department of Agriculture Livestock Premises Registration, and must have proof of registration on-site.
4. Care for hens shall follow the provisions set forth in this Chapter.
5. Hens shall be kept in such a way so as not to cause a nuisance as defined in Title 1, Chapter 3, Section 2, and enumerated in Title 8, Chapter 4, Section 1 of the Evanston City Code and shall be kept in conformance with the following requirements:
    a. Hen yards and coops shall be constructed and maintained to reasonably prevent the collection of standing water; and shall be cleaned of hen droppings, uneaten or discarded feed, feathers, and other waste with such frequency as is necessary to ensure the hen yard and coop do not become nuisances as defined in Title 8, Chapter 4, Section 1 of the Evanston City Code.
    b. Hens shall be kept in an enclosure which shall be maintained in such a manner so as to protect the hens from predators and trespassers.
    c. Hen coops shall be built and kept in such a manner so as to allow for easy ingress and egress for the hens and shall offer protection from weather elements including cold temperatures.
    d. Hen coops and yards shall be large enough to provide at least four (4) feet per hen.
6. Licenses for coops must be obtained and shall meet the rules of this Chapter where applicable.
    a. Prior to a license being granted to an applicant, the applicant must show proof of notice to all adjacent landowners except landowners that are municipalities or utilities.
    b. A license shall not be granted unless the applicant has obtained all necessary building permits and can show proof that a hen yard and coop that comply with this Section have been erected.
    c. Coop licenses shall not run with the land.
    d. Applications shall be submitted to the City of Evanston Public Health Director who shall have the authority to enforce this Section.
    e. An applicant who lives in an apartment or condominium building is not eligible to receive a coop license.
    f. No more than twenty (20) valid coop licenses shall be active within the City of Evanston at any given time for the first calendar year that the ordinance codified in this Section is in effect.
7. No person shall slaughter any hen, or any other animal, within City limits. Nothing in this Section is to be interpreted as prohibiting any establishment that is licensed to slaughter, from slaughtering for food purposes any animals which are specifically raised for food purposes.
8. Any person found to be in violation of this Section shall be fined not less than fifty dollars ($50.00), nor more than seven hundred fifty dollars ($750.00) for each offense. In the event that an owner is adjudged to have three (3) violations of this Section, the owner's coop license shall be revoked. Each day an owner is not

compliant with this Section shall constitute a separate offense.

(Ord. No. 43-0-74; Ord. No. 23-0-10, § 1, 9-27-2010; Ord. No. 85-0-10, § 1, 12-13-2010; Ord. No. 8-0-12, (49-0-11(exh. B, § 9-4-5)), 1-23-2012)

From: Joel Frieders
To: Krysti Barksdale-Noble; Bart Olson; Jackie Milschewski
Subject: Fwd: In favor of chickens
Date: Tuesday, July 7, 2020 6:33:08 PM

---------- Forwarded message ---------
From: **a m** <[redacted]>
Date: Tue, Jul 7, 2020 at 6:30 PM
Subject: Re: In favor of chickens
To: Joel Frieders <joelfrieders.ward3@gmail.com>

Joel,
Thank you for asking! I wish more people would be curious about many topics. I appreciate this as a human and a political figure.
Yes, as a former agricultural educator, I helped children learn tangible life lessons with chickens. They learned responsibility, economics and husbandry to name a few. I watched as some students who have autism and struggled with social situations "come out of their shell' around chickens. Chickens offer a glimpse into the birdworld that we cant often have with wild animals, they are a domesticated animal but they do have similar behaviours to some of our wild feathered friends. I have friends who live in areas where chickens are allowed and for them its chance to do micro homesteading, earn a small amount of extra income (usually only enough to buy chicken feed) and reduce their food miles. Chickens also are insectivores they can aid in eating ticks, mosquitos and may other pests that annoy us or carry disease. They themselves cannot get lymes disease so it's a win win.
Please feel free to ask anymore questions and share this information.
April Morris

On Tue, Jul 7, 2020 at 5:47 PM Joel Frieders <joelfrieders.ward3@gmail.com> wrote:

> any reasons why you support it?
>
> On Tue, Jul 7, 2020 at 5:06 PM a m <[redacted]> wrote:
>
> > Hi I am in favor of backyard chickens here in Yorkville!
>
> --
> Joel Frieders
> Alderman, Third Ward
> United City of Yorkville
> 800 Game Farm Rd
> Yorkville, IL 60560
> 630-992-7516
> **PLEASE NOTE: I do not email after 5pm CST or on weekends, for the sanctity of my sanity.**

--
Joel Frieders

Alderman, Third Ward
United City of Yorkville
800 Game Farm Rd
Yorkville, IL 60560
630-992-7516
PLEASE NOTE: I do not email after 5pm CST or on weekends, for the sanctity of my sanity.

Dear Yorkville City Council,

I appreciate Alderman Funkhouser's efforts bringing the topic of Urban Chickens forward to the council. My family lives on a unique piece of property in town. We own ~1.25 acres between two connected parcels on Main Street. Main Street lets people go back in time surrounded by historic homes and the occasional glimpse of the Fox River. Many of these properties would have maintained chickens and other foul to provide for those families. Recently, my son found remnants of an old chicken coop in our back woods. Our property offers a unique habitat for chicken and some would say other animals as well.

I had to put some thought into how much I really wanted chickens. Chickens are extra work, the costs take years to recover, and you must take into consideration end of life. We are a busy and expensive family of 7 plus our puppy Leo. However, I know these animals would quickly become family. I think of the unique opportunity it would offer my children and neighboring friends. I think of sustainability in these COVID days. The regular supply of fresh eggs offered by the hens is a great and healthy perk. Chickens also eliminate many nescient pests without spraying chemicals over our properties. They are also substantially quieter than the Route 47 traffic I can hear 4 blocks away.

I hope you continue discussions and find an agreement as you did bringing apiaries into town. No matter the decision, I appreciate you taking the time and consideration as many Illinois towns have over recent years.

Sincerely,

Tim Johnson & Family (DeeDee, Claudia, Dylan, Scarlett, Monreau, Fiona, and Leo)

[redacted]

Chickens

Name: Scarlett Johnson
age: 10

Why I want chickens. I think Chickens would be so fun to have and here is why, I would want to feed them because it would be fun to have more animals to love. I think that chickens would be a big responsability but it would be fun! Chickens seem like they would listen. while being a big responsability they would be fun and loving. Me and My family would take great care of them. We have a dog and we take great care of him. Chickens seem really fun I would hang out with them and feed them all the time!

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

Agenda Item Number

Old Business #2

Tracking Number

EDC 2021-44

Agenda Item Summary Memo

Title: Lisa Loop – Proposed Virtual Bike Path and Monument Pillar

Meeting and Date: Economic Development Committee – June 7, 2022

Synopsis: A proposed memorial to former City Clerk, Lisa Pickering.

Council Action Previously Taken:

Date of Action: EDC – 12/07/21 Action Taken: Committee in favor of Lisa Loop project

Item Number: EDC 2021-44

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Jason Engberg (Name) Community Development (Department)

Agenda Item Notes:

See attached memo. Follow the link to digitally view the proposed map and additional loop information: https://experience.arcgis.com/experience/31ee0618dc75486b999ca271ad583ce0/

Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Tim Evans, Parks and Recreation Director
Date: May 31, 2022
Subject: **Lisa Pickering Loop – Proposed Virtual Bike Path & Monument**

Summary

An update on the proposal for the approval of a digital bike path and the installation of a monument pillar in recognition of Lisa Pickering, Yorkville's former City Clerk, longtime resident, and avid bike rider. The path traces a favorite route Lisa took when bicycling around Yorkville. Since the route utilizes various roadways with and without a dedicated bike path or trail, staff has proposed to recreate the path virtually utilizing ArcGIS Experience and marking the start of the path with a stone pillar and brass plaque.

Proposal

Since the untimely passing of Lisa Pickering, her fellow colleagues have sought ways to public memorialize Lisa's life and sixteen (16) years of service to the City of Yorkville. Recognizing her passion for cycling, staff thought it fitting to honor her legacy with a virtual bike path of her favorite route around the City she dedicated so much of her life.

With assistance from her husband, staff mapped out the nearly 25-mile course which winds through north Yorkville and Kendall County as seen in the map below. There are two components to the path including the virtual experience map and a monument pillar.

Virtual Experience Map

ArcGIS Experience is an online web-browser application that utilizes location data to tell a story. The complete "Lisa Pickering Loop – A Bicycle Tour of Yorkville" can be viewed by clicking on the following link: https://experience.arcgis.com/experience/31ee0618dc75486b999ca271ad583ce0/.

In Honor of Lisa Pickering

The Lisa Pickering Loop is dedicated to the former Yorkville City Clerk who unexpectedly passed away in July 2021. Lisa often bicycled through town and had a common 25 mile route she enjoyed. This map illustrates the Loop's route and highlights different areas along the path. By clicking the arrow buttons in the photo box to the left, you will be able to see each highlighted area. You may also hit the play button to have the photos transition automatically. If you travel along the path, make sure you take pictures and add **#LisaLoopYorkville** to your social media posts.

Initial Experience Splash Page

The web browser experience starts with an initial splash page about Lisa and the purpose of the application. After reading the introduction, the user is shown the entire path around Yorkville. While the user may zoom into certain areas and move around the map freely, the highlight of the application is the guided tour along the path. The user may click through the slideshow at their own pace to read about each of the areas within Yorkville or they may click the "play button" to be automatically taken to each location. The guided tour highlights certain areas that Lisa enjoyed viewing on her bike rides.

At the top of the map there is an option to share this application on social media and the splash page instructs those to use the hashtag #LisaLoopYorkville. Staff is hoping that others will use this route and post pictures from their ride.

Monument Pillar

The second component of the proposed Lisa Loop virtual bike path is a stone pillar which will serve as a physical monument memorializing Lisa. Parks and Recreation staff proposes to use a pillar similar to one currently located along the bike path on Game Farm Road (see image to the left).

The pillar will have a brass plaque on one side with an inscription dedicated to Lisa and an image of the loop. A QR Code can also be included to link directly to the ArcGIS Experience webpage. The tentative location for the pillar is somewhere along Beecher Park.

According to Parks and Recreation staff, the cost of the pillar can be absorbed in the current department's budget, and the installation can be done in-house.

Existing Roadway Jurisdictions

Since the approximately 25-mile route utilizes various public roadways with and without a dedicated bike path or trail located partially under, jurisdictions and homeowner's associations were sent a courtesy notification this past winter. While staff does not anticipate a significant increase in cyclists along this route, there is a possibility of more bike riders as a result of the path and felt it was best to contact those with jurisdiction over the roadways in case there were any objections.

Staff did not receive any objection to the establishment of this virtual path and if approved, the agencies will be contacted again prior to the application going live. See the table below for a reference of the groups that were contacted:

Jurisdictional Authority	Subdivision
United City of Yorkville	Caledonia Grande Reserve Autumn Creek Heartland Heartland Circle Blackberry Woods Kendall Marketplace Kendall Marketplace Residential Townes of Kendall Marketplace Kylyn's Ridge
Kendall County	Blackberry Oaks Golf Course Kendall County Campus (Complex)
Bristol Township	Beecher Road

Staff Comments

Staff is seeking formal direction from the Economic Development Committee regarding the proposed Lisa Pickering Loop project prior to publishing the ArcGIS Experience Map and installation of the monument pillar.

Once approved, a webpage on the City's website will be created providing a link to the map and information about the loop. Additionally, the City will promote the virtual path via social media and provide encouragement to residents to travel the path in Lisa's honor.