



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, July 13, 2022

7:00 PM

Yorkville City Hall Council Chambers

800 Game Farm Road

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

Roll Call:

Previous meeting minutes: June 8, 2022

Citizen's Comments

Public Hearings

1. **PZC 2022-11** The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing to amend the Yorkville Comprehensive Plan to include an update to the appendix to reclassify the property at the northwest corner of the State Route 126 and Wing Road intersection from the "Estate/Conservation Residential" to the "Destination Commercial" land use category. The change is a result of a rezoning approval made by the City Council in April 2022.

Unfinished Business

New Business

1. **PZC 2022-11** The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing to amend the Yorkville Comprehensive Plan to include an update to the appendix to reclassify the property at the northwest corner of the State Route 126 and Wing Road intersection from the "Estate/Conservation Residential" to the "Destination Commercial" land use category. The change is a result of a rezoning approval made by the City Council in April 2022.

Action Item

Text Amendment

2. **PZC 2022-12** Troy Mertz, on behalf of Bristol Bay Yorkville, LLC, 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. 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.

Action Item

Final Plat

Additional Business

Adjournment

PLANNING & ZONING COMMISSION

**City Council Chambers
800 Game Farm Road, Yorkville, IL
Wednesday, June 8, 2022 7:00pm**

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, the City of Yorkville is allowing remote attendance at this meeting. Social distancing is being encouraged due to the ongoing Covid-19 pandemic.

Meeting Called to Order

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

Roll Call

Deborah Horaz-yes/electronic attendance
Rusty Hyett-yes/electronic attendance
Greg Millen-yes/electronic attendance
Jeff Olson-yes/in-person

Absent: Commissioners Richard Vinyard and Danny Williams

City Staff

Jason Engberg, Senior Planner/in-person

Other Guests

Lynn Dubajic, City Consultant/in-person
Todd Milliron/in-person
Pam Milliron/in-person

Previous Meeting Minutes May 11, 2022

The minutes were approved as presented on a motion and second by Commissioners Horaz and Millen respectively. Roll call: Hyett-yes, Millen-yes, Olson-yes, Horaz-yes
Carried: 4-0.

Citizen's Comments None

Public Hearings None

Unfinished Business None

New Business

1. **PZC 2022-09** Kendall County, Illinois is proposing a map amendment to the Kendall County Future Land Use map. Due to the extension of Eldamain Road south of the Fox River, the Kendall County Comprehensive Land Plan and Ordinance Committee has discussed potential future land uses in the area and has proposed amending three parcels from “Rural Residential” to “Mixed Use Business”. This request was approved by the Kendall County Board at the May 17, 2022 meeting.

Mr. Engberg gave the background for this map amendment. The Eldamain bridge is now under construction after a couple years planning and funding. It will head south of River Rd. to Highpoint on the south side of the river. The Kendall County Comprehensive Land Plan Ordinance Committee has discussed land planning in that area since it will be a county road. Last year, they called for the surrounding towns to discuss their Comp Plans. Yorkville shares a boundary agreement with Plano--with Plano on the west side of Eldamain and Yorkville on the east side. It is defined as estate residential on the east side and is unincorporated as stated in the 2016 Comp Plan. The Comp Plan focuses on undeveloped neighborhoods and the core of the city. In the 10-year plan, it was not known there would be major development in the area. Kendall County reached out to landowners within the area to see if they wanted to change their zoning from rural residential to mixed use business and only one requested a change. Other owners are not interested in changing now.

After review, the county Board has amended their future land plan. This information was presented at EDC with no comments. No vote is needed from PZC, but any comments from PZC will be forwarded to the county. Ms. Horaz said more information is needed.

Area resident, Mr. Todd Milliron, was present and shared history of the area on the south side of the Fox River. He said there was a meeting in October which 100 citizens attended. He encouraged the Commission to obtain the transcript of that meeting. Mr. Milliron said they were able to stop the rezoning of Highpoint Meadow subdivision.

He said there are no services on the south side of the river where Eldamain will extend and he feels industrial is incompatible with the nearby parks, forest preserves and Comp Plan. He said there are plans to put a large curve in the Eldamain extension and join it with Lisbon Rd., which he said would become a Class 3 truck route extending south to Morris.

He asked the city to continue with their vision of estate residential. He is opposed to the county plans and asked the city to not approve the map amendment request. He said the only way the area can be developed is if Yorkville provides sewer and water to those areas. He said he feels the county is cherry-picking zoning.

Commissioner Horaz asked if there is a possibility that Yorkville would incorporate the area in question, into the city. Mr. Engberg said zoning and future land uses are different. If someone wanted to annex into the city, it would be the property owner's right to do so, but the hurdle would be rezoning since it is zoned estate residential in the Comp Plan.

No owners have expressed a desire to annex in at this time. If a large industrial user wanted to annex to Yorkville, there would be many Public Hearings and public input.

Action Item

N/A

Additional Business None

Adjournment

There was no further business and the meeting was adjourned at 7:25pm on a motion and second by Commissioners Horaz and Hyett, respectively. Unanimous voice vote.

Respectfully submitted by,
Marlys Young, Minute Taker/in-person

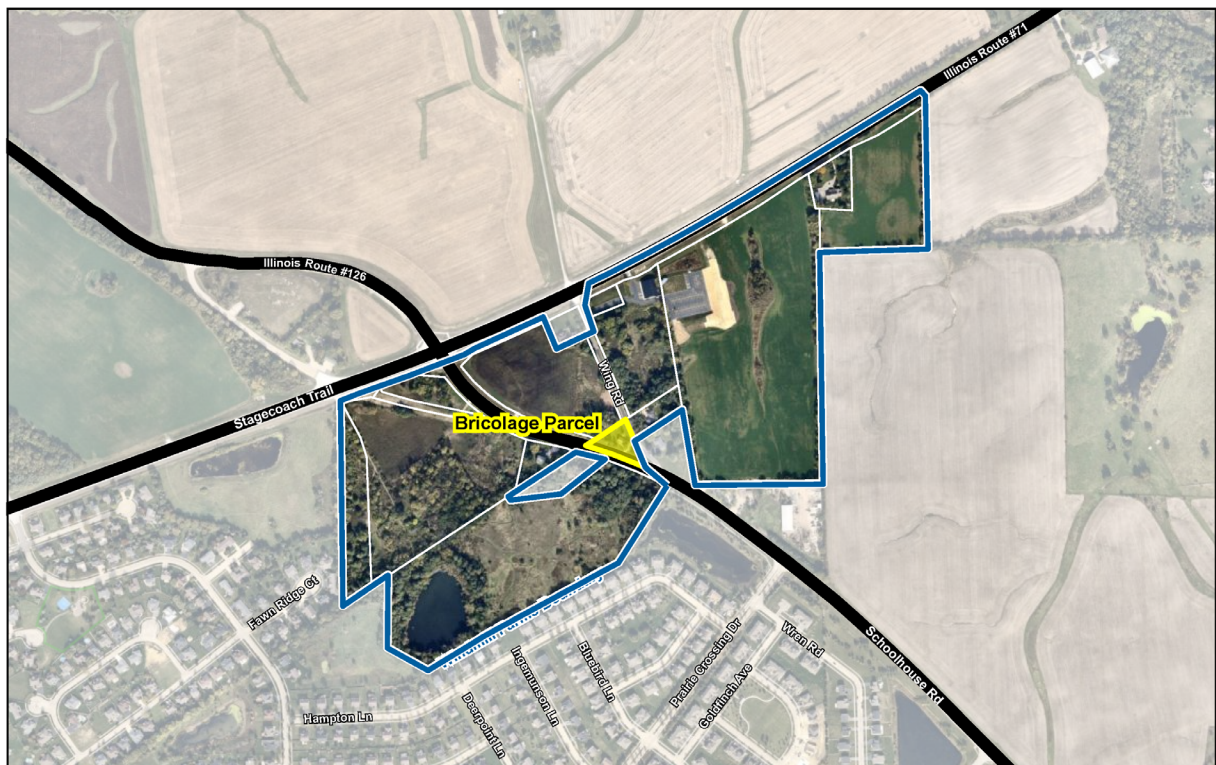


Memorandum

To: Planning and Zoning Commission
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: July 6, 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 recently approved 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.

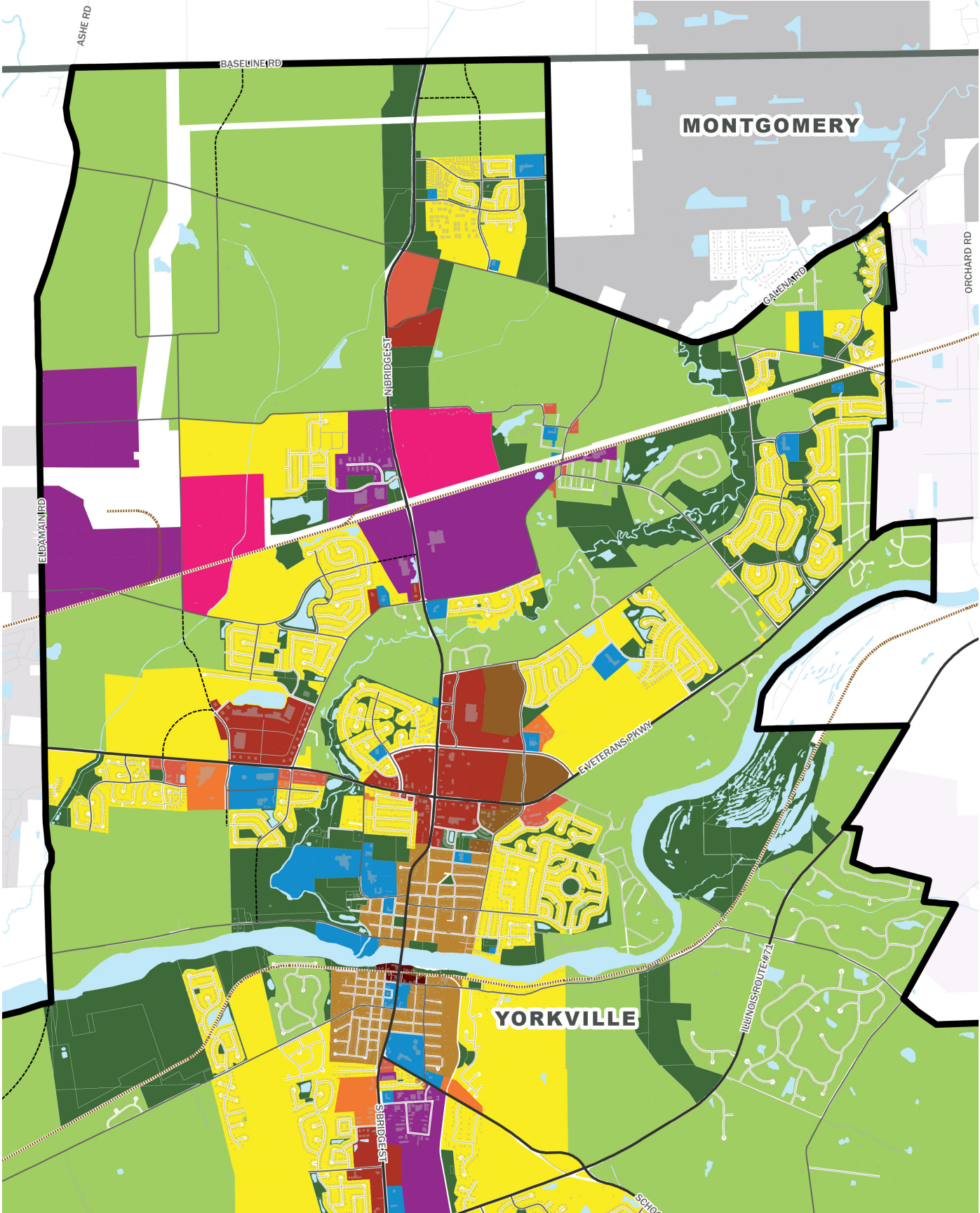
Proposed Motion:

In consideration of testimony presented during a Public Hearing on July 13, 2022 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the United City of Yorkville's 2016 Comprehensive Plan for the identified future land use change as presented in a staff memorandum dated July 6, 2022 and further subject to {insert any additional conditions of the Planning and Zoning Commission}...

Attachments

1. Proposed Appendix Amendment Pages
2. Public Hearing Notice

Figure 4.1: Future Land Uses North of the Fox River



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

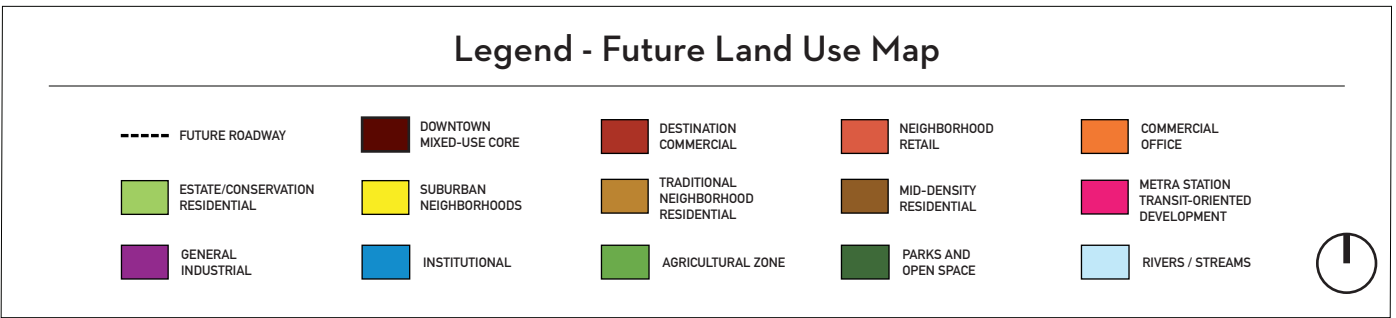
to be supported by market demand. Conservation subdivisions should also be encouraged in order to preserve significant environmental and topographical features, provide alternative housing types, and provide opportunities to expand Yorkville’s open space network. A Metra Station TOD zone is also included 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;



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

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 McHugh 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.

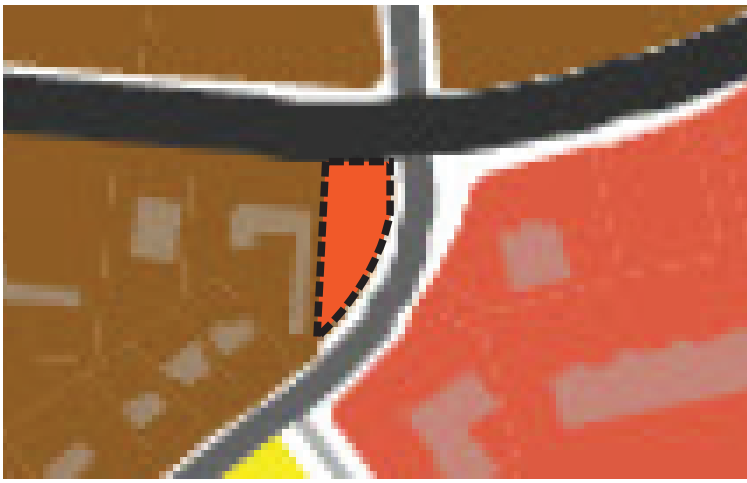


COFFMAN CARPETS

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.

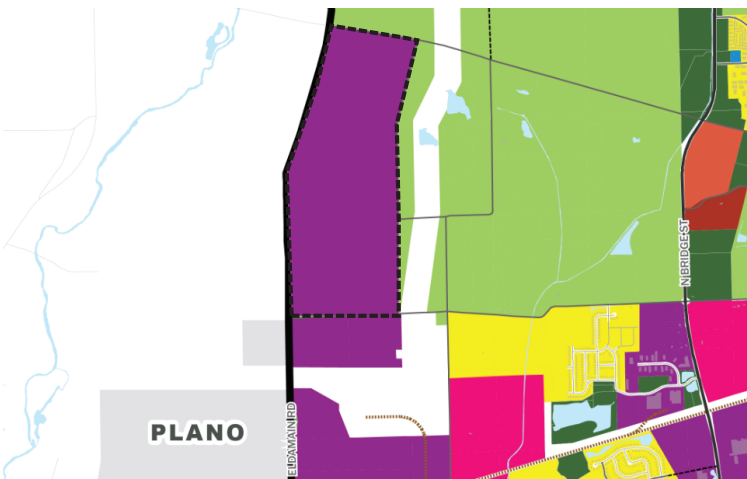


HIVELY (WINDMILL FARMS)

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.



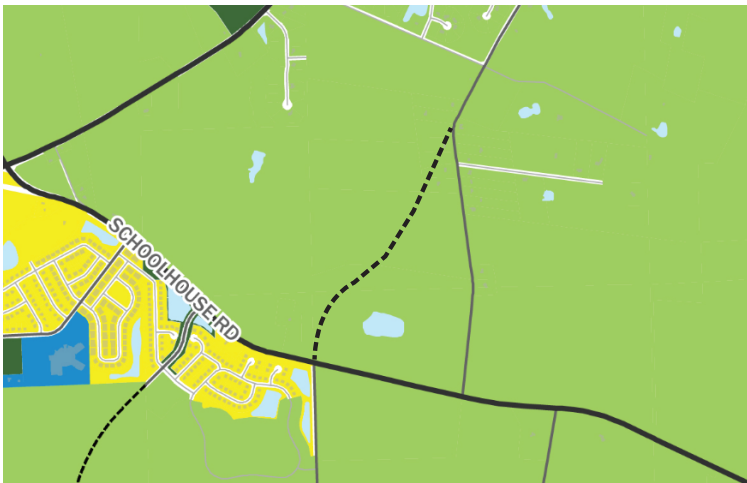
ELDAMAIN ROAD CORRIDOR

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 Eldmain 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 Eldmain 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.

PUBLIC NOTICE OF A HEARING BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2022-11

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission of the United City of Yorkville will conduct a public hearing on July 13, 2022 at 7:00PM at the Yorkville City Hall, 800 Game Farm Road, Yorkville, Illinois, regarding the adoption of a proposed update to the Yorkville Comprehensive Plan, including a modified future land use map, pursuant to section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7) and Section 9-1-1 of the Yorkville City Code.

The proposed amendment adds section the Future Land Use – Map Addendum to reclassify the property at the northwest corner of the State Route 126 and Wing Road intersection from the “Estate/Conservation Residential” to the “Destination Commercial” land use category. The change is a result of a rezoning approval made by the City Council in April 2022.

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

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

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

JORI BEHLAND
City Clerk



Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, EEI, City Engineer
Date: July 7, 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



4-UNIT 1ST FLOOR MASTER TOWNHOME BUILDING



4-UNIT TOWNHOME BUILDING



6-UNIT TOWNHOME BUILDING

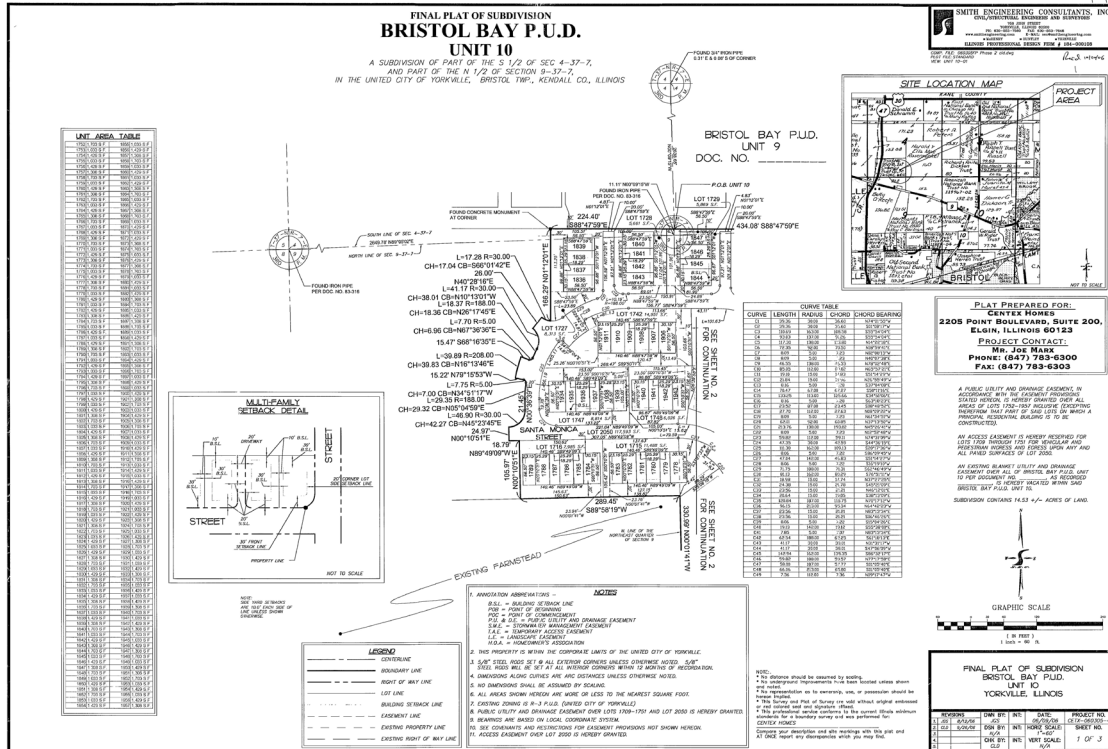
Proposed New Townhome Dwelling Units

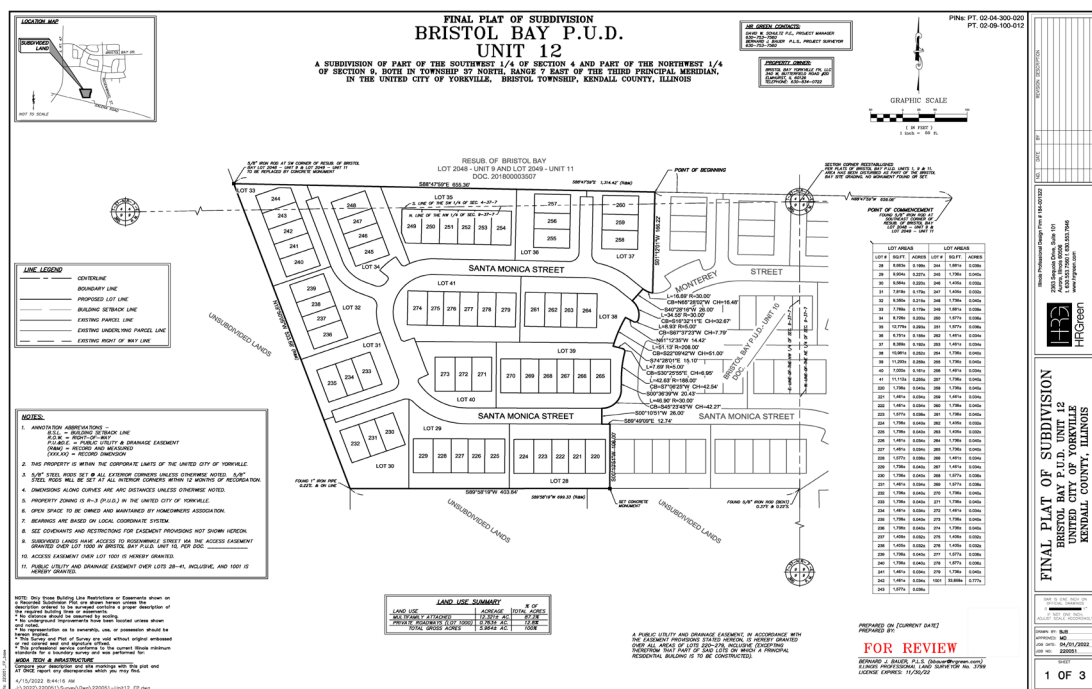


Note, the proposed new townhome elevations have incorporated transom windows on center unit front doors, shake style siding on top quarter of side elevations that face the street and dormer with contrast color on rear elevations. This new product complies with the City's current Appearance Code and the 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.





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 Fee¹	\$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 <ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • 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

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 applicant will address the minor review comments in a resubmitted Final Plat prior to recordation. Staff supports **approval** of the proposed final plats.

Per Section 6, paragraph A of the annexation 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.

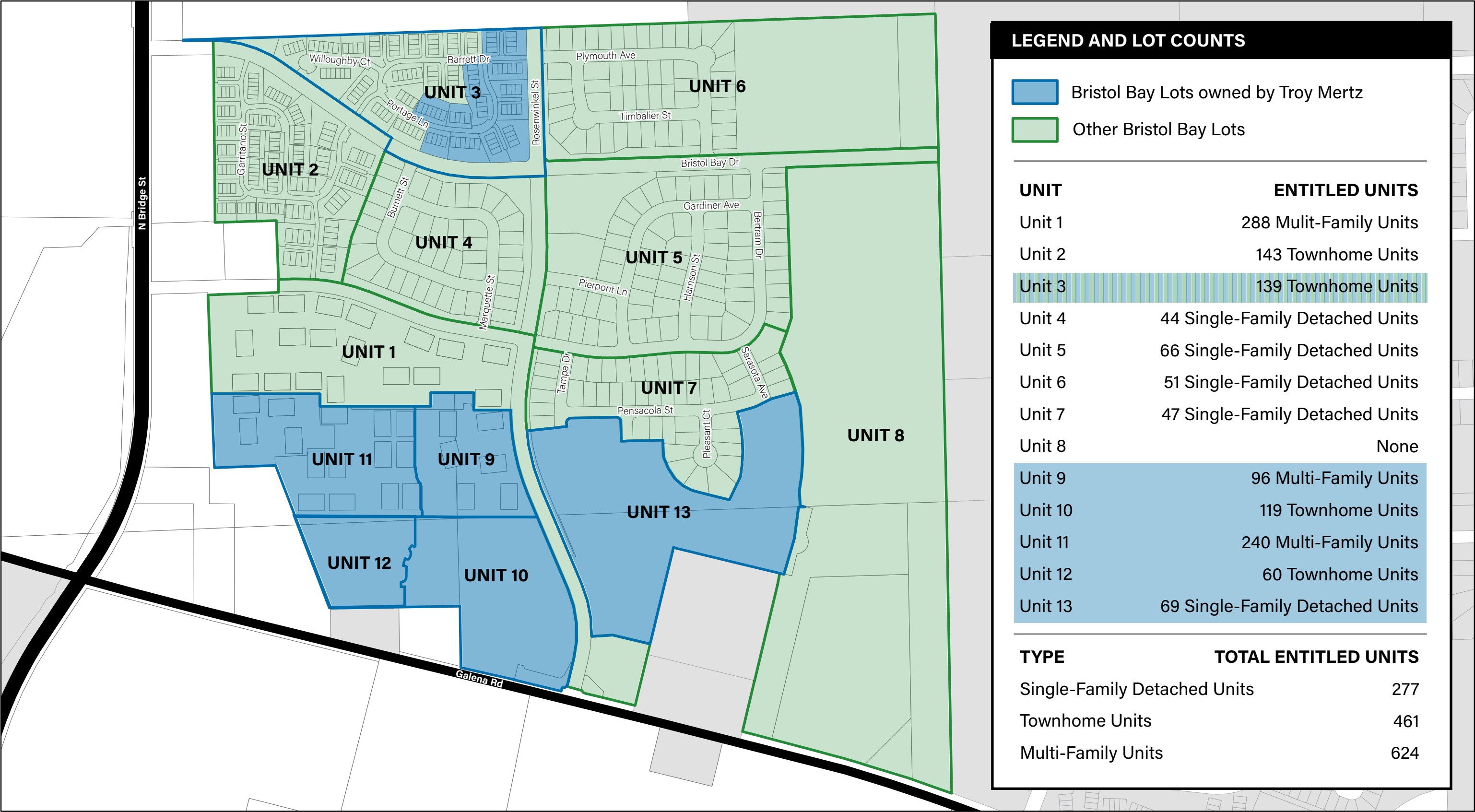
¹ Assumes an average of 1,500 square foot townhome unit.

Proposed Motion:

In consideration of the proposed Final Plat of Subdivision for Bristol Bay P.U.D. Unit 10 and Unit 12, the Planning and Zoning Commission recommends approval of the plats to the City Council as prepared by HR Green dated April 1, 2022, subject to comments provided by EEI, Inc. in a letter dated May 23, 2022 and further subject to {insert any additional conditions of the Planning and Zoning Commission}...

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



Bristol Bay Unit Location, Dwelling Types & Ownership





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.



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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)

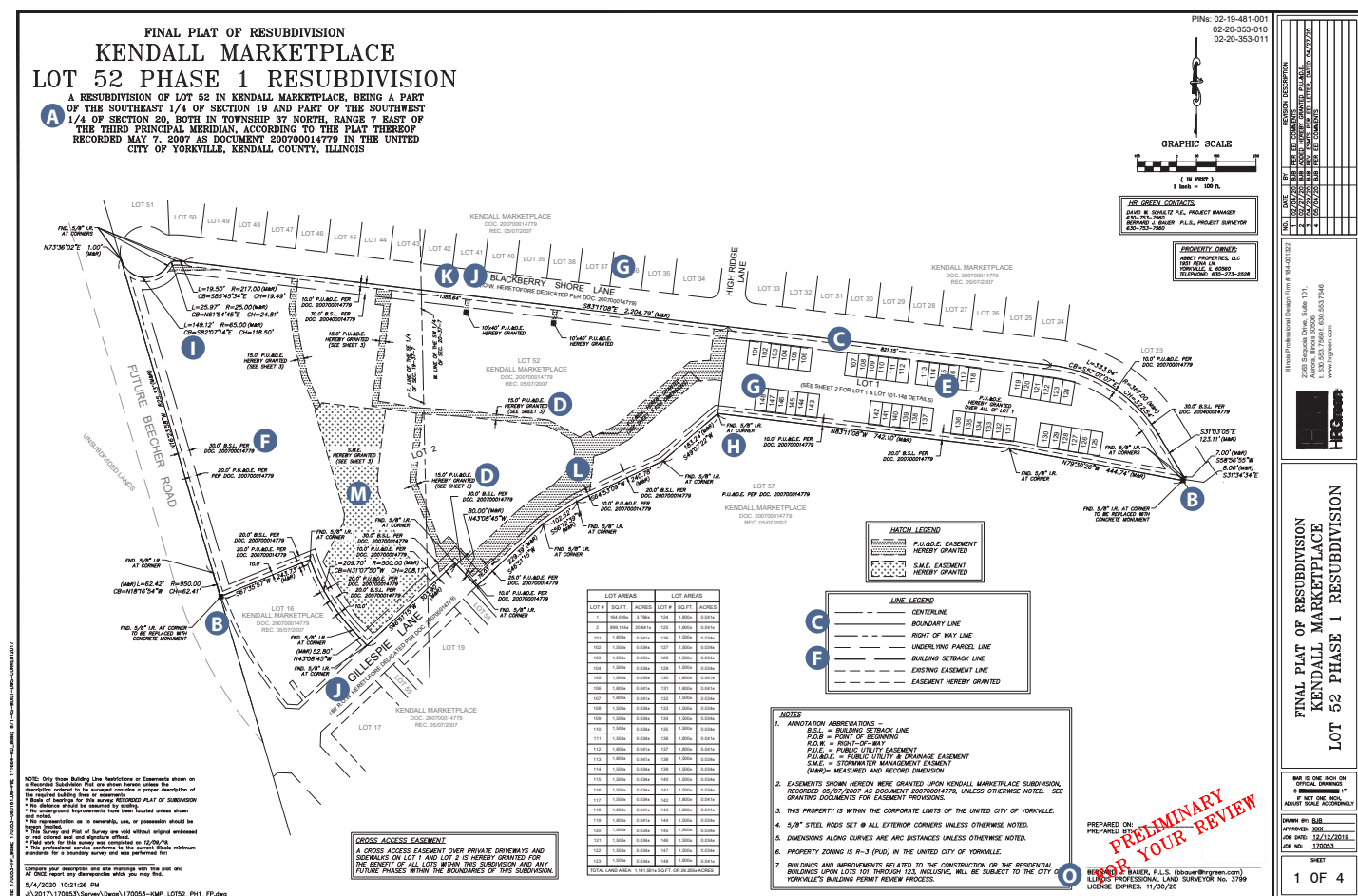


APPLICATION FOR FINAL PLAT/REPLAT

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

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

FINAL PLAT OF RESUBDIVISION EXAMPLE





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

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



APPLICATION FOR FINAL PLAT/REPLAT

[illegible]



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

APPLICATION FOR FINAL PLAT/REPLAT

ATTORNEY INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

ENGINEER INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

ATTACHMENTS

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

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
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Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NAME:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
------------------	-------------------------	-------------------

PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME:

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:

Up to one (1) acre	\$5,000
Over one (1) acre, but less than ten (10) acres	\$10,000
Over ten (10) acres, but less than forty (40) acres	\$15,000
Over forty (40) acres, but less than one hundred (100)	\$20,000
In excess of one hundred (100.00) acres	\$25,000

LEGAL DEPOSITS:

Less than two (2) acres	\$1,000
Over two (2) acres, but less than ten (10) acres	\$2,500
Over ten (10) acres	\$5,000

FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D.
UNIT 10

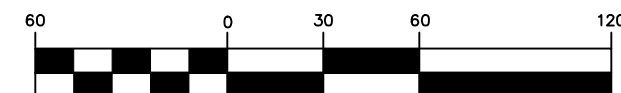
A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4 AND PART OF THE NORTH 1/2 OF SECTION 9, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

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 #20
ELMHURST, IL 60126
TELEPHONE: 630-834-0722

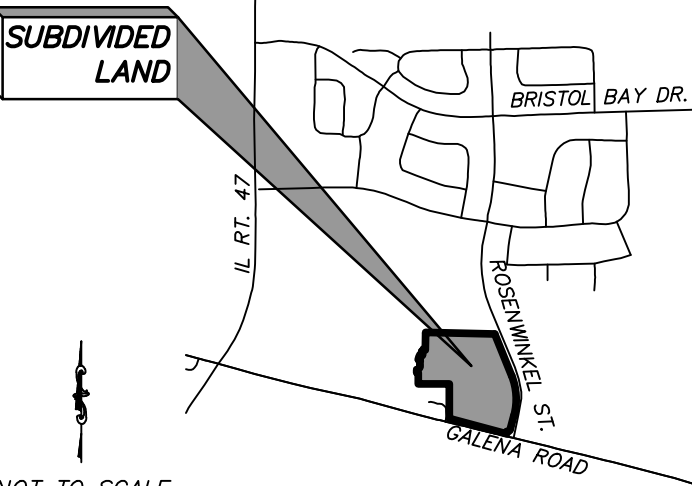
PINS: PT. 02-04-300-020
02-04-400-016
PT. 02-09-100-012
02-09-200-019
02-09-200-020

GRAPHIC SCALE



(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

NOTES:

- 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
- THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE.
- 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.
- DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
- PROPERTY ZONING IS R-3 (P.U.D.) IN THE UNITED CITY OF YORKVILLE.
- OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
- BEARINGS ARE BASED ON LOCAL COORDINATE SYSTEM.
- SEE COVENANTS AND RESTRICTIONS FOR EASEMENT PROVISIONS NOT SHOWN HEREON.
- ACCESS EASEMENT OVER LOT 1000 IS HEREBY GRANTED.
- 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 & INFRASTRUCTURE

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

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	13,566±	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

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
IF NOT ONE INCH,
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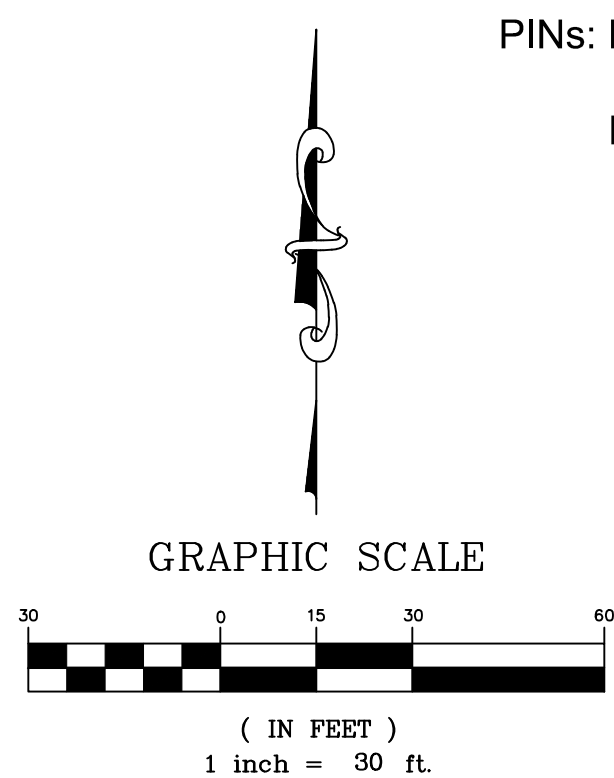
DRAWN BY: BJB
APPROVED: MD
JOB DATE: 04/01/2022
JOB NO: 220051

SHEET
1 OF 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

RESUB. OF BRISTOL BAY
LOT 2048 - UNIT 9 AND LOT 2049 - UNIT 11
DOC. 201800003507



LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.00'	N172°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'	S17°02'01"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'	N17°52'0"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'	S31°9'03"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'

SEE SHEET 3 FOR CONTINUATION

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• This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

MODA TECH & INFRASTRUCTURE

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
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FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D. UNIT 10
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

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DRAWN BY: BJB
APPROVED: MD
JOB DATE: 04/01/2022
JOB NO: 220051

SHEET
2 OF 5

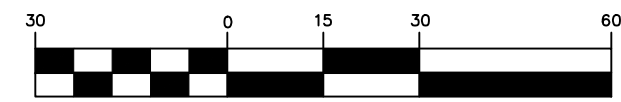
Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com
HRGreen

FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D.
UNIT 10

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

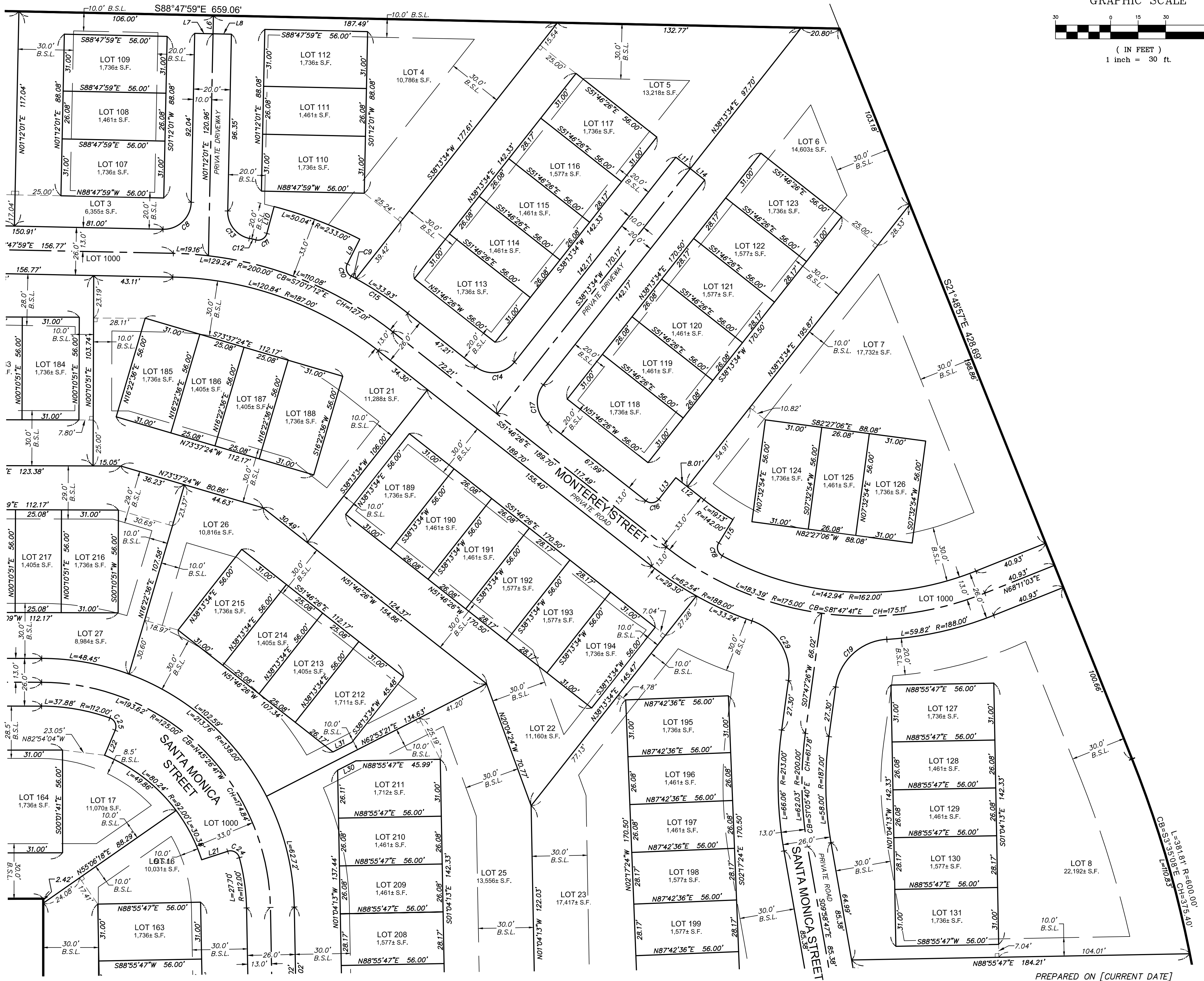
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LINE TABLE			CURVE TABLE				
LINE #	LENGTH	BEARING	CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
L1	10.00'	N17°2'01"E	C1	41.17'	30.00'	S88°50'27"E	38.01'
L2	10.00'	N88°47'59"W	C2	18.98'	15.00'	N37°26'34"E	17.74'
L3	15.10'	S19°06'11"E	C3	2.82'	188.00'	N73°15'22"E	2.82'
L4	15.10'	N35°04'59"W	C4	7.69'	5.00'	S63°08'17"E	6.95'
L5	10.00'	N88°47'59"W	C5	7.69'	5.00'	N8°57'07"E	6.95'
L6	10.00'	S17°2'01"W	C6	3.74'	188.00'	N52°25'01"E	3.74'
L7	10.00'	S88°47'59"E	C7	24.38'	15.00'	S45°21'58"E	21.79'
L8	10.00'	S88°47'59"E	C8	23.56'	15.00'	N46°12'01"E	21.21'
L9	15.09'	S26°37'04"W	C9	2.87'	213.00'	S61°17'13"E	2.87'
L10	15.09'	N15°03'04"E	C10	7.70'	5.00'	S17°31'40"E	6.96'
L11	10.00'	S51°46'26"E	C11	7.70'	5.00'	N59°11'48"E	6.96'
L12	19.50'	S51°46'26"E	C12	3.65'	213.00'	S77°08'53"E	3.65'
L13	15.00'	N38°13'34"E	C13	20.64'	15.00'	S38°13'09"E	19.05'
L14	10.00'	S51°46'26"E	C14	23.56'	15.00'	N83°13'34"E	21.21'
L15	14.87'	S31°06'45"W	C15	36.80'	213.00'	S56°43'25"E	36.76'
L16	17.91'	N34°05'56"E	C16	7.85'	5.00'	N83°13'34"E	7.07'
L17	17.91'	N34°05'56"E	C17	23.56'	15.00'	S6°46'26"E	21.21'
L18	10.00'	N75°13'39"W	C18	8.06'	5.00'	S15°04'26"E	7.22'
L19	10.00'	N75°13'39"W	C19	41.17'	30.00'	N47°06'09"E	38.01'
L20	17.00'	N88°55'47"E	C20	39.48'	30.00'	N11°52'0"E	36.69'
L21	14.88'	S72°04'48"W	C21	38.75'	30.00'	N73°26'50"W	36.11'
L22	14.81'	N23°02'38"E	C22	19.10'	15.00'	S51°14'29"W	17.83'
L23	14.92'	S66°30'02"E	C23	21.84'	15.00'	N26°55'49"W	19.96'
L24	14.87'	N29°52'01"W	C24	8.09'	5.00'	N61°34'51"W	7.23'
L25	14.81'	S89°40'58"W	C25	8.16'	5.00'	N23°41'51"W	7.28'
L26	14.81'	S50°08'39"E	C26	47.35'	30.00'	N44°36'15"W	42.59'
L27	14.76'	N44°18'24"E	C27	8.01'	5.00'	N67°35'13"E	7.18'
L28	15.00'	S88°55'47"W	C28	8.06'	5.00'	N16°19'10"E	7.22'
L29	10.79'	N58°51'04"W	C29	41.17'	30.00'	S31°31'17"E	38.01'
L30	11.14'	N62°53'21"E	C30	11.22'	107.00'	S68°31'E	11.22'
L31	11.58'	S62°53'21"E	C31	8.17'	5.00'	S42°51'21"W	7.29'
			C32	8.17'	5.00'	S31°9'03"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'

SEE SHEET 2 FOR CONTINUATION



SEE SHEET 4 FOR CONTINUATION

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* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

MODA TECH & INFRASTRUCTURE

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
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FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D. UNIT 10
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

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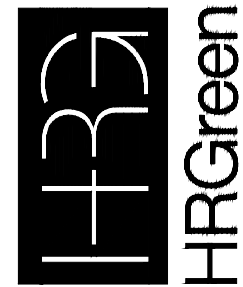
DRAWN BY: BJB
APPROVED: MD
JOB DATE: 04/01/2022
JOB NO: 220051

SHEET

3 OF 5

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2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
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PREPARED ON [CURRENT DATE]
PREPARED BY:

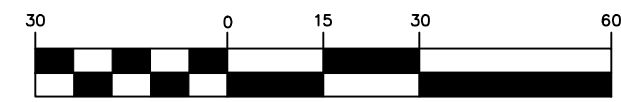
BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/22

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BRISTOL BAY P.U.D.
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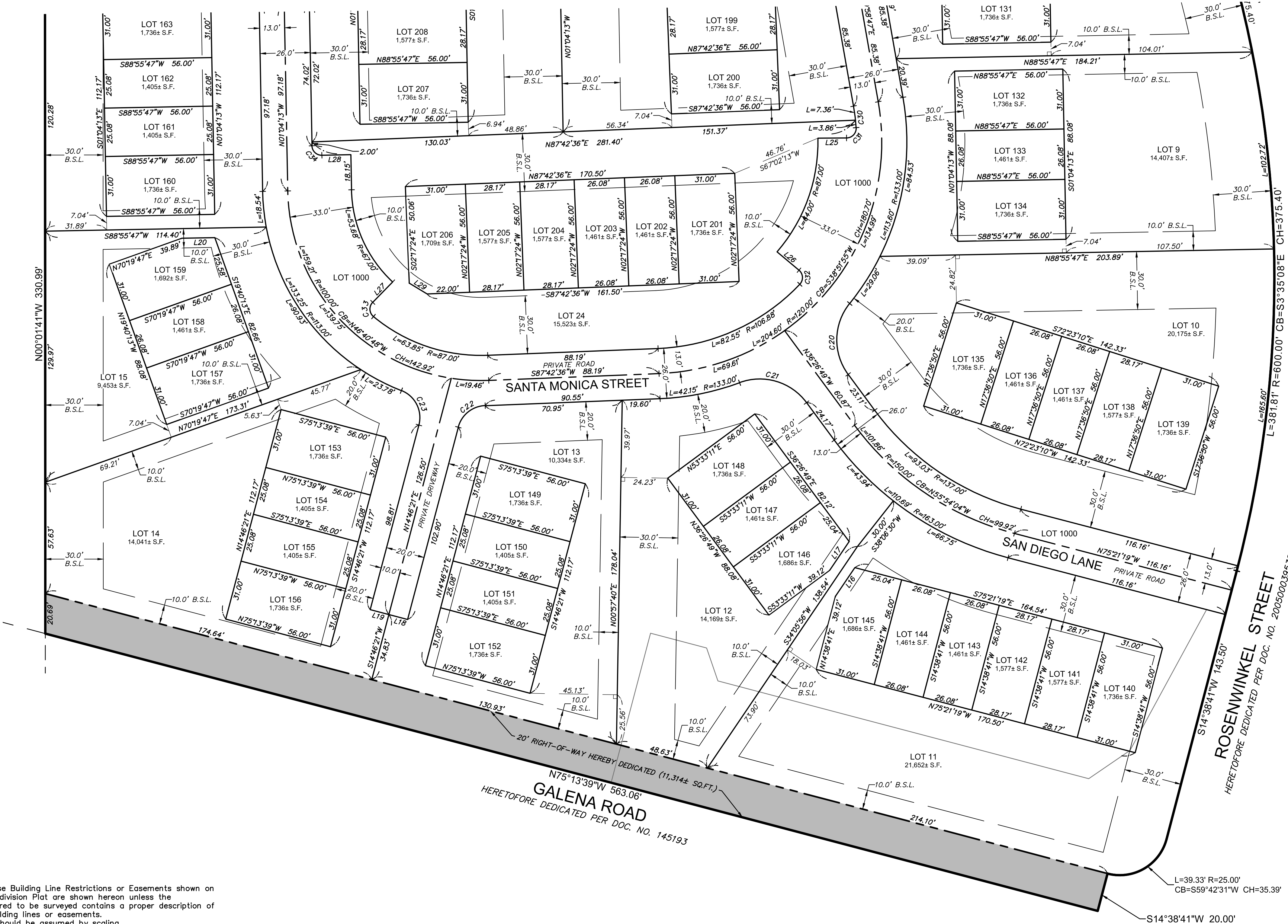
PINS: PT. 02-04-300-020
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PT. 02-09-100-012
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GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SEE SHEET 3 FOR CONTINUATION



LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.00'	N11°2'01\"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
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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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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
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L29	10.79'	N58°51'04\"W
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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'
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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°5'20\"E	36.69'
C21	38.75'	30.00'	N73°26'50\"W	36.11'
C22	19.10'	15.00'	S51°42'29\"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'	S31°9'03\"E	7.29'
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UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

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DRAWN BY: BJB
APPROVED: MD
JOB DATE: 04/01/2022
JOB NO: 220051

SHEET

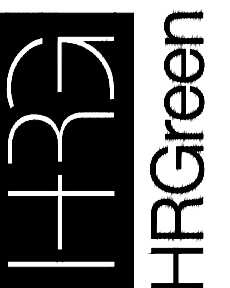
4 OF 5

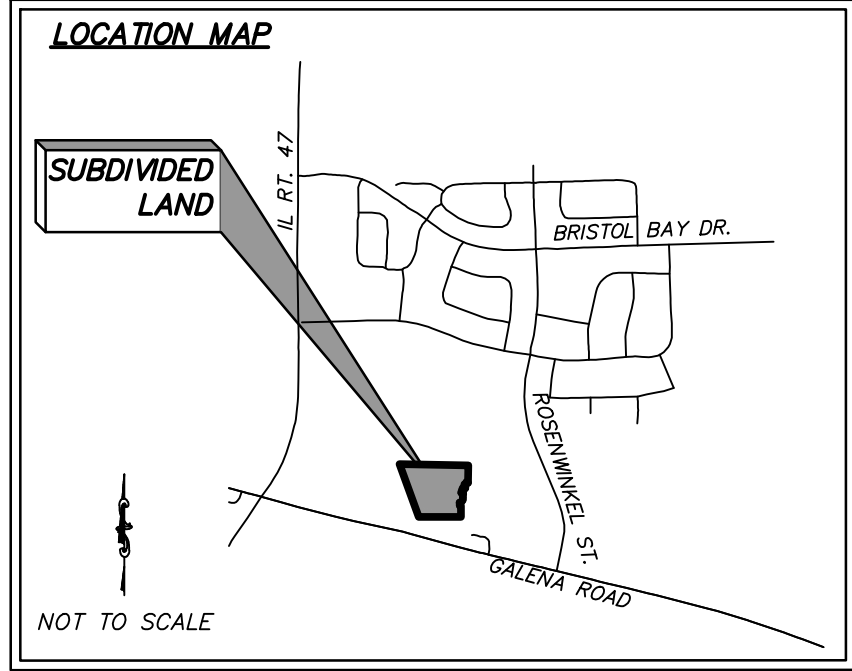
PREPARED ON [CURRENT DATE]
PREPARED BY:

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/22

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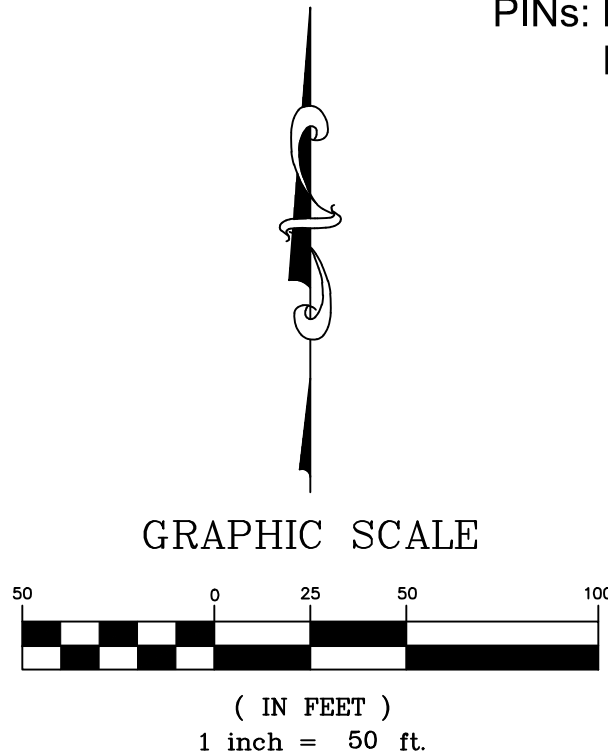


FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D.
UNIT 12

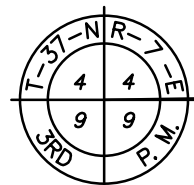
A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 4 AND PART OF THE NORTHWEST 1/4 OF SECTION 9, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

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 #20
ELMHURST, IL 60126
TELEPHONE: 630-834-0722



PINS: PT. 02-04-300-020
PT. 02-09-100-012



LINE LEGEND

---	CENTERLINE
---	BOUNDARY LINE
---	PROPOSED LOT LINE
---	BUILDING SETBACK LINE
---	EXISTING PARCEL LINE
---	EXISTING UNDERLYING PARCEL LINE
---	EXISTING RIGHT OF WAY LINE

NOTES:

- 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
- THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE.
- 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.
- DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
- PROPERTY ZONING IS R-3 (P.U.D.) IN THE UNITED CITY OF YORKVILLE.
- OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
- BEARINGS ARE BASED ON LOCAL COORDINATE SYSTEM.
- SEE COVENANTS AND RESTRICTIONS FOR EASEMENT PROVISIONS NOT SHOWN HEREON.
- 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. _____
- ACCESS EASEMENT OVER LOT 1001 IS HEREBY GRANTED.
- PUBLIC UTILITY AND DRAINAGE EASEMENT OVER LOTS 28-41, INCLUSIVE, AND 1001 IS HEREBY GRANTED.

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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 & INFRASTRUCTURE

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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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

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±			

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
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 04/01/2022
JOB NO: 220051

SHEET
1 OF 3

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



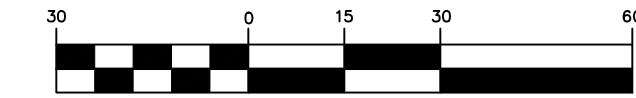
FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D.
UNIT 12

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

RESUB. OF BRISTOL BAY
LOT 2048 - UNIT 9 AND LOT 2049 - UNIT 11
DOC. 201800003507

PINS: PT. 02-04-300-020
PT. 02-09-100-012

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

REVISION DESCRIPTION

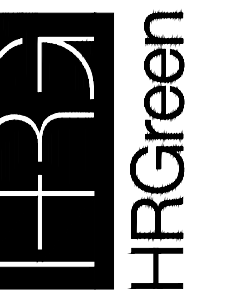
BY

DATE

NO.

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FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D. UNIT 12
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

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DRAWN BY: BJB
APPROVED: MD
JOB DATE: 04/01/2022
JOB NO: 220051

SHEET

2 OF 3

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4/15/2022 8:44:16 AM
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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'	N63°17'21"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'

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

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 _____)
COUNTY OF _____) S.S.

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 _____)
COUNTY OF _____) S.S.

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)
COUNTY OF KENDALL) S.S.

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 _____

Xrefs: 220051_FP_base

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CITY PLANNING AND ZONING COMMISSION CERTIFICATE

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

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)
COUNTY OF KENDALL) S.S.

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)
COUNTY OF KENDALL) S.S.

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)
COUNTY OF KENDALL) S.S.

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)
COUNTY OF KENDALL) S.S.

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)
COUNTY OF KENDALL) S.S.

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, GRANTEE.

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 AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS, SAPPLINGS 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 GRANTEE'S 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 GRANTEE AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRANTEE'S FACILITIES AND 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 GRANTEEES 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 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.

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 AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON.

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

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

FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREDS 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 BUILDING OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT AN 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)
COUNTY OF KENDALL) S.S.

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 _____

FOR REVIEW

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

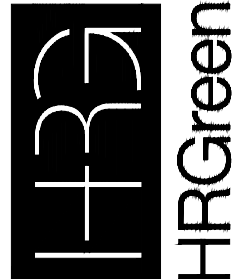
FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D. UNIT 10
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

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

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



REVISION DESCRIPTION

BY

DATE

NO.



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. **The 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.

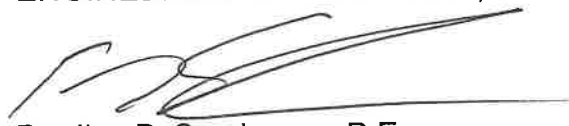
Final Plat

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)
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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)