**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, August 10, 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: July 13, 2022

Citizen's Comments

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**Public Hearings**

1. **PZC 2022-08** Thomas Williamson, on behalf of Graham C Stores Company, petitioner, is seeking special use permit authorization, rezoning approval, and a variance to the sign regulations to develop a gasoline service station with accessory convenience store. The real property is approximately 5.51 acres and is located at the northeast corner of State Route 47 (Bridge Street) and State Route 71 (Stagecoach Trail) intersection.

2. **PZC 2022-17** David Courtright, attorney on behalf of CIG TSP LLC, GIG TSP AP LLC, CIG TSP CFP LLC, CIG TSP K&SM II LLC, petitioners, is seeking variance approval to permit permanent accessory structures closer to the public way than the principal building on a lot and to permit expansion of a nonconforming use. The real property is located at 1602 N Bridge Street on the east side of Bridge Street (State Route 47) and north of Veterans Parkway (U.S. 34). The petitioner is seeking to keep their temporary storage containers currently located on the property as permitted through a temporary building permit.

**Unfinished Business**

**New Business**

1. **PZC 2022-08** Thomas Williamson, on behalf of Graham C Stores Company, petitioner, is seeking special use permit authorization, rezoning approval, a variance to the sign regulations, and final plat approval to develop a gasoline service station with accessory convenience store. The real property is approximately 5.51 acres and is located at the northeast corner of State Route 47 (Bridge Street) and State Route 71 (Stagecoach Trail) intersection.

   **Action Item**
   Rezone, Special Use, Sign Variance, Final Plat

2. **PZC 2022-14** John McFarland, on behalf of CalAtlantic Group, LLC, petitioner, is seeking Final Plat approval to subdivide the approximately 6.27-acre vacant parcel into 12 single-family units in Windett Ridge Unit 2. The subject property is generally located east of South Bridge Street (IL Route 47) and south of Stagecoach Trail (IL Route 71) at the eastern edge of Windett Ridge Road.

   **Action Item**
   Final Plat

3. **PZC 2022-16** John McFarland, on behalf of CalAtlantic Group, LLC, petitioner, is seeking Final Plat approval to subdivide two (2) undeveloped parcels totaling approximately 22.77 into 62 lots consisting of 61 single-family units and a 37,809-square foot open space lot in Caledonia – Phase 3. The proposed Final Plat would complete the buildout of the overall master planned subdivision of 206 single family detached residential lots. The property is generally located south of Corneils Road and west of Bridge Street.

   **Action Item**
   Final Plat

4. **PZC 2022-17** David Courtright, attorney on behalf of the petitioners CIG TSP LLC, GIG TSP AP LLC, CIG TSP CFP LLC, CIG TSP K&SM II LLC, is seeking variance approval to permit permanent accessory structures closer to the public way than the principal building on a lot and to permit expansion of a nonconforming use. The real property is located at 1602 N Bridge Street on the east side of Bridge Street (State Route 47) and north of Veterans Parkway (U.S. 34). The petitioner is seeking to keep their temporary storage containers currently located on the property as permitted through a temporary building permit.

   **Action Item**
   Variance

**Additional Business**

1. **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

**Adjournment**

# DRAFT

## PLANNING & ZONING COMMISSION
**City Council Chambers**
**800 Game Farm Road, Yorkville, IL**
**Wednesday, July 13 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**
Danny Williams-yes/in-person
Deborah Horaz-yes/electronic attendance
Rusty Hyett-yes/electronic attendance
Greg Millen-yes/electronic attendance
Jeff Olson-yes/in-person
Rich Vinyard-yes/in-person

**City Staff**
Krysti Barksdale-Noble, Community Development Director/electronic attendance
Jason Engberg, Senior Planner/in-person attendance

**Other Guests**
(All guests were by electronic attendance)
Lynn Dubajic Kellogg, City Consultant
Troy Mertz, Bristol Bay
Chris Vitosh, Vitosh Reporting Service

**Previous Meeting Minutes** June 8, 2022
The minutes were approved as presented on a motion and second by Commissioners Williams and Vinyard, respectively.
Roll call: Horaz-yes, Hyett-yes, Millen-yes, Olson-yes,Vinyard-yes, Williams-yes
Carried: 6-0.

**Citizen's Comments** None

**Public Hearing**
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.

Chairman Olson explained the Public Hearing procedure and there was no one present to give testimony for or against. The Public Hearing was opened at 7:02pm on a motion and second by Commissioners Vinyard and Williams, respectively.
Roll call: Hyett-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes.
Carried 6-0. The Public Hearing description was read by Mr. Olson.

*(See Court Reporter's full transcript)*

A motion was made and seconded at about 7:04pm by Mr. Williams and Mr. Vinyard, respectively, to close the Hearing. Roll call: Horaz-yes, Hyett-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 6-0.

**Unfinished Business** None

**New Business**

**1. PZC 2022-11** (See full description under Public Hearing)
No discussion was held.

**Action Item**
Text Amendment
A motion was made and seconded by Commissioners Williams and Vinyard, respectively to approve the Text Amendment, with the motion being read as follows by Mr. Williams: 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.
Roll call: Hyett-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes.
Carried 6-0.

**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 Unit 11 and Unit 9 in the Bristol Bay subdivision.

Ms. Noble said this is a request for a Final Plat, completing the subdivision with 179 dwelling units. There are 119 units in Unit 10, a reduction of 19 lots. In Unit 12, the lots will be larger and there is a reduction of 8 dwelling units, leaving 60 units. These

reductions will result in less building permit fees, however, staff has no concern and the products will be different than originally proposed. Staff is supportive of the Final Plat.

**Action Item**

Final Plat

A motion for approval was made by Commissioners Vinyard and Williams, respectively. The motion was read by Mr. Vinyard as follows: 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 4, 2022, subject to comments provided by EEI, Inc. in a letter dated May 23, 2022.
Roll call: Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes, Hyett-yes. Carried 6-0.

**Additional Business** None

**Adjournment**

There was no further business and the meeting was adjourned at 7:10pm on a unanimous voice vote.

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

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UNITED CITY OF YORKVILLE

YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION

PUBLIC HEARING

800 Game Farm Road

Yorkville, Illinois

Wednesday, July 13, 2022

7:00 p.m.

PRESENT: (In-person and via Zoom)

Mr. Jeff Olson, Chairman,

Ms. Deborah Horaz,

Mr. Richard Vinyard,

Mr. Danny Williams,

Mr. Greg Millen,

Mr. Rusty Hyett.

ALSO PRESENT: (In-person and via Zoom)

Ms. Krysti Barksdale-Noble, Community Development Director;

Mr. Jason Engberg, Senior Planner;

Ms. Marlys Young, Minute Taker.

- - - - -

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

CHAIRMAN OLSON: The purpose of the meeting is to invite testimony from members of the public regarding the proposed request that is being considered before the Commission tonight. Public testimony from persons present who wish to speak may be for or may be against the request or to ask questions of the petitioner regarding the request being heard.

Those persons wishing to testify are asked to speak clearly, one at a time, and state your name, who you are and who you work for or represent. You are also asked to sign in at the podium, if you haven't already. If you plan to speak during tonight's public hearing as a petitioner or a member of the public, please stand now, raise your right hand and repeat after me.

MR. ENGBERG: He's not part of it.

CHAIRMAN OLSON: All right, then you are all good. The order for receiving public testimony for the public hearing tonight will be

those for, those against.

May I have a motion then please to open the public hearing on Petition PZC 2022-11, Yorkville Comprehensive Plan Amendment?

MR. VINYARD: So moved.

MR. WILLIAMS: Second.

CHAIRMAN OLSON: Roll call vote on the motion, please.

MS. YOUNG: Yes. Hyett.

MR. HYETT: Yes.

MS. YOUNG: Millen.

MR. MILLEN: Yes.

MS. YOUNG: Olson.

CHAIRMAN OLSON: Yes.

MS. YOUNG: Vinyard.

MR. VINYARD: Yes.

MS. YOUNG: Williams.

MR. WILLIAMS: Yes.

MS. YOUNG: And Horaz.

MS. HORAZ: Yes.

CHAIRMAN OLSON: Okay. Public hearing up for discussion tonight is PZC 2022-11, the United City of Yorkville, Kendall County, Illinois, petitioner, is proposing an amendment

to the Yorkville Comprehensive Plan to include an update to the appendix to reclassify the property at the northwest corner of State Route 126 and Wing Road intersection from 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 of 2022.

Jason, would you like to present, please?

MR. ENGBERG: Yeah. So, as Jeff said, in April of this year there was a rezoning down on 126, near 126 and 71. It was part of the old Windmill Farms Planned Unit Development. So the City -- the parcel indicated it was for Bricolage Wellness, which is a counseling service, they bought the property and it was originally residential and they wanted to take it to and use it as their office, so it was rezoned to commercial in the B-3 and it was taken out of the Windmill Farms overall Planned Unit Development.

So as we were going through and were

trying to kind of doing this a little more proactively, similar in 2020, we added an appendix to the Comprehensive Plan with some of these types of changes.

The Comprehensive Plan is a guiding document, but it cannot foresee the future, you know, so guiding trends and things like that in the area can also help when making decisions.

So this area especially, the Windmill Farms, has seen more commercial trends in the area and that's why it was getting that rezoning, so we are just proposing to amend that existing addendum to the Comprehensive Plan, and moving this into the destination commercial land use, which is more appropriate for something in the B-3, this business aligns with that future land use, so that is -- after the public hearing I can take any more questions.

CHAIRMAN OLSON: Okay. Is there anyone present who wishes to speak in favor of the request?

(No response.)

CHAIRMAN OLSON: Okay. Is there anyone present who wishes to speak in opposition to the

request?

(No response.)

CHAIRMAN OLSON: Seeing as there are none, any questions -- I will do questions later. Since all public testimony regarding the petition has been taken, may I have a motion, please, to close the taking of testimony in this public hearing?

MR. WILLIAMS: So moved.

MR. VINYARD: Second.

CHAIRMAN OLSON: Roll call vote on the motion, please.

MS. YOUNG: Yes. Horaz.

MS. HORAZ: Yes.

MS. YOUNG: Thank you. Hyett.

MR. HYETT: Yes.

MS. YOUNG: Millen.

MR. MILLEN: Yes.

MS. YOUNG: Olson.

CHAIRMAN OLSON: Yes.

MS. YOUNG: Vinyard.

MR. VINYARD: Yes.

MS. YOUNG: And Williams.

MR. WILLIAMS: Yes.

CHAIRMAN OLSON: The public hearing portion of the meeting is closed.

(Which were all the proceedings had in the public hearing portion of the meeting.)

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STATE OF ILLINOIS )
) SS.
COUNTY OF LASALLE )

I, Christine M. Vitosh, a Certified Shorthand Reporter, do hereby certify that I transcribed the proceedings had at the pubic hearing and that the foregoing, Pages 1 through 13 inclusive, is a true, correct and complete computer-generated transcript of the proceedings had at the time and place aforesaid.

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

As certification thereof, I have hereunto set my hand this 29th day of July, A.D., 2022.

Christine M Vitosh

Christine M. Vitosh, CSR
Illinois CSR No. 084-002883

**0**

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**Yorkville** [4] - 1:18, 4:4, 4:23, 5:1
**YOUNG** [12] - 4:9, 4:11, 4:13, 4:15, 4:17, 4:19, 7:13, 7:15, 7:17, 7:19, 7:21, 7:23
**Young** [1] - 2:14

**Z**

**ZONING** [1] - 1:10
**Zoom** [2] - 2:2, 2:10

# Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, City Engineer, EEI
Date: August 3, 2022
Subject: **PZC 2022-08 Graham C Stores & Gas Station**
107 E. Stagecoach Trl. - Proposed New Fuel Station & Convenience Store
(Rezoning, Special Use, Sign Variance & Final Plat)

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**SUMMARY:**

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

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

**PROPERTY INFORMATION:**

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

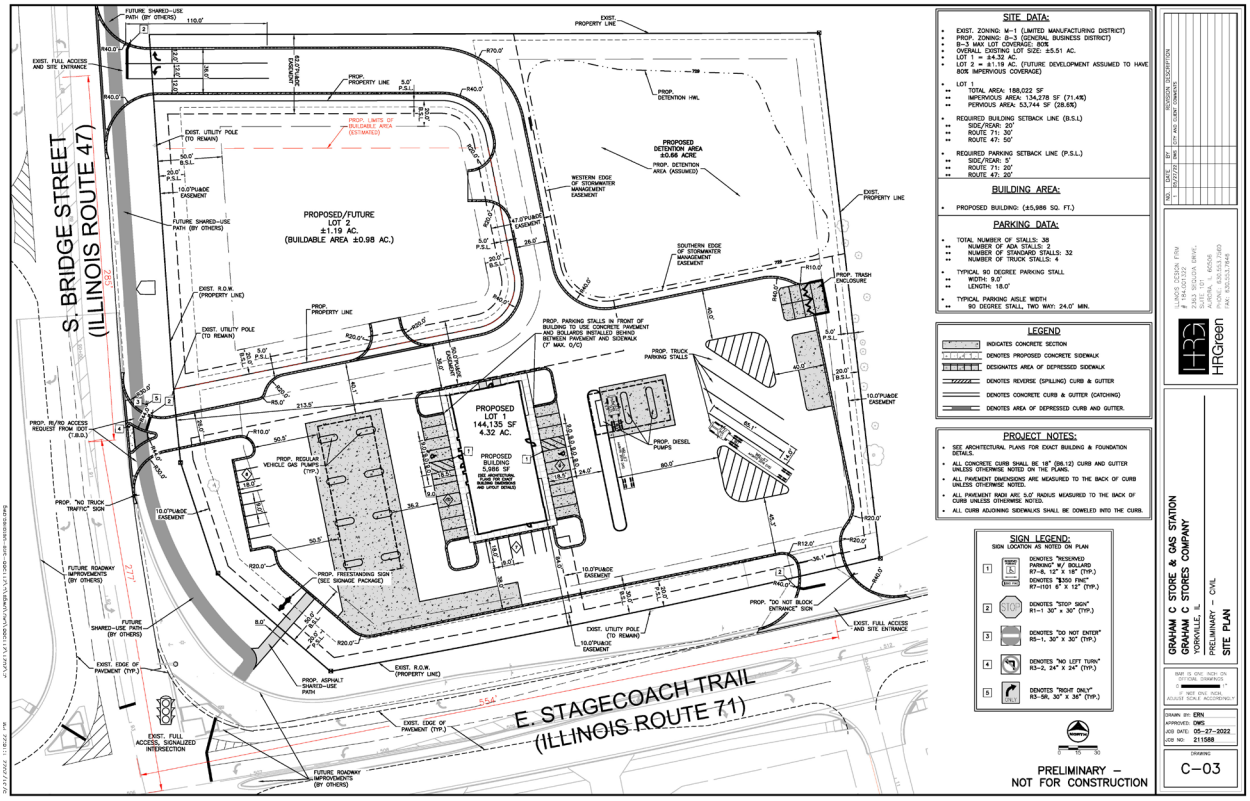


The subject property is currently zoned as M-1 Limited Manufacturing District. The following table depicts the current immediate surrounding properties' zoning and land uses:

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

## PROJECT DESCRIPTION:

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




## SITE PLAN:

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

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

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

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

*Parking and Loading*

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

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

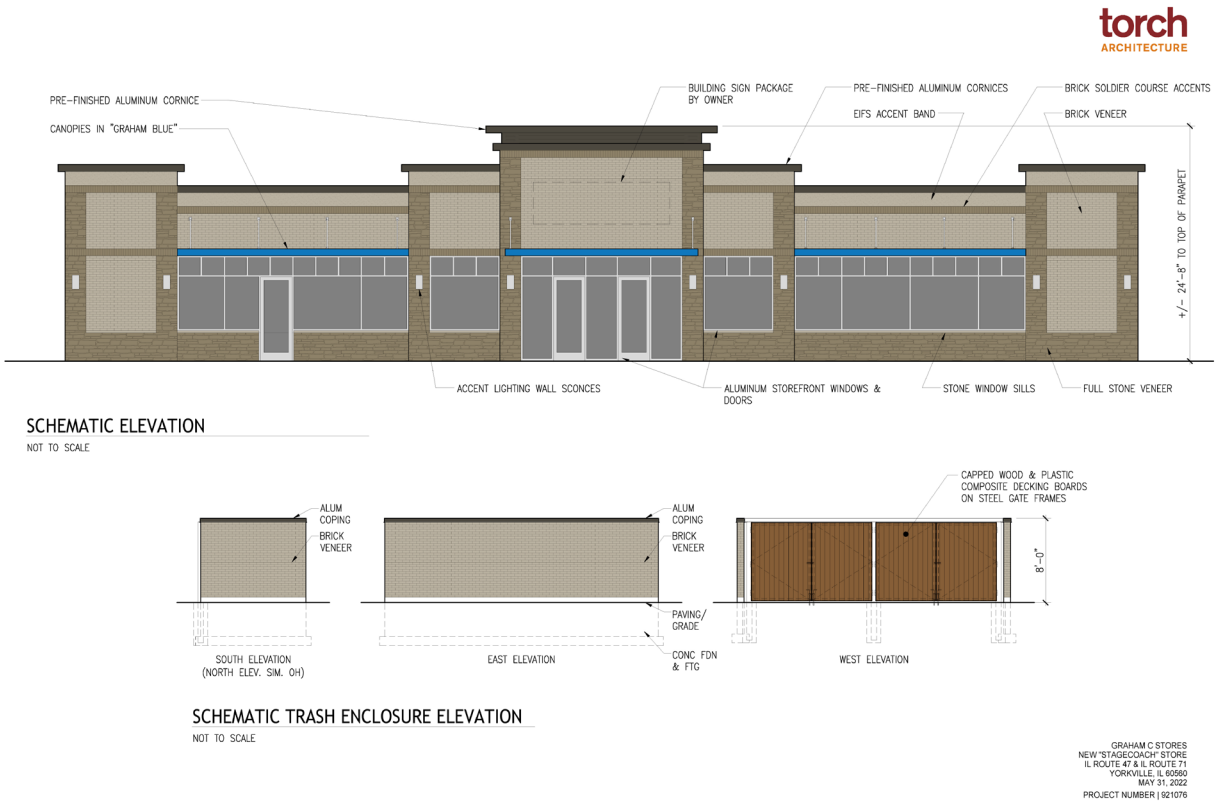
The petitioner meets the required parking lot setback of 20 feet from arterial roadways (IL Rte. 47 and IL Rte. 71), per Section 10-7-1 of the Zoning Ordinance, as indicated below:

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

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

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

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




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

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

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




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

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

*Driveways*

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

prime ingress/egress access point for semi-trucks. IDOT has also provided comments regarding driveways in a letter dated March 28, 2022 which the petitioner will need to address in order to obtain the necessary permits for commercial access on IL Rte. 47 and IL Rte. 71.

*Lighting*
A revised photometric plan dated July 8, 2022 has been provided of the proposed light standards to be installed within the parking lot area. Maximum illumination at the property line shall not exceed 0.1 foot-candle and no glare shall spill onto adjacent properties or rights of way. Section 10-16-3-D-7 of the Zoning Code requires the average foot candle to be between 2.0 and 2.5. Proposed average for "all calculation points" is 1.51, which is slightly below the code requirement. This does however, that into consideration the proposed future out lot parcel which will not be lit until it is developed. Therefore, **staff is supportive of this deviation per the City Engineer's review comments dated 8-3-22 recommending approval of the photometric plan.**

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

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

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

**COMPREHENSIVE PLAN:**

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

**FINAL PLAT LANDSCAPE PLAN REVIEW:**

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

**ECONOMIC DEVELOPMENT COMMITTTEE COMMENTS:**

The Economic Development Committee reviewed the petitioner's request at the July 5, 2022 meeting. There were concerns related to the overall area and height for the monument sign in comparison to previously approved similar fuel station signs. **Therefore, it was recommended as a condition of the special use that the fuel station/convenience store parcel has a maximum of one (1) monument sign**.

**STANDARDS FOR GRANTING A SPECIAL USE:**

Section 10-4-9-F of the City's Zoning Ordinance establishes standards for special use requests. These standards shall apply to both the request for Special Use authorization of a fuel/gasoline service station

and Planned Unit Development (PUD) modification. No special use shall be recommended by the Planning and Zoning Commission unless said commission shall find that:

1. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage or other necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission.

**The petitioner has provided written responses to these standards as part of their application (see attached) and requests inclusion of those responses into the public record at the July 13, 2022 Planning and Zoning Commission meeting.**

**STANDARDS FOR GRANTING A VARIANCE:**

The Planning and Zoning Commission must base its decision to vary, or recommend varying, the Petitioner's request for relief of the Zoning Ordinance regulation upon the following standards (Section 10-4-7-C):

1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.

2. The conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classification.

3. The alleged difficulty or hardship is caused by this title and has not been created by any person presently having an interest in the property.

4. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

5. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger to the public safety, or substantially diminish or impair property values within the neighborhood.

6. The proposed variation is consistent with the official comprehensive plan and other development standards and policies of the city.

In addition to the procedures and standards listed above regarding variations from the requirements, the Planning and Zoning Commission shall also consider the following factors in hearing testimony and making decisions regarding sign variance requests:

1. If the sign was erected legally with a sign permit.

2. If there are any unique physical characteristics of the property.

3. If there are limited available locations for signage on the property.

4. The cost to the applicant of complying with the requirements of this chapter.

5. If the sign is on or faces a street with a forty (40) mile per hour or higher speed limit.

6. If the sign is on a street with twenty thousand (20,000) or higher vehicle trips per day.

7. If the sign would be blocked by existing or required landscaping.

8. If it is a wall sign facing a public right of way without a public entrance.

**The petitioner has provided written responses to these standards as part of their application (see attached) and requests inclusion of those responses into the public record at the July 13, 2022 Planning and Zoning Commission meeting.**

**FINDINGS OF FACT FOR REZONING:**

Section 10-4-10-B of the City's Zoning Ordinance establishes criteria for findings of fact related to rezoning (map amendment) requests. When the purpose and affect is to change the zoning of a property and amend the City's Zoning Map, the Planning and Zoning Commission shall consider each of the following facts before rendering a decision on the request:

1. The existing uses and zoning of nearby property.
2. The extent to which the property values are diminished by the particular zoning restrictions.
3. The extent to which the destruction of the property values of plaintiff promotes the health, safety, morals or general welfare of the public.
4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.
5. The suitability of the subject property for the zoned purpose.
6. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.
7. The community need for the proposed use.
8. The care to which the community has undertaken to plan its land use development.

**The petitioner has provided written responses to these findings as part of their application (see attached) and requests inclusion of those responses into the public record at the July 13, 2022 Planning and Zoning Commission meeting.**

**STAFF COMMENTS:**

Staff is supportive of each requested action from Graham's C Stores Company related to the rezoning, special use authorization, sign variance, and final plat approval. The petitioner has provided staff with all the required documents and is completing additional requests by staff. Therefore, staff recommends that the following conditions be attached to the special use request:

1. **Comply with all review comments provided by EEI in a memorandum dated July 14, 2022.**
2. **Maximum of one (1) monument sign for the fuel station/convenience store parcel.**

**PROPOSED MOTIONS:**

1. Rezoning from M-1 Limited Manufacturing to B-3 General Business District
   ***In consideration of testimony presented during a Public Hearing on August 10, 2022 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for a map amendment to rezone the property located at 107 E. Stagecoach Trail from M-1 Limited Manufacturing District to B-3 General Business District and subject to {insert any additional conditions of the Planning and Zoning Commission}…***

2. Special Use for Fuel/Gasoline Service Station
   ***In consideration of testimony presented during a Public Hearing on August 10, 2022 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for Special Use authorization for a fuel/gasoline service station with a convenience store to be located at 107 E. Stagecoach Trail subject to engineering review comments provided by the City's consultant, EEI, Inc., in a letter dated July 14, 2022 and a maximum of one (1) monument sign for the fuel statin/convenience store parcel, and further subject to {insert any additional conditions of the Planning and Zoning Commission}…***

3. Sign Variance
   ***In consideration of testimony presented during a Public Hearing on August 10, 2022 and approval of the findings of fact, the Planning and Zoning Commission recommends approval of a request to vary the sign regulations contained in Section 10-20-9-A of the United City of Yorkville Zoning Ordinance to permit a free standing monument sign in a business district that is 168 square feet in sign area and 25 feet in height, as depicted in a sign plan prepared by Image FX Corp. and dated 5/31/22 and subject to {insert any additional conditions of the Planning and Zoning Commission}…***

4. Final Plat
   ***The Planning and Zoning Commission recommends approval to the City Council of a request for Final Plat of Subdivision of the Graham C Subdivision in Yorkville prepared by HR Green and date last revised July 1, 2022 and subject to {insert any additional conditions of the Planning and Zoning Commission}…***

**ATTACHMENTS:**

1. Petitioner Applications
2. Review Letter from EEI re: Photometric Plan dated 8-3-22
3. Letter from EEI dated July 14, 2022
4. Letter from HR Green dated July 1, 2022
5. Final Plat prepared by HR Green Development, LLC, revised 07/01/2022
6. Preliminary Site Plan prepared by HR Green, revised 06/28/2022
7. Truck Turning Exhibits prepared by HR Green dated June 28, 2002
8. Landscape & Tree Preservation Plans prepared by HR Green, dated June 28, 2022
9. Email response from Petitioner's Architect, Rob Costello, dated 06/01/2022
10. Photometric Plans prepared by LSI revised 07-08-2022 (Sheet 1 of 1)
11. Building Elevations prepared by Torch Architecture dated May 31, 2022
12. Sign Plans prepared by Image FX, Corp. dated 5/31/22
13. Sign Plans prepared by Blair Companies dated 06.16.20
14. IDOT letter prepared by Michael Short, Program Development Engineer dated March 28, 2022
15. Plan Council Memo dated May 5, 2022
16. Letter from EEI dated May 9, 2022

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 REZONING

**INTENT AND PURPOSE**

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

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

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

## APPLICATION PROCEDURE

**STEP 1**
**APPLICATION SUBMITTAL**

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

The following must be submitted:

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

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

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

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

**STEP 2**
**PLAN COUNCIL**

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

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

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
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# APPLICATION FOR REZONING

**STEP 3**

**ECONOMIC DEVELOPMENT COMMITTEE**

## MEETS ON THE 1ST TUESDAY OF THE MONTH

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

**STEP 4**

**PLANNING & ZONING COMMISSION**

## MEETS ON THE 2ND WEDNESDAY OF THE MONTH

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

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

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

**STEP 5**

**CITY COUNCIL**

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

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

## SUMMARY OF RESPONSIBILITIES

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

**PETITIONER**

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

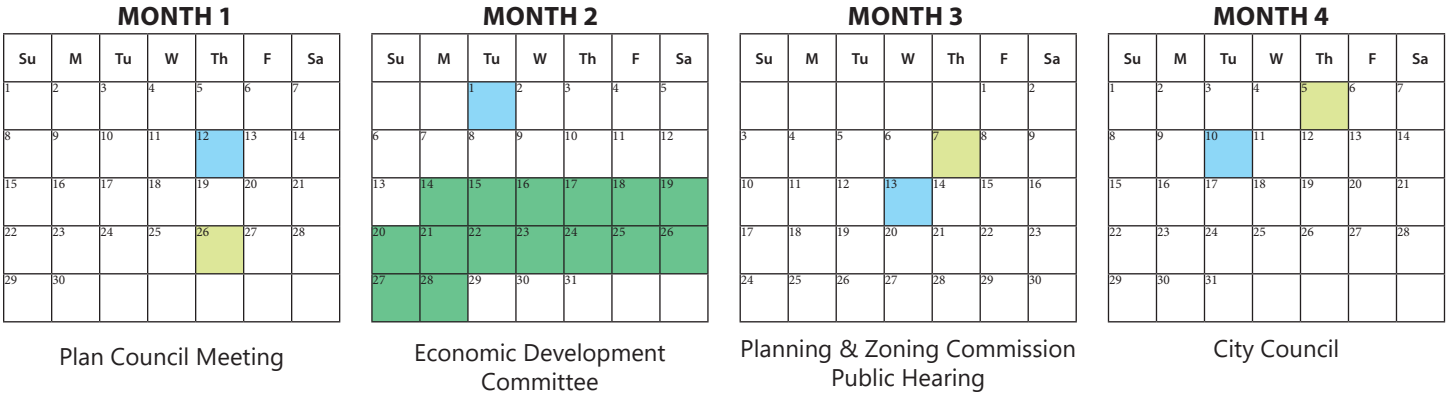
**CITY STAFF**

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

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# APPLICATION FOR REZONING

## SAMPLE MEETING SCHEDULE




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

## DORMANT APPLICATIONS

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

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

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

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

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800 Game Farm Road
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# APPLICATION FOR REZONING

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

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

# APPLICATION FOR REZONING

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

**PETITIONER INFORMATION**

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

**PROPERTY INFORMATION**

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

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

PROPERTY STREET ADDRESS: 107 E Stagecoach Trail

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

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

**ZONING AND LAND USE OF SURROUNDING PROPERTIES**

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

**KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)**

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

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# APPLICATION FOR REZONING

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

**ATTACHMENTS**

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

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

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# APPLICATION FOR REZONING

**REZONING STANDARDS**

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

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

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

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

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

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

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

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

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# APPLICATION FOR REZONING

**REZONING STANDARDS**

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

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

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

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

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

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

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

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

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# APPLICATION FOR REZONING

**REZONING STANDARDS**

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

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

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

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

**AGREEMENT**

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

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

PETITIONER SIGNATURE _____ DATE _____

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

OWNER SIGNATURE _____ DATE _____

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

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# APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

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

**PETITIONER DEPOSIT ACCOUNT FUND:**

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

**ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY**

| NAME: | COMPANY: Graham C Stores Company |
|---|---|
| MAILING ADDRESS: | |
| CITY, STATE, ZIP: | TELEPHONE: |
| EMAIL: | FAX: |

**FINANCIALLY RESPONSIBLE PARTY:**

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

PRINT NAME _____ TITLE _____

SIGNATURE* _____ DATE _____

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

**INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS**

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

**CERTIFIED MAILING**
**AFFIDAVIT**

STATE OF ILLINOIS )
) SS
COUNTY OF KENDALL )

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

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public

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

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

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

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

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

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

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

_____ _____

SIGNATURE/AUTHORIZED AGENT DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

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# APPLICATION FOR FINAL PLAT/REPLAT

**INTENT AND PURPOSE**

The purpose of this application is to allow land to be divided and distributed in a way that conforms to the City of Yorkville's standards. The process for applying for a final plat or replat allows for the review of a proposed layout of divided lots and establishes standard design specification to ensure adequate roadways for safe and efficient traffic circulation is provided; safeguard against flood damage; promotes access and availability of utilities; and requires the provision of other necessary public improvements.

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

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

## APPLICATION PROCEDURE

**STEP 1**
**APPLICATION SUBMITTAL**

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

The following must be submitted:

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

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

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

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

**STEP 2**
**PLAN COUNCIL**

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

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

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

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# APPLICATION FOR FINAL PLAT/REPLAT

**STEP 3**

**ECONOMIC DEVELOPMENT COMMITTEE**

## MEETS ON THE 1ST TUESDAY OF THE MONTH

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

**STEP 4**

**PLANNING & ZONING COMMISSION**

## MEETS ON THE 2ND WEDNESDAY OF THE MONTH

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

**STEP 5**

**CITY COUNCIL**

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

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

## SAMPLE MEETING SCHEDULE

**MONTH 1**

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

Plan Council Meeting

**MONTH 2**

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

Economic Development Committee

**MONTH 3**

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

Planning & Zoning Commission

**MONTH 4**

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

City Council

Meeting Date

Updated Materials Submitted for Meeting

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

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# APPLICATION FOR FINAL PLAT/REPLAT

## DORMANT APPLICATIONS

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

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

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

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

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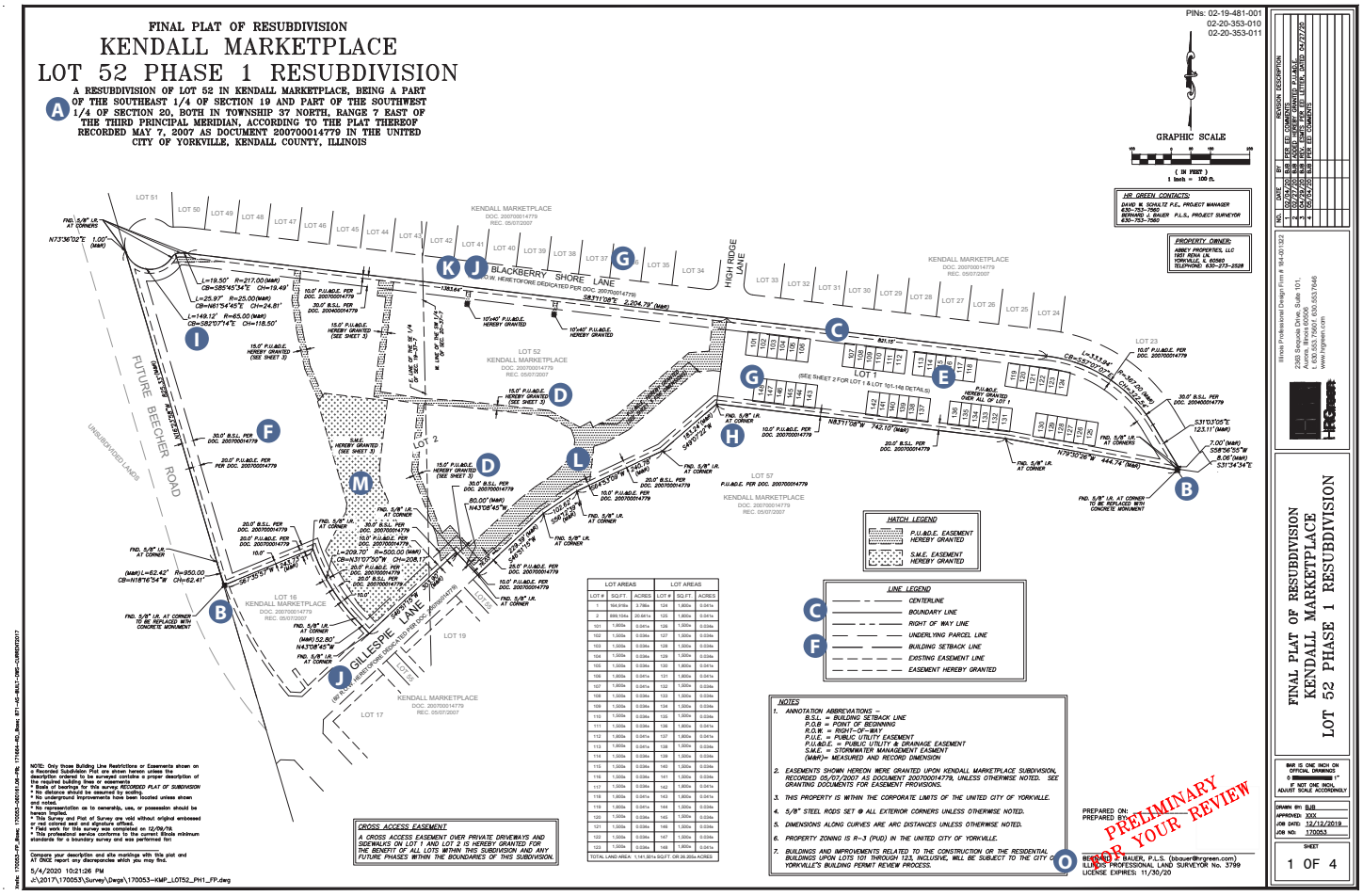
# APPLICATION FOR FINAL PLAT/REPLAT

## REQUIRED MATERIALS FOR FINAL PLAT OR SUBDIVISION PLAT

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

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

## FINAL PLAT OF RESUBDIVISION EXAMPLE



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# APPLICATION FOR FINAL PLAT/REPLAT

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

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Website: www.yorkville.il.us

# APPLICATION FOR FINAL PLAT/REPLAT

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

**PETITIONER INFORMATION**

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

**PROPERTY INFORMATION**

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

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

PROPERTY STREET ADDRESS: 107 E Stagecoach Trail

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

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

CURRENT ZONING CLASSIFICATION: M-1

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

**PROPOSED LOT AREAS AND DIMENSIONS**

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

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

**ATTACHMENTS**

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

**AGREEMENT**

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

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

PETITIONER SIGNATURE

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

OWNER SIGNATURE

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
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Fax: 630-553-7575
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# APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

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

**PETITIONER DEPOSIT ACCOUNT FUND:**

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

**ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY**

| NAME: | COMPANY: Graham C Stores Company |
|---|---|
| MAILING ADDRESS: | |
| CITY, STATE, ZIP: | TELEPHONE: |
| EMAIL: | FAX: |

**FINANCIALLY RESPONSIBLE PARTY:**

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

PRINT NAME _____ TITLE _____

SIGNATURE* _____ DATE _____

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

**INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS**

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

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# APPLICATION FOR SPECIAL USE

**INTENT AND PURPOSE**

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

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

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

## APPLICATION PROCEDURE

**STEP 1**
**APPLICATION SUBMITTAL**

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

The following must be submitted:

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

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

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

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

**STEP 2**
**PLAN COUNCIL**

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

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

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# APPLICATION FOR SPECIAL USE

**STEP 3**

**ECONOMIC DEVELOPMENT COMMITTEE**

## MEETS ON THE 1ST TUESDAY OF THE MONTH

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

**STEP 4**

**PLANNING & ZONING COMMISSION**

## MEETS ON THE 2ND WEDNESDAY OF THE MONTH

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

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

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

**STEP 5**

**CITY COUNCIL**

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

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

## SUMMARY OF RESPONSIBILITIES

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

**PETITIONER**

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

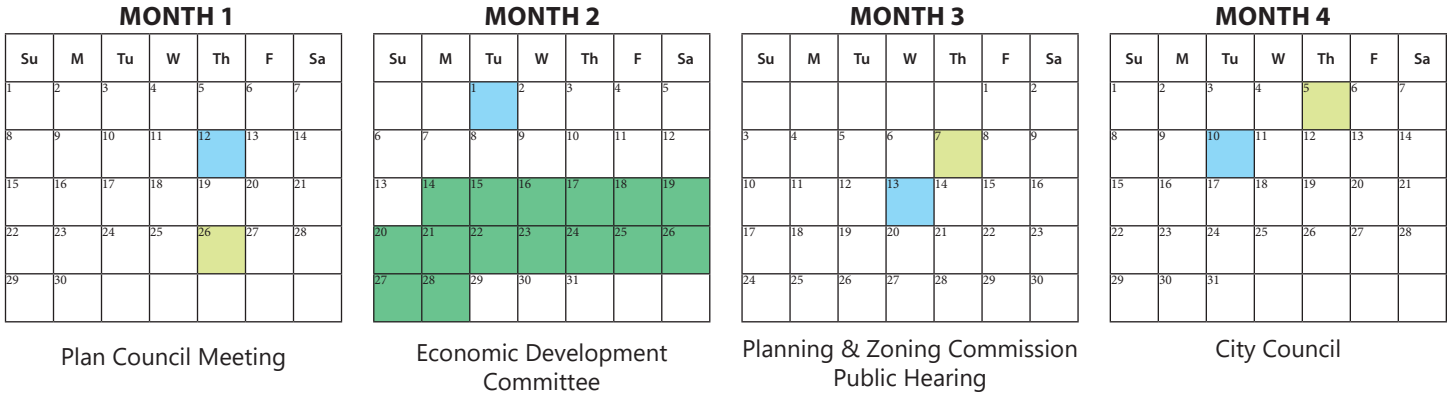
**CITY STAFF**

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

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# APPLICATION FOR SPECIAL USE

## SAMPLE MEETING SCHEDULE




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

## DORMANT APPLICATIONS

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

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

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

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

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# APPLICATION FOR SPECIAL USE

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

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# APPLICATION FOR SPECIAL USE

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

**PETITIONER INFORMATION**

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

**PROPERTY INFORMATION**

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

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

PROPERTY STREET ADDRESS: 107 E Stagecoach Trail

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

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

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

REQUESTED SPECIAL USE:

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

**ZONING AND LAND USE OF SURROUNDING PROPERTIES**

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

**KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)**

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

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# APPLICATION FOR SPECIAL USE

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

**ATTACHMENTS**

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

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

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# APPLICATION FOR SPECIAL USE

**SPECIAL USE STANDARDS**

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

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

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

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

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

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

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

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

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# APPLICATION FOR SPECIAL USE

**SPECIAL USE STANDARDS**

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

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

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

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

**AGREEMENT**

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

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

PETITIONER SIGNATURE _____ DATE _____

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

OWNER SIGNATURE _____ DATE _____

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

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# APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

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

**PETITIONER DEPOSIT ACCOUNT FUND:**

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**ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY**

| NAME: | COMPANY: Graham C Stores Company |
|---|---|
| MAILING ADDRESS: | |
| CITY, STATE, ZIP: | TELEPHONE: |
| EMAIL: | FAX: |

**FINANCIALLY RESPONSIBLE PARTY:**

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

PRINT NAME _____ TITLE _____

SIGNATURE* _____ DATE _____

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

**INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS**

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

**CERTIFIED MAILING**
**AFFIDAVIT**

STATE OF ILLINOIS )
) SS
COUNTY OF KENDALL )

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

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public

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

# APPLICATION FOR PUBLIC HEARING SIGN

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

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

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

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

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

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

_____ _____

SIGNATURE/AUTHORIZED AGENT DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

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

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

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

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

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# APPLICATION FOR SIGN VARIANCE

## INTENT AND PURPOSE

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

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

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

## APPLICATION PROCEDURE

### STEP 1
**APPLICATION SUBMITTAL**

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

The following must be submitted:

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

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

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

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

### STEP 2
**PLAN COUNCIL**

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

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

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

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# APPLICATION FOR SIGN VARIANCE

## STEP 3
**ECONOMIC DEVELOPMENT COMMITTEE**

### MEETS ON THE 1ST TUESDAY OF THE MONTH

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

## STEP 4
**PLANNING & ZONING COMMISSION**

### MEETS ON THE 2ND WEDNESDAY OF THE MONTH

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

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

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

## STEP 5
**CITY COUNCIL**

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

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

## SUMMARY OF RESPONSIBILITIES

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

**PETITIONER**

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

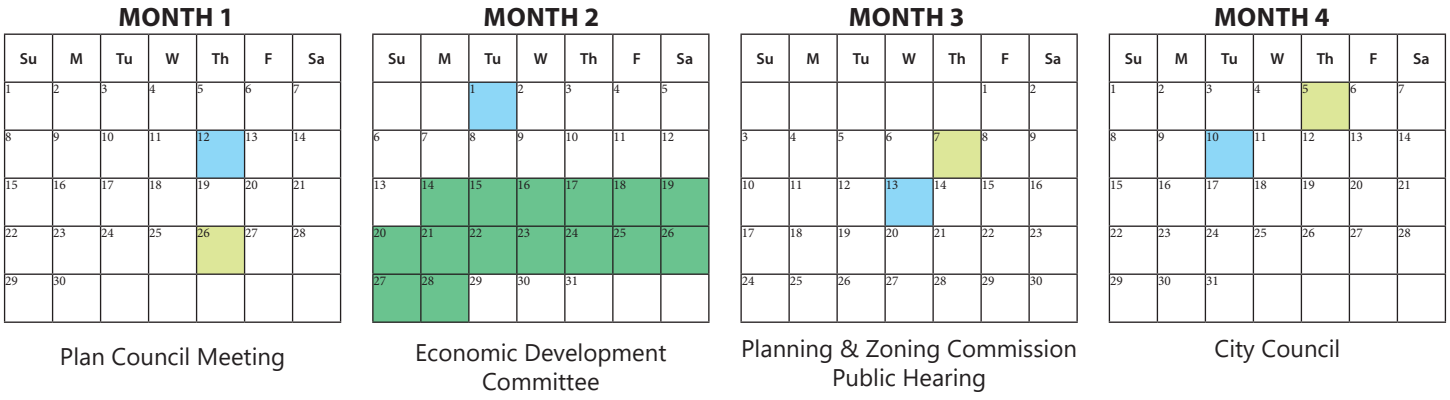
**CITY STAFF**

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

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# APPLICATION FOR SIGN VARIANCE

## SAMPLE MEETING SCHEDULE




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

## DORMANT APPLICATIONS

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

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

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

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

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# APPLICATION FOR SIGN VARIANCE

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

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# APPLICATION FOR SIGN VARIANCE

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

**PETITIONER INFORMATION**

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

**PROPERTY INFORMATION**

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

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

PROPERTY STREET ADDRESS: 107 E Stagecoach Trail

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

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

CURRENT ZONING CLASSIFICATION: M-1

**ZONING AND LAND USE OF SURROUNDING PROPERTIES**

NORTH: Kendall County Zoning (Kendall County Highway Department)

EAST: M-1 LIMITED MANUFACTURING DISTRICT

SOUTH: Roadway (Highway IL-71)

WEST: Roadway (Highway IL-47)

**KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)**

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

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# APPLICATION FOR SIGN VARIANCE

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

**ATTACHMENTS**

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

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

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# APPLICATION FOR SIGN VARIANCE

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

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

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

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

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

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

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

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# APPLICATION FOR SIGN VARIANCE

## SIGN VARIANCE STANDARDS

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

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

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

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

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

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

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

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

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# APPLICATION FOR SIGN VARIANCE

## SIGN VARIANCE STANDARDS

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

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

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

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

## AGREEMENT

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

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

PETITIONER SIGNATURE _____ DATE _____

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

OWNER SIGNATURE _____ DATE _____

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

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# APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

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

**PETITIONER DEPOSIT ACCOUNT FUND:**

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

**ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY**

| NAME: | COMPANY: Graham C Stores Company |
|---|---|
| MAILING ADDRESS: | |
| CITY, STATE, ZIP: | TELEPHONE: |
| EMAIL: | FAX: |

**FINANCIALLY RESPONSIBLE PARTY:**

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

PRINT NAME _____ TITLE _____

SIGNATURE* _____ DATE _____

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

**INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS**

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

**CERTIFIED MAILING**
**AFFIDAVIT**

STATE OF ILLINOIS )
) SS
COUNTY OF KENDALL )

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

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public

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

# APPLICATION FOR PUBLIC HEARING SIGN

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

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

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

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

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

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

_____ _____

SIGNATURE/AUTHORIZED AGENT DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

August 3, 2022

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

***Re: Graham C Stores and Gas Station***
***107 East Stagecoach Road***
***Preliminary Engineering Plan Review – 4th Submittal***
***United City of Yorkville***

Krysti:

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

- Photometric Plan dated July 8, 2022, prepared by LSi

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

1. The revised photometric/lighting plans have been reviewed and are found to be acceptable.

2. The utility plan in the engineering plan set should be updated to reflect the revised light pole locations based on the photometric plan.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/TNP/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Jason Engberg, Senior Planner (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Permit Tech (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Cyrus McMains, YBSD (via email)
Mr. David Schultz, HR Green (via email)
TNP, PGW2, EEI (Via e-mail)

July 14, 2022

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

***Re: Graham C Stores and Gas Station***
***107 East Stagecoach Road***
***Preliminary Engineering Plan Review – 3rd Submittal***
***United City of Yorkville***

Dear Krysti:

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

- Preliminary Site Plan dated June 28, 2022, prepared by HR Green
- Truck Turning Exhibits dated June 28, 2022, prepared by HR Green
- Final Plat, Revision 2 dated July 1, 2022, prepared by HR Green
- Landscape & Tree Preservation Plans dated June 28, 2022, prepared by HR Green

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

**General**

1. The engineer or developer should continue to provide all correspondence with IDOT as it relates to the proposed road connections.

2. The truck turning exhibits for the WB-67 and fire truck are acceptable.

3. A note should be added to the plans that a shared use path connection will be required with the development of lot 2. Otherwise, the Preliminary Engineering Plans have been reviewed and are found to be in general conformance with City Standards. Final Engineering Plans should be submitted for review and approval when available.

4. Landscape plan review comments from the City's review consultant are attached.

5. The revised photometric/lighting plans shall be submitted.

**Final Plat**

6. The Final Plat is in general conformance with City Standards, and we recommend approval.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/TNP/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Jason Engberg, Senior Planner (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Permit Tech (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Cyrus McMains, YBSD (via email)
Mr. David Schultz, HR Green (via email)
TNP, PGW2, EEI (Via e-mail)

# *Hey and Associates, Inc.*

Engineering, Ecology and Landscape Architecture

*8755 W. Higgins Road, Suite 853*
*Chicago, Illinois 60631*
*Phone (773) 693-9200*
*Fax (773) 693-9200*

*Milwaukee, Wisconsin* *Volo, Illinois*


July 8, 2022

Brad Sanderson, PE
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 H

Re: Landscape Plan Review
Graham C Store & Gas Station
Northeast corner of IL Route 47 (S. Bridge Street) and IL Route 71 (E. Stagecoach Trail)
City of Yorkville, IL

Dear Brad:

We have completed our second landscape plan review of the proposed Graham C Store & Gas Station located northeast of the intersection of IL Route 47 and IL Route 71 in Yorkville.

**Landscape Plan – NOT RECOMMENDED FOR APPROVAL**

For reasons described below, this landscape plan is not recommended for approval at this time. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

**Review Comments**

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

**Parkway Landscaping**

PREVIOUS COMMENTS ADDRESSED.

**Perimeter Landscaping**

This project does not directly abut residential development; therefore, these requirements are not applicable.

**Parking Lot Landscaping**

PREVIOUS COMMENTS PARTIALLY ADDRESSED. Perimeter parking lot landscaping consisting of one (1) shade tree, one (1) evergreen tree, and thirty-three (33) shrubs per one hundred (100) linear feet of parking lot adjacent to a public right-of-way are required along the southwest and south sides of the parking lot. This equates to six (6) shade trees, six (6) evergreen trees, and one hundred ninety-seven (197) shrubs. The required quantity of shrubs is not provided.

**Lot Landscaping**

PREVIOUS COMMENTS ADDRESSED.

**Stormwater Storage Basin Landscaping**

PREVIOUS COMMENTS ADDRESSED.

**Tree Preservation**

PREVIOUS COMMENTS NOT ADDRESSED. Tree preservation standards apply to all development parcels greater than five (5) acres in area, which this site is. The tree survey does not meet ordinance requirements because it lacks required details including botanic name, common name, caliper size, and general condition or health of all existing trees. Also, it appears the petitioner may be double counting proposed trees – i.e., same tree used to meet tree replacement requirements and required plantings – which is not permitted.

**General Standards**

PREVIOUS COMMENTS PARTIALLY ADDRESSED.

Proposed light poles, transformers, and other utilities must be shown on the landscape plan.

Black-eyed Susan (*Rudbeckia hirta*) is an annual or biennial, not a perennial plant. A perennial species should be specified.

Shrub/tree Planting note #4 on sheet L-03 references Colorado standards. Revise to local standards.

Hatches in the Groundcover Legend do not match those used on the plan.

Provide species lists and rates for Native Seeding and Detention Seeding.

Erosion control blanket or hydromulch should be specified for all areas to be seeded.

Provide monitoring and management specifications, including performance criteria, for Native Seeding and Detention Seeding to control weeds and ensure desirable vegetation becomes established.

**SUMMARY**

This review was based upon the following documents, pursuant to requirements of City's Landscape Ordinance.

- Tree Preservation and Landscape Plans, four (4) sheets numbered L-01, L-02, L-03, and L-04 prepared by HR Green, most recently dated 06/28/2022.

Let us know if there are any questions or comments.

Sincerely,

Tim Pollowy

Tim Pollowy, PLA, ASLA
Senior Landscape Architect

HRGreen®

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

HRGREEN.COM

May 31, 2022

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

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

Dear Ms. Barksdale-Noble:

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

General Comments:

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

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

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

    c. Landscape Plan.

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

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

<u>Preliminary Engineering Plans</u>

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

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

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

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

Preliminary Storm Water Management Report

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

Final Plat

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

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

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

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

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

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

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

Sincerely,

**HR GREEN INC.**

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

DS/dmw

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

# PRELIMINARY ENGINEERING PLANS FOR:

# GRAHAM C STORES & GAS STATION

# 107 E STAGECOACH TRAIL

## CITY OF YORKVILLE, ILLINOIS

## KENDALL COUNTY, ILLINOIS

## CLIENT CONTACT: MR. THOMAS WILLIAMSON




NOTE:

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

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

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

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

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

**PROJECT LOCATION**
PROP. ZONING: B-3

**LOCATION MAP**




NORTH

**CIVIL/SITEWORK SHEET INDEX**

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


CLIENT:

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

CIVIL ENGINEER:

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

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

SURVEYOR:

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

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


**SITE BENCHMARKS**

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

**CERTIFICATION**

PROFESSIONAL ENGINEER'S SIGN & SEAL

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

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

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

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

SEE INDEX OF SHEETS FOR INFORMATION INCLUDED BY OTHERS

HRGreen


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


PRELIMINARY - NOT FOR CONSTRUCTION

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


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


HRGreen

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

PRELIMINARY - CIVIL
**COVER SHEET**

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

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

DRAWING
C-01


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

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




PRELIMINARY - NOT FOR CONSTRUCTION

C-02
DRAWING

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

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

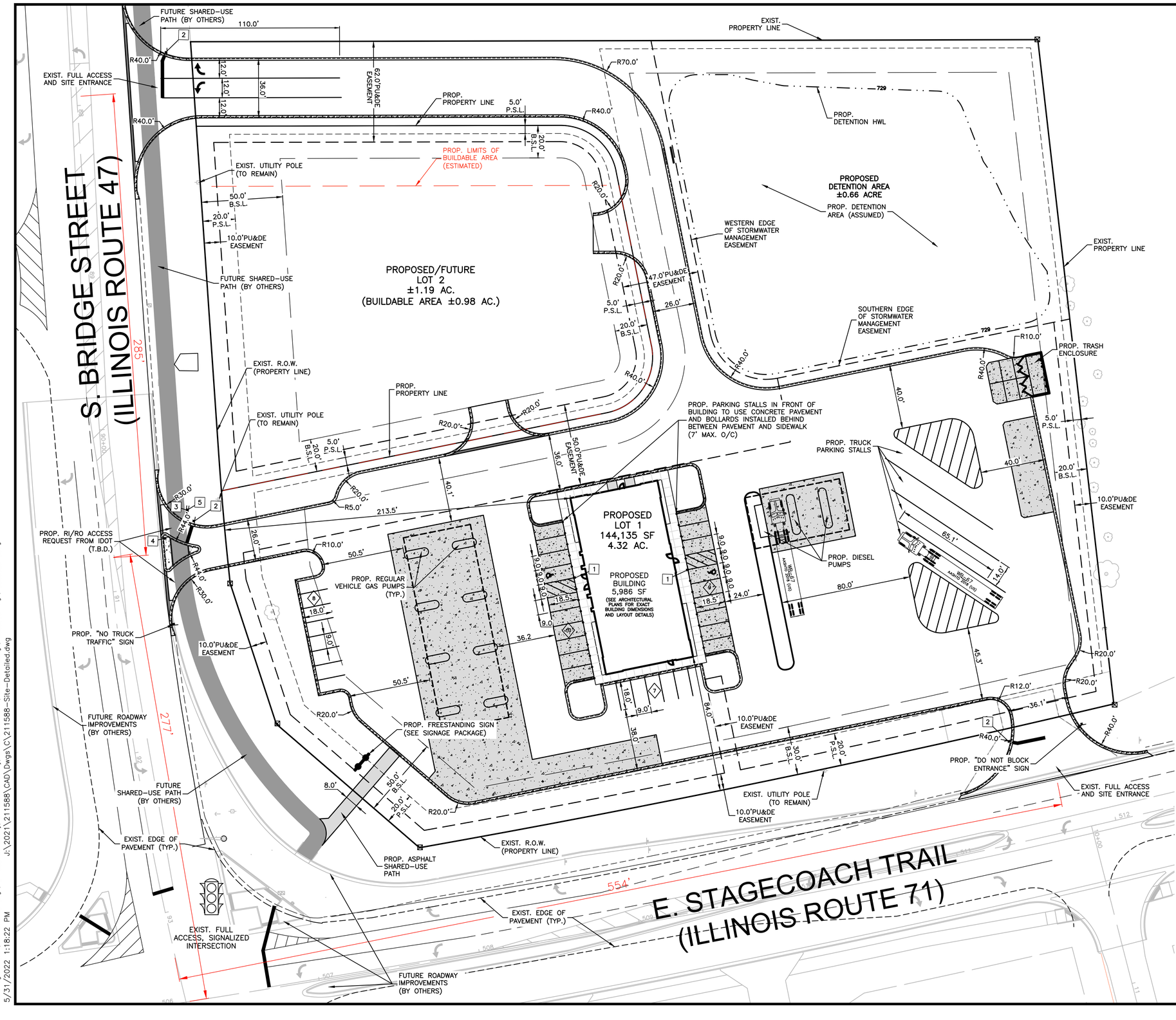
**GRAHAM C STORE & GAS STATION**
**GRAHAM C STORES COMPANY**
YORKVILLE, IL

PRELIMINARY – CIVIL

**EXISTING CONDITIONS PLAN**

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

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




## SITE DATA:

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

## BUILDING AREA:

- PROPOSED BUILDING: (±5,986 SQ. FT.)

## PARKING DATA:

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

## LEGEND

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

## PROJECT NOTES:

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

## SIGN LEGEND:

SIGN LOCATION AS NOTED ON PLAN

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

NORTH
0 15 30

PRELIMINARY – NOT FOR CONSTRUCTION

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


ILLINOIS DESIGN FIRM
# 184.001322
2363 SEQUOIA DRIVE, SUITE 101
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FAX: 630.553.7646
HRGreen


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

PRELIMINARY – CIVIL

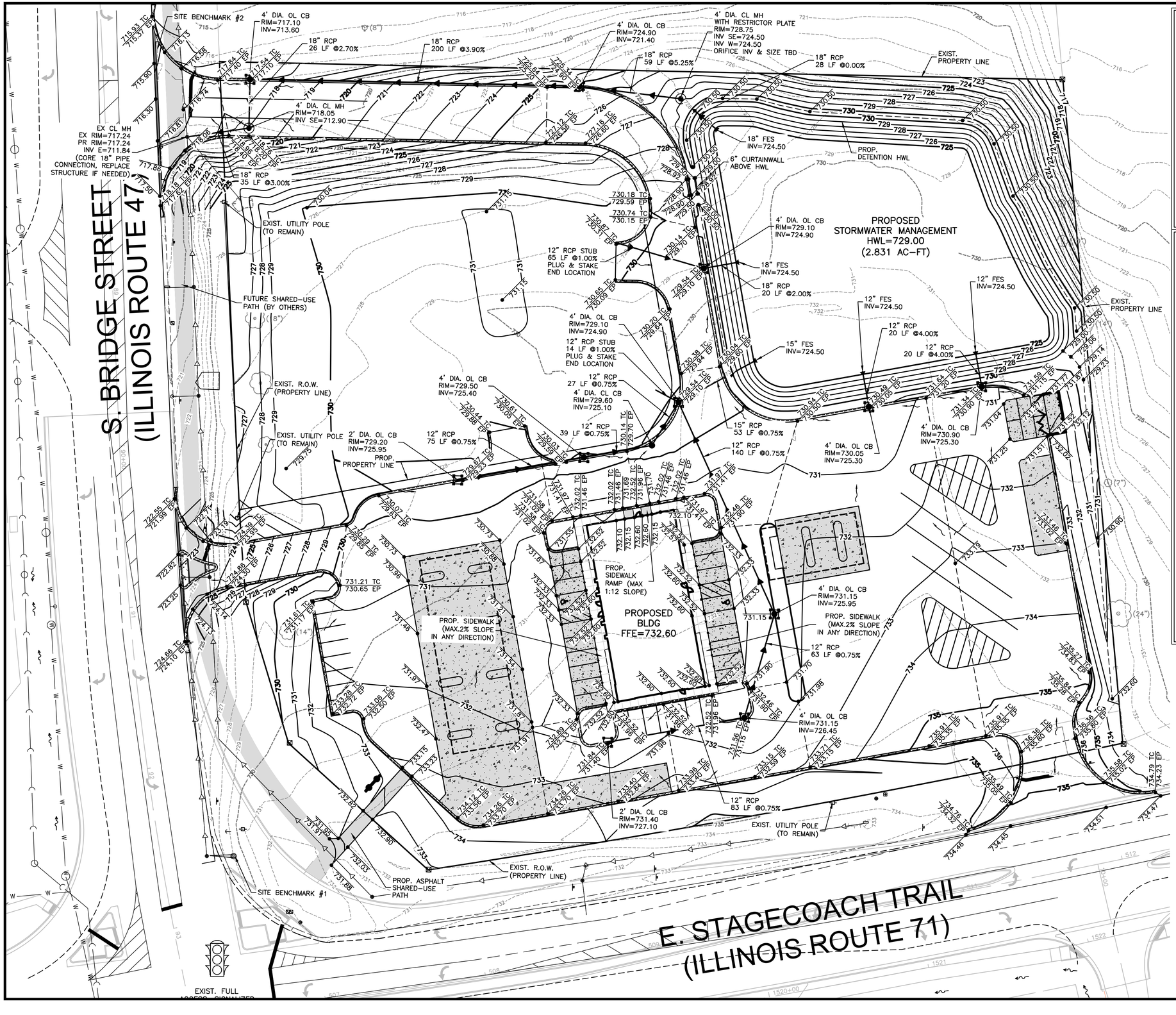
**SITE PLAN**

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

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

DRAWING
C-03


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




## LEGEND:

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

## GRADING & DRAINAGE NOTES

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

## STORM SEWER TAGS

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

NORTH

0 15 30

PRELIMINARY – NOT FOR CONSTRUCTION

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


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

HRGreen


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

PRELIMINARY – CIVIL

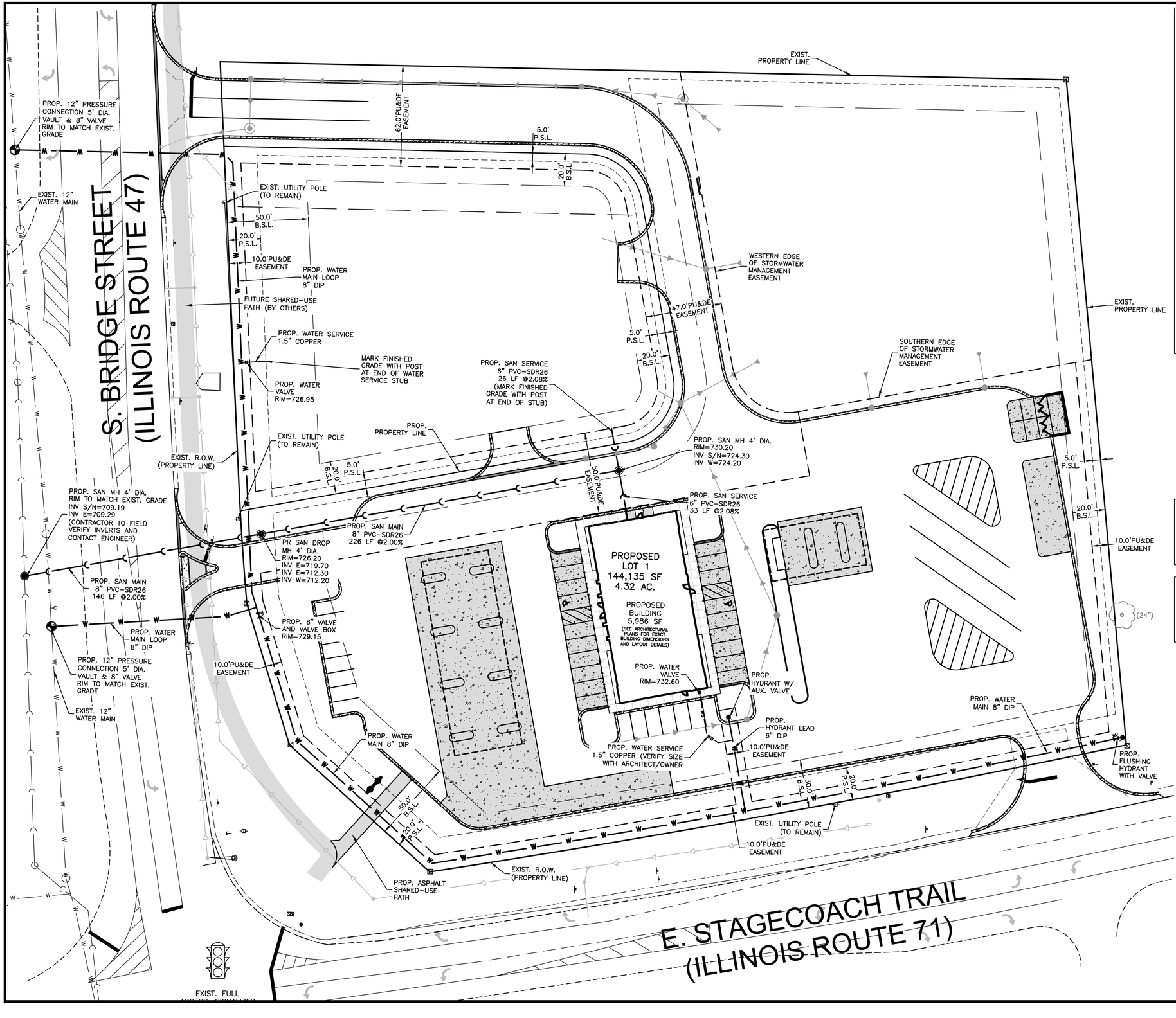
**GRADING & EROSION CONTROL PLAN**

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

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

DRAWING

C–04




## SITE UTILITY NOTES:

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

## LEGEND

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

## SANITARY SEWER TAGS

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

## WATERMAIN TAGS

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

PRELIMINARY – NOT FOR CONSTRUCTION

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

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

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

PRELIMINARY – CIVIL
**UTILITY PLAN**

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

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

DRAWING
C-05

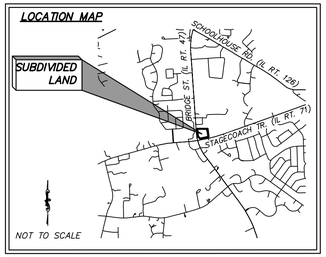
# FINAL PLAT OF SUBDIVISION

# GRAHAM C SUBDIVISION

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

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

**LOCATION MAP**




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

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

**LINE LEGEND**

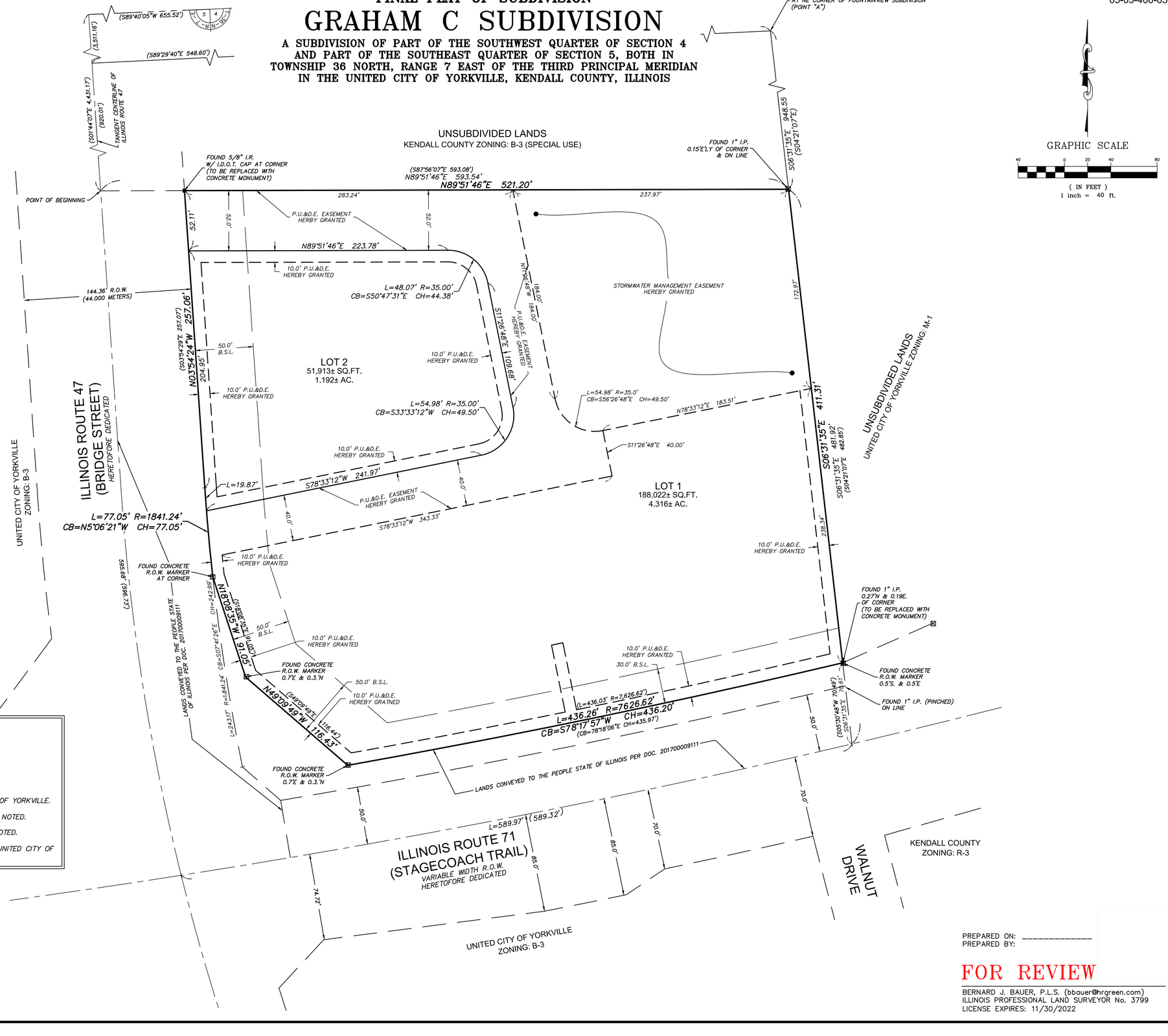
- CENTERLINE
- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- UNDERLYING PARCEL LINE
- BUILDING SETBACK LINE
- EASEMENT HEREBY GRANTED

**CROSS ACCESS EASEMENT**

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

**LAND AREAS**

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




**NOTES**

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

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

***GRAHAM C STORES***

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

5/31/2022 12:09:18 PM

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

GRAPHIC SCALE

40 0 20 40 80

( IN FEET )
1 inch = 40 ft.

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


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


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

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

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

SHEET
1 OF 2

PREPARED ON: _____
PREPARED BY:

FOR REVIEW


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


Xrefs: 211588-xC-Dsgn; 211588-Bndy_base

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

# FINAL PLAT OF SUBDIVISION
# GRAHAM C SUBDIVISION

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

## OWNERSHIP CERTIFICATE

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

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

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

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

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

_____
CORPORATION NAME

_____
COMPLETE ADDRESS

BY: _____ _____
PRESIDENT SECRETARY

_____ _____
PRINTED NAME PRINTED NAME

## NOTARY CERTIFICATE

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

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

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

_____
NOTARY PUBLIC

## COUNTY CLERK'S CERTIFICATE

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

I, _____ COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

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

ILLINOIS, THIS _____DAY OF _____ 20____.

_____
COUNTY CLERK

## I.D.O.T. CERTIFICATE

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

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

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

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

GRAHAM C STORES

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

5/31/2022 12:09:18 PM

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

Xrefs: 211588-xC-Dsgn; 211588-Bndy_base

## CITY PLANNING AND ZONING COMMISSION CERTIFICATE

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

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

_____
CHAIRMAN

## CITY ADMINISTRATOR'S CERTIFICATE

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

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

_____
CITY ADMINISTRATOR

## CITY CLERK'S CERTIFICATE

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

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No._____ AT A MEETING HELD THIS _____DAY OF_____, 20____.

_____
CITY CLERK

## CITY COUNCIL CERTIFICATE

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

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF_____, 20____.

_____
MAYOR

## CITY ENGINEER'S CERTIFICATE

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

I, _____ CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT YORKVILLE, ILLINOIS THIS _____ DAY OF _____, 20____.

_____
CITY ENGINEER

## DRAINAGE CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF KENDALL)

WE, _____, REGISTERED PROFESSIONAL ENGINEER AND _____, OWNER (OR HIS ATTORNEY) SUBMIT THE TOPOGRAPHICAL AND PROFILE STUDIES AND, TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

DATED THIS _____ DAY OF _____,20___.

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

## UTILITY EASEMENT PROVISIONS

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

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

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

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

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

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

## PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

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

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

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

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

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

## KENDALL COUNTY RIGHT TO FARM STATEMENT

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

## RECORDER'S CERTIFICATE

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

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

_____
KENDALL COUNTY RECORDER

## STORM WATER MANAGEMENT EASEMENT PROVISIONS

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

## CROSS ACCESS EASEMENT PROVISIONS

[THIS SPACE IS RESERVED FOR CROSS ACCESS EASEMENT PROVISIONS]

## SURVEYOR'S CERTIFICATE

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

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

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

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

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

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

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

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM MAP NO. 17093C0125G, BEARING AN EFFECTIVE DATE OF FEBRUARY 4, 2009. ALL OF THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

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

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

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

FOR REVIEW

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

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

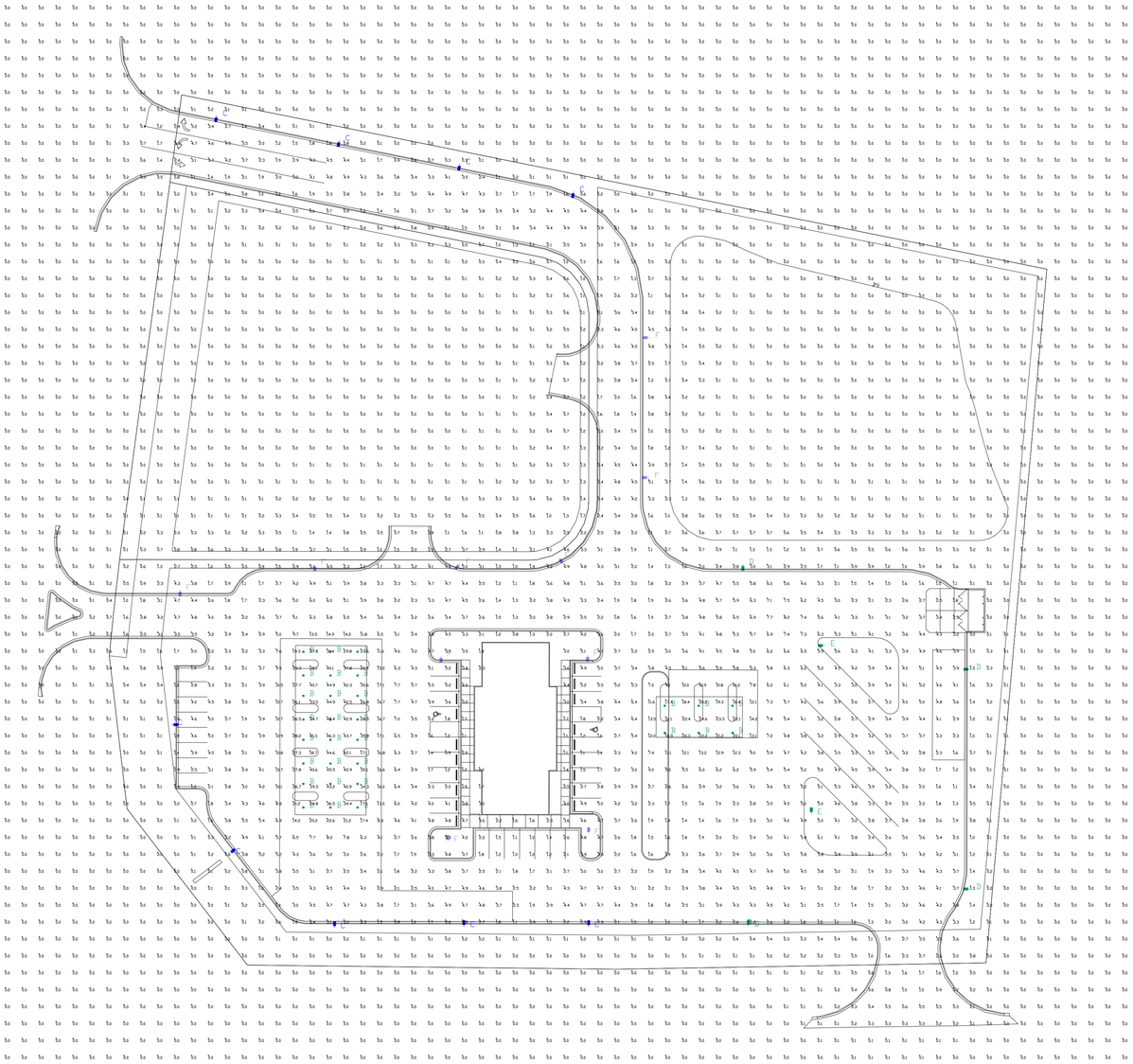

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com
HRGreen


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

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

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

SHEET
2 OF 2









| Luminaire Schedule | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | LLD | LDD | LLF | Arr. Lum. Lumens | Arr. Watts |
| | 30 | B | SINGLE | SCV-LED-10L-SC-50 MTD @ 15'GAS, 18'DIESEL | 1.000 | 1.000 | 1.000 | 10317 | 67 |
| | 9 | C | SINGLE | SLM-LED-12L-SIL-FT-50-70CRI-IL-SINGLE-16'POLE+2'BASE | 1.000 | 1.000 | 1.000 | 8193 | 85 |
| | 4 | D | SINGLE | SLM-LED-30L-SIL-FT-50-70CRI-IL-SINGLE-28'POLE+2'BASE | 1.000 | 1.000 | 1.000 | 20027 | 232 |
| | 2 | E | SINGLE | SLM-LED-30L-SIL-FT-50-70CRI-SINGLE-28'POLE+2'BASE | 1.000 | 1.000 | 1.000 | 31922 | 232 |
| | 10 | F | SINGLE | SLM-LED-12L-SIL-FT-50-70CRI | 1.000 | 1.000 | 1.000 | 12861 | 85 |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| ALL CALC POINTS | Illuminance | Fc | 1.51 | 46.3 | 0.0 | N.A. | N.A. |
| DIESEL CANOPY | Illuminance | Fc | 20.66 | 24.6 | 17.4 | 1.19 | 1.41 |
| GAS CANOPY | Illuminance | Fc | 33.60 | 46.3 | 17.1 | 1.96 | 2.71 |
| INSIDE CURB | Illuminance | Fc | 3.75 | 17.1 | 0.9 | 4.17 | 19.00 |

## PHOTOMETRIC EVALUATION
## NOT FOR CONSTRUCTION

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

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

Total Project Watts
Total Watts = 5017


1000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-4222


LIGHTING PROPOSAL LO-155466-3

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

| BY:MWE | DATE:3-10-22 | REV:07-08-22 | SHEET 1 OF 1 |
|---|---|---|---|

SCALE: 1"=40' 0 40

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

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Krysti,

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

Monument Sign

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

Photometrics

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

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

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

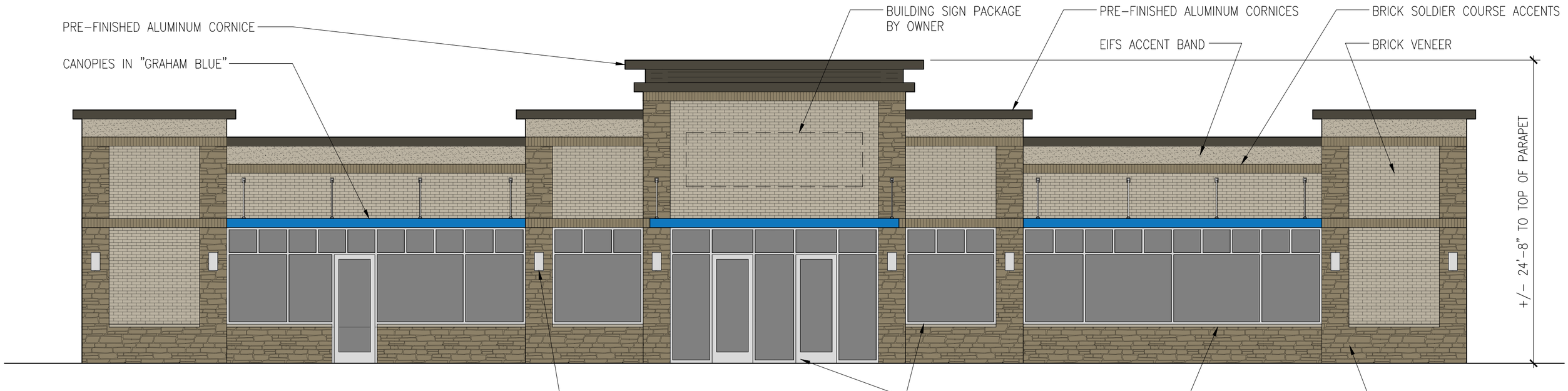
3. Review Comment – The maximum to minimum light intensity ratio should be no more than 20:1. Please confirm the minimum to maximum light intensity ratio is in conformance.
    a. Response – The lighting designer was not able to reduce the max to min intensity ratio. In the revised plan the value increased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

**Rob Costello**
Principal

torch
ARCHITECTURE

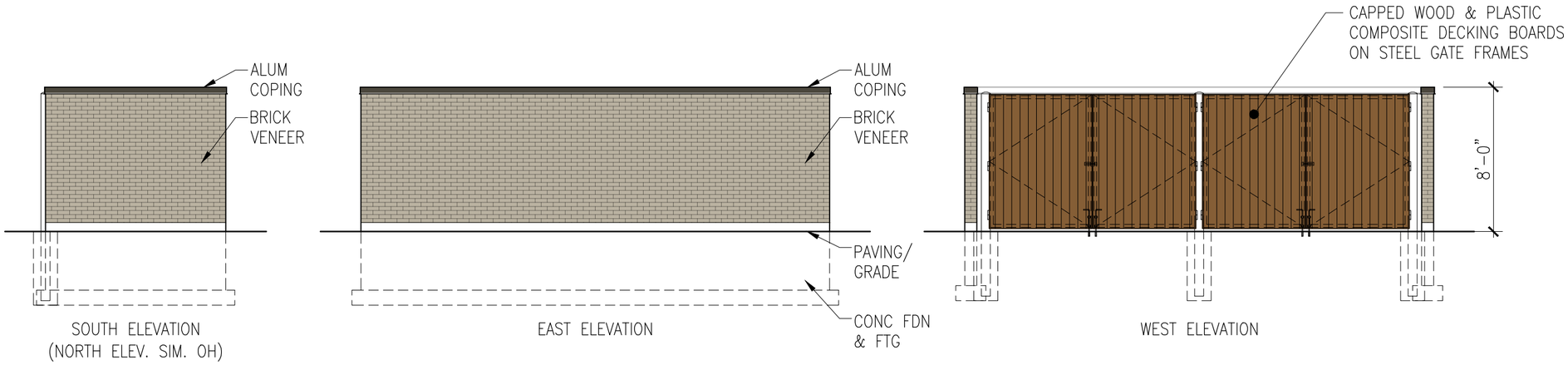
27 W Jefferson Avenue | Suite 200
Naperville, Illinois 60540
**P** 630.420.1900 **M** 847.508.7477
torcharchitecture.com | facebook.com | linkedin.com

torch
ARCHITECTURE




## SCHEMATIC ELEVATION

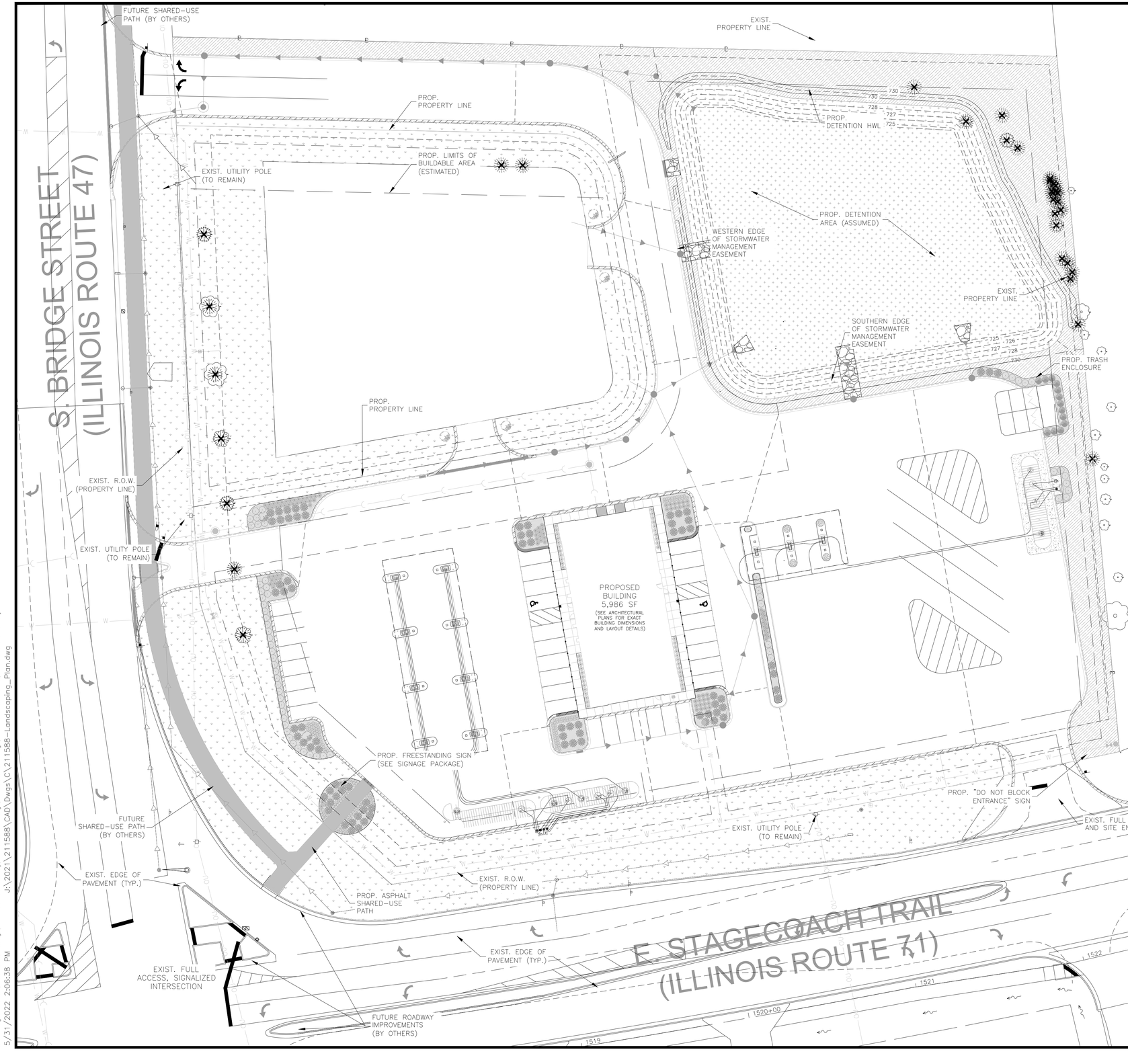
NOT TO SCALE




## SCHEMATIC TRASH ENCLOSURE ELEVATION

NOT TO SCALE

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




TREE PROTECTION KEY

EXIST. TREE TO BE PRESERVED

EXIST. TREE TO BE REMOVED

TRUNK PROTECTIVE FENCING

CRITICAL ROOT ZONE

TOTAL QUANTITIES (IN VICINITY OF DISTURBANCE AND PROPOSED IMPROVEMENTS)

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

REPLACEMENT TREES

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

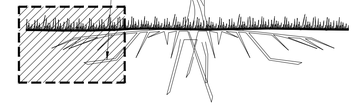
GENERAL NOTES

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

NOTES:

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

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



# TYP. ROOT PRUNING DETAIL

SCALE: NTS

NORTH

0 15 30

PRELIMINARY – NOT FOR CONSTRUCTION

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

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

HRGreen

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

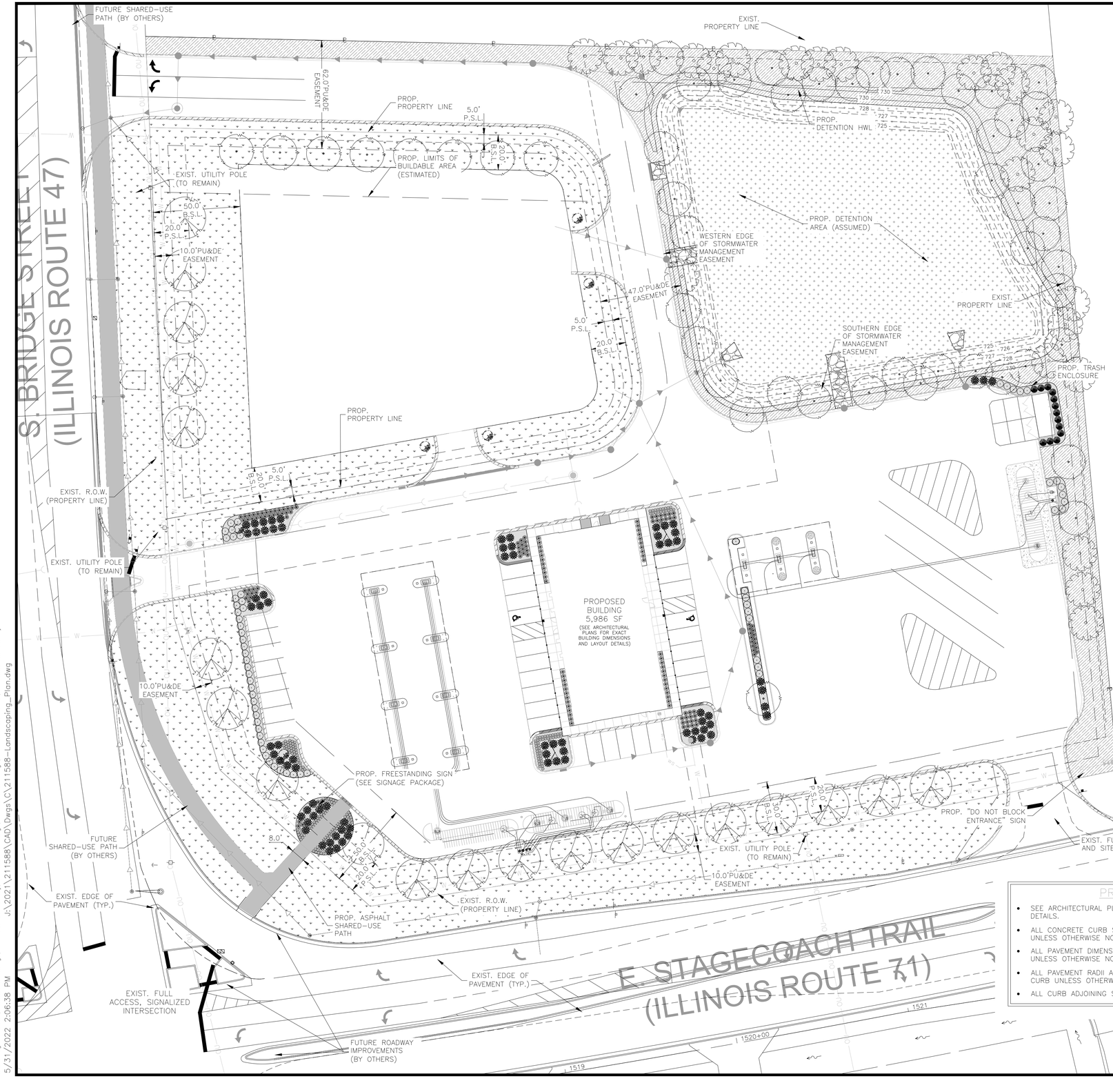
LANDSCAPE
TREE PRESERVATION PLAN

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

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

DRAWING
L–01

Xrefs: xg1-1-dv01; D160825-Design; 211588-xV-Survey; 211588-xL-Dsgn; 211588-xC-Dsgn; 211588-xC-Tanks; 211588-xC-Survey
J:\2021\211588\CAD\Dwgs\C\211588-Landscaping_Plan.dwg
5/31/2022 2:06:38 PM




SITE CALCULATIONS

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

ORDINANCE LANDSCAPE REQUIREMENTS

PARKWAY LANDSCAPING

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

869 LF / 50 = 17.38 PARKWAY TREE REQUIRED

| MATERIAL | REQUIRED | PROVIDED |
|---|---|---|
| PARKWAY TREES | 18 | 20 |

PARKING LOT

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

| MATERIAL | REQUIRED | PROVIDED |
|---|---|---|
| PARKING LOT TREES | 2 | 3 |

LOT LANDSCAPING

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

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

| MATERIAL | REQUIRED | PROVIDED |
|---|---|---|
| SHADE TREES | 24 | 75 |
| SHRUBS | 160 | 160 |

STORMWATER STORAGE BASIN LANDSCAPING

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

320 LF OF BUFFER YARD / 30 = 10.7 TREE REQUIRED

| MATERIAL | REQUIRED | PROVIDED |
|---|---|---|
| TREES | 11 | 26 |

## CONCEPT PLANT SCHEDULE

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

PROJECT NOTES:

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

NORTH
0 15 30

PRELIMINARY – NOT FOR CONSTRUCTION

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

ILLINOIS DESIGN FIRM
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GRAHAM C STORE & GAS STATION
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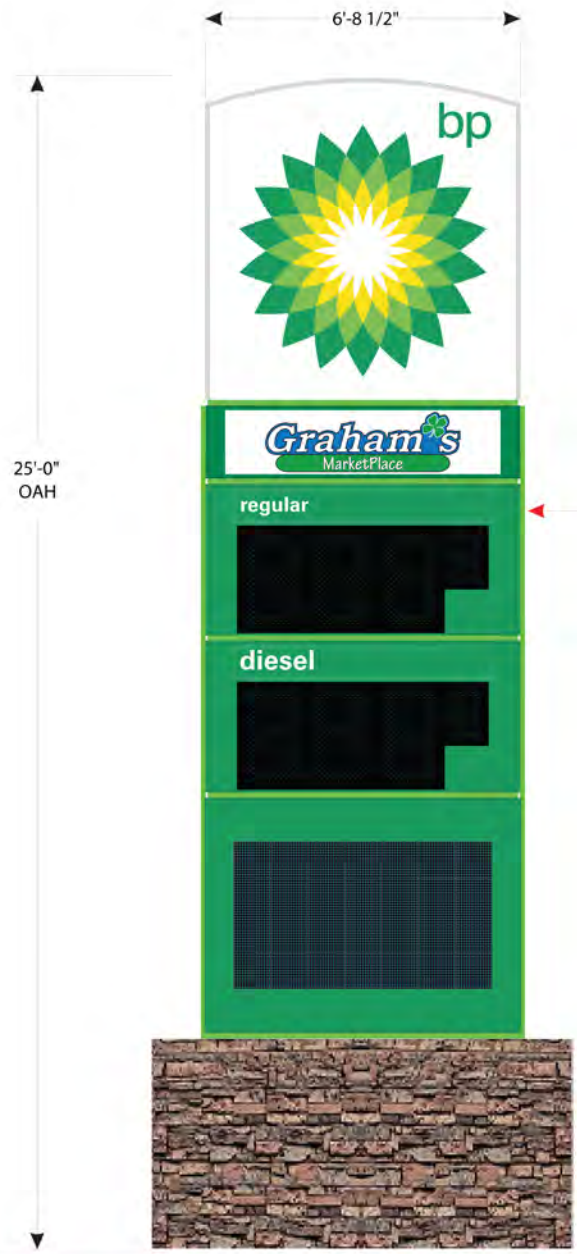
LANDSCAPE
LANDSCAPE PLAN

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

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

DRAWING
L-02

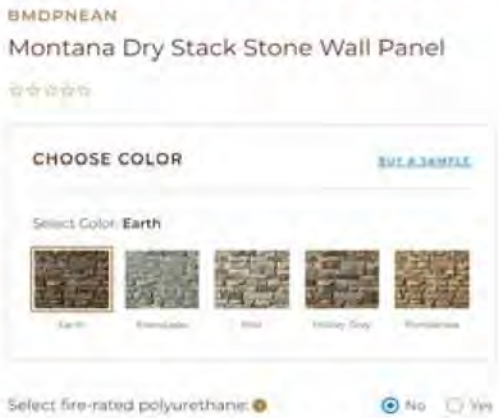
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J:\2021\211588\CAD\Dwgs\C\211588-Landscaping_Plan.dwg
5/31/2022 2:06:38 PM




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

The base will be concrete wrapped with brick




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16W 109 83rd Street
Burr Ridge, IL 60527
Phone: 630.655.2850 Fax: 630.655.2857
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Start Date:
Last Revision:

Job#: Drawing#:
Page:

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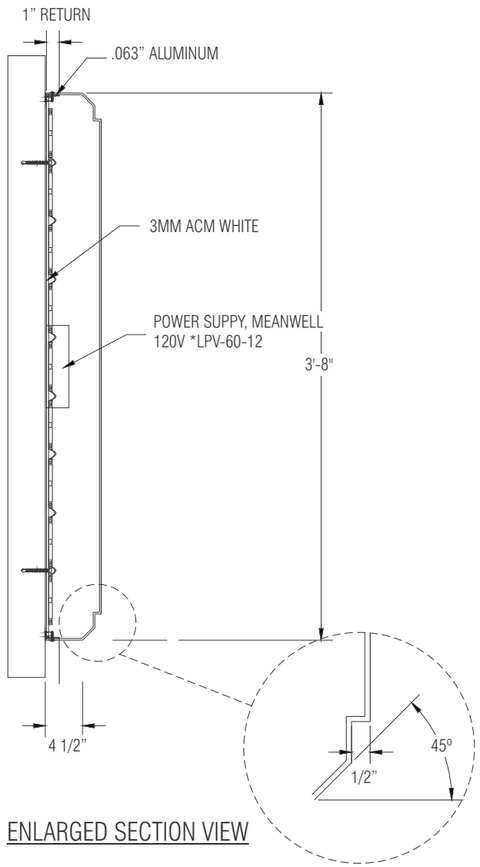
107 E Stagecoach Trail, Yorkville, IL 60560

Location: Sales Rep: Designer:

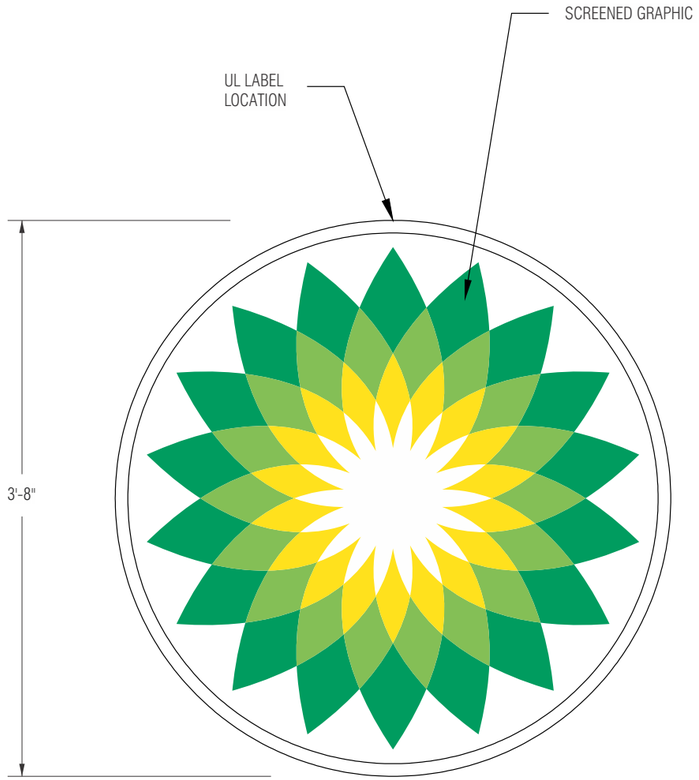
Date: 5/31/22



**NIGHT TIME VIEW**



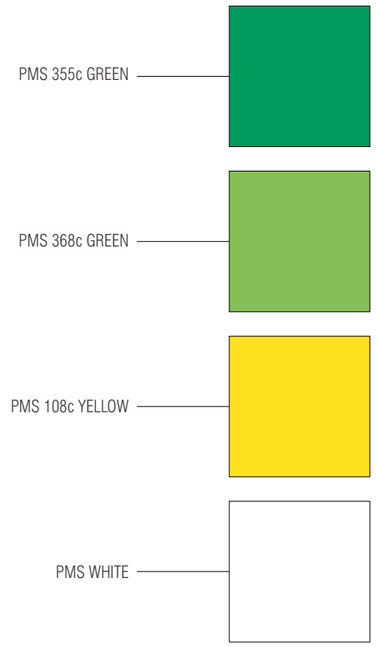

ENLARGED SECTION VIEW




**FACE VIEW**

SCALE: 1"=1'-0"

**NOTE: SEE LED DETAILS ON THE NEXT PAGE**




## SPECIFICATION:

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

## COLOR SCHEDULE:

A. SILK SCREEN

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

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ARCHITECTURAL IMAGING
SIGNS • FIXTURES • LIGHTING

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

project information

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

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

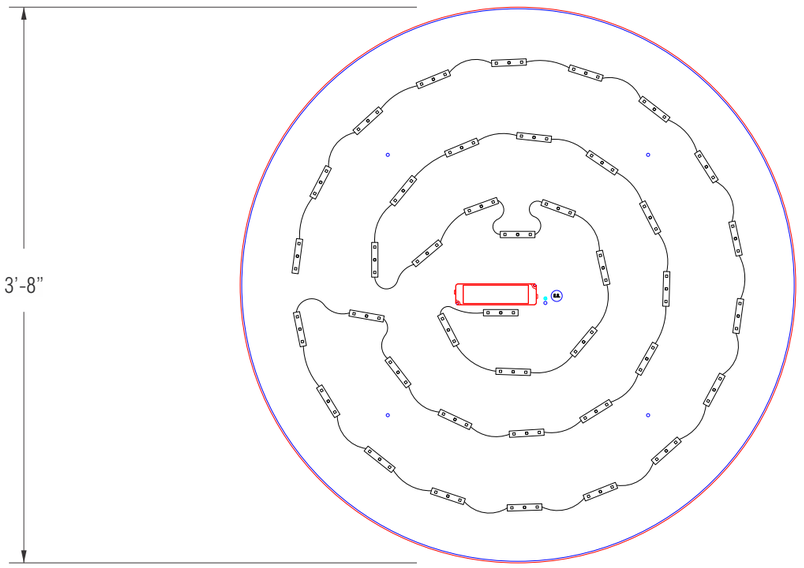
revisions

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

sign code:

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## LED DETAILS

SCALE: 1"=1'-0"

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

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


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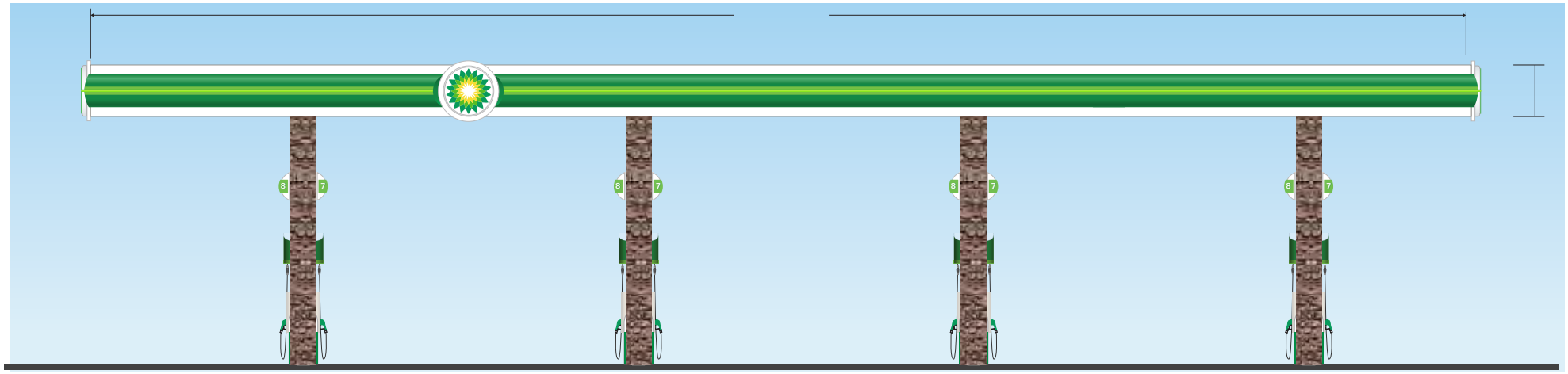
revisions

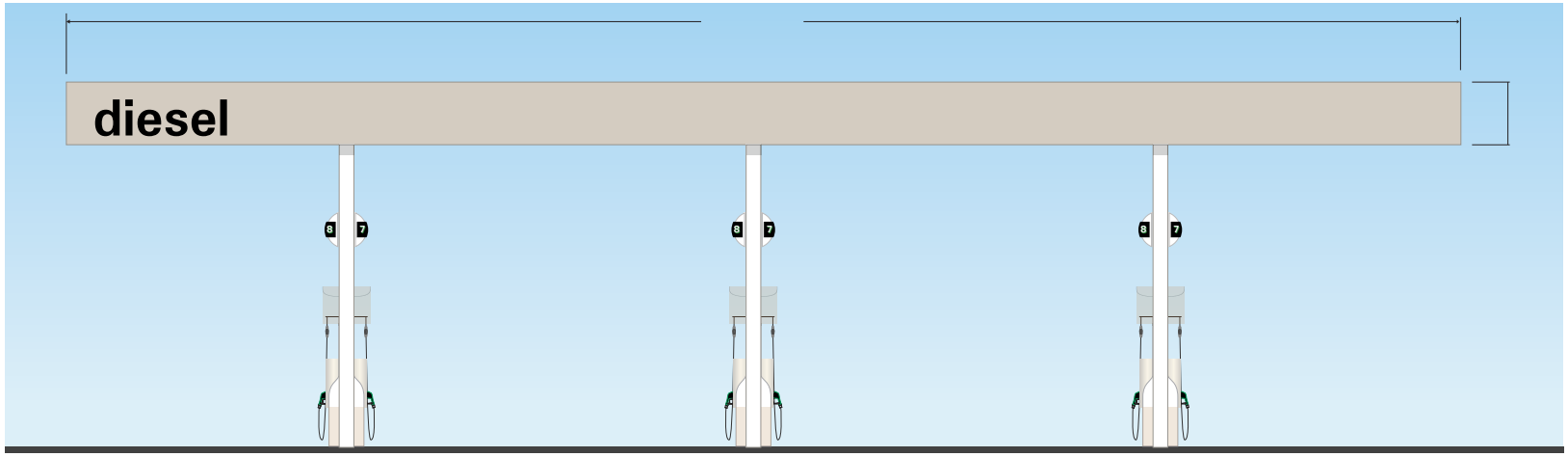
a. 06.28.16 (RD); Add Led Details
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sign code:

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

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107 E Stagecoach Trail, Yorkville, IL 60560

Location: Sales Rep: Designer:

## APPROVAL

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

Print Name _____ Title _____

Signature _____ Date _____

blair
IMAGE ELEMENTS™

REV #: 90171-17149-D

EXAMPLE

**BP**
39105 N HWY 41,
WADSWORTH, IL 60083

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

bp

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

| SCOPE OF WORK - NOT INCLUDED | |
|---|---|
| BUILDING | 1.<br>2.<br>3.<br>4. |
| CANOPY | 1.<br>2.<br>3.<br>4. |
| MID 1 | 1.<br>2.<br>3.<br>4. |
| MID 2 | 1.<br>2.<br>3.<br>4. |
| ADDITIONAL SCOPE | 1.<br>2.<br>3.<br>4. |

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

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

**BRAND STANDARD REVISION DATE:**

**2/22/19**

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

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

_____

**CUSTOMER INITIALS**

_____

**Initials**

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CLIENT: BP

ADDRESS:
39105 N HWY 41,
WADSWORTH, IL 60083

M NUMBER:
90171

DATE:
06.16.20

RENDERED:
FD

FILE NAME:
BPL 9129339-17149_20

CATEGORY:

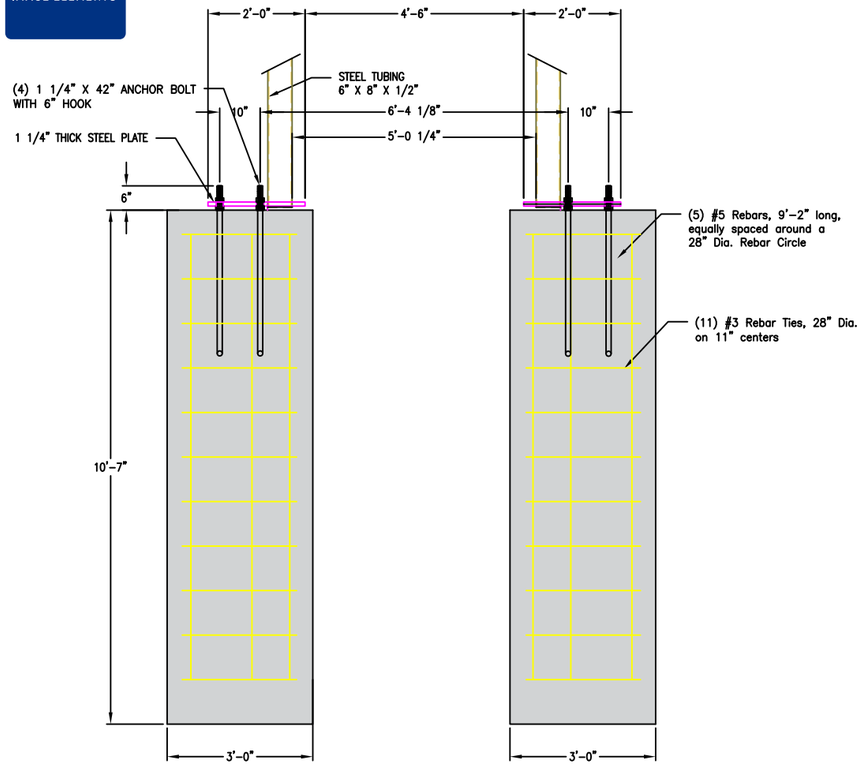
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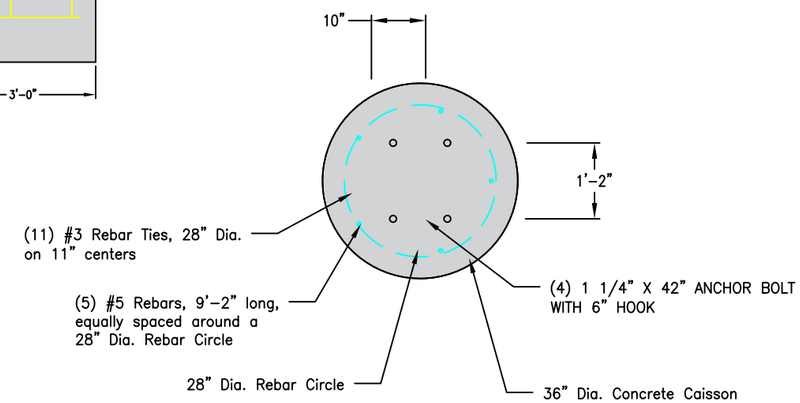
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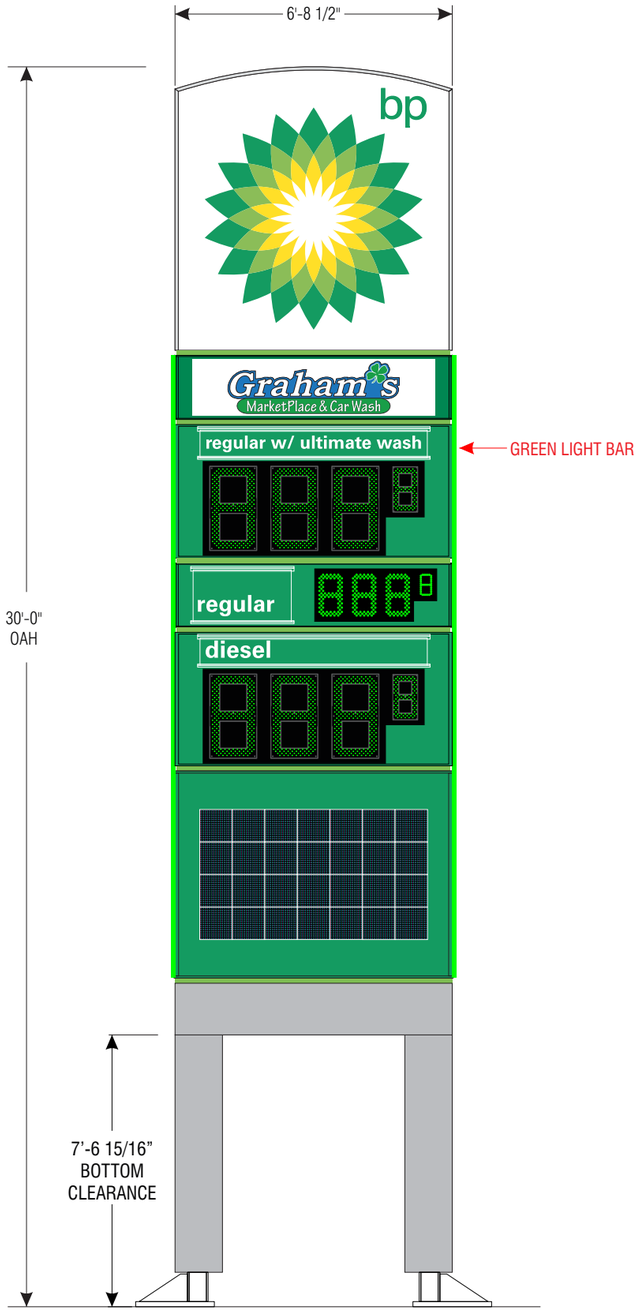
d. 07.30.20;FD: Revised diesel pricer to DH

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

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




**PROPOSED**

SCALE : 1:44

## ACTION ITEMS REQUIRED PRIOR TO PRODUCTION

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

## ADDITIONAL NOTES

**CUSTOMER INITIALS**

Initials

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CATEGORY:

**REVISION**

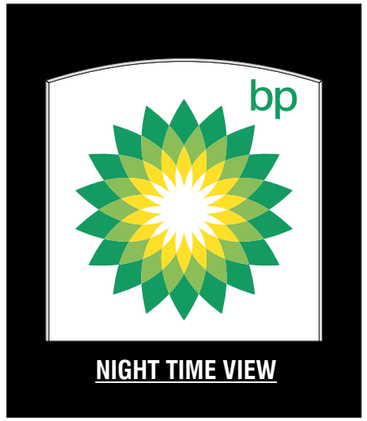
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d.07.30.20;FD: Revised diesel pricer to DH

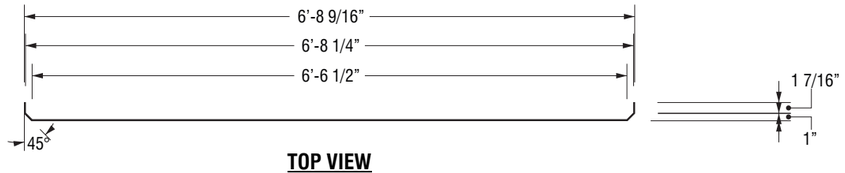
**Drawing will expire 90 days after date on cover.** If production request is sent in after 90 days, 24 hours is required to review approval.

# S-1

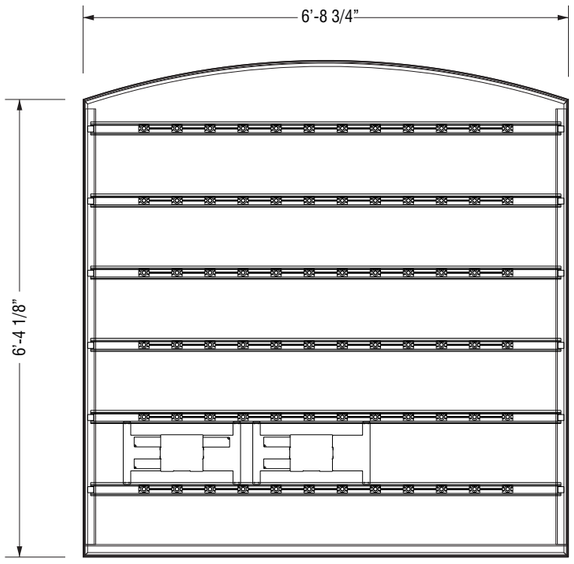
## DETAIL - BP HELIOS FACE



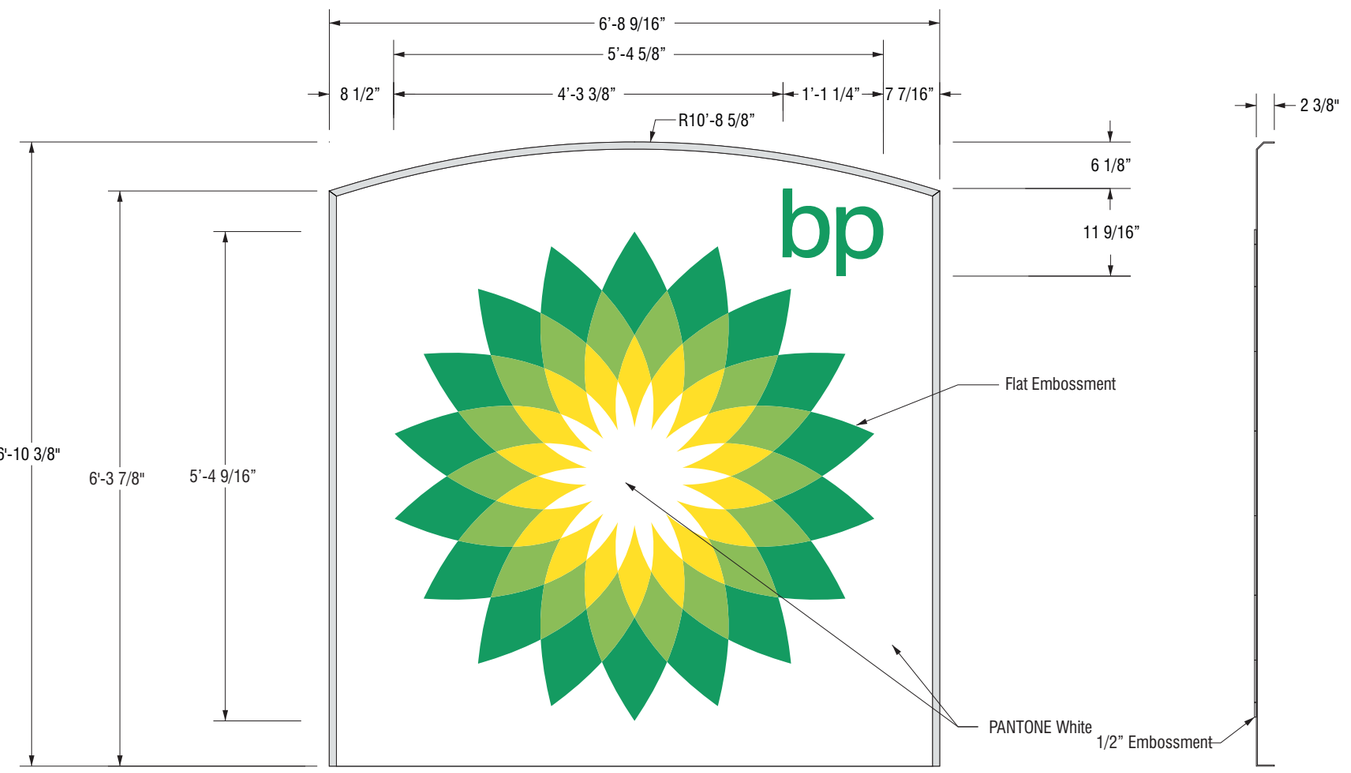

NIGHT TIME VIEW




TOP VIEW




INTERNAL ILLUMINATION




FRONT VIEW

SCALE: 1:20

SIDE VIEW

**CUSTOMER INITIALS**

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FILE NAME:
BPL 9129339-17149_20

CATEGORY:

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d. 07.10.20;FD: Revised to 4 line EMC

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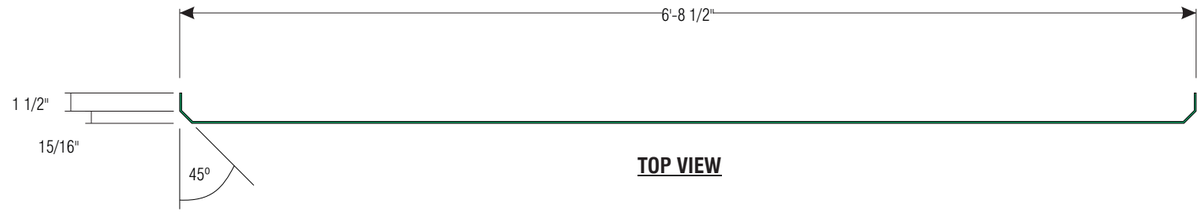
**Drawing will expire 90 days after date on cover.** If production request is sent in after 90 days, 24 hours is required to review approval.

# S-2

## DETAIL - GRAHAM'S PANEL




ILLUMINATION VIEW




TOP VIEW




FRONT VIEW

SCALE: 1"=1'-0"




SIDE VIEW

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DATE:
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RENDERED:
FD

FILE NAME:
BPL 9129339-17149_20

CATEGORY:

**REVISION**

d. 07.10.20;FD: Revised to 4 line EMC

d. 07.30.20;FD: Revised diesel pricer to DH

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

2017 nec

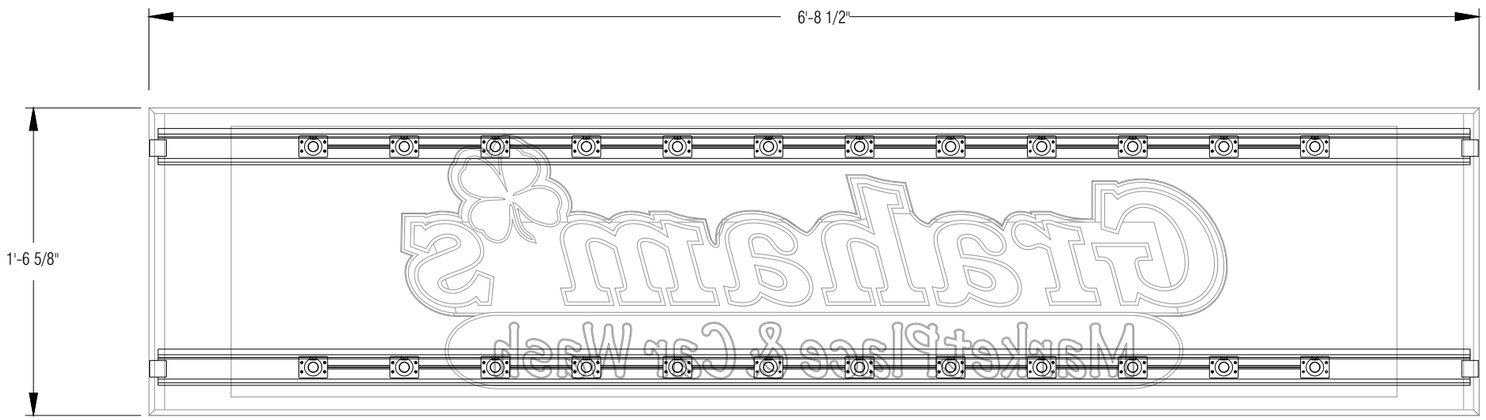
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# S-2

## DETAIL - INTERNAL ILLUMINATION




**CUSTOMER INITIALS**

Initials

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CATEGORY:

**REVISION**

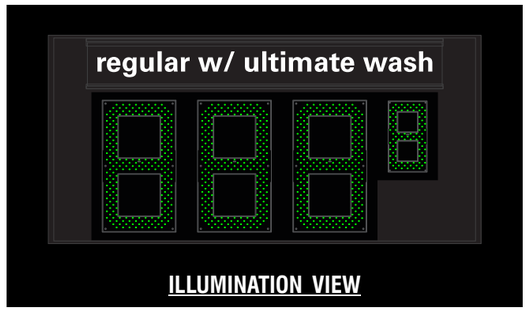
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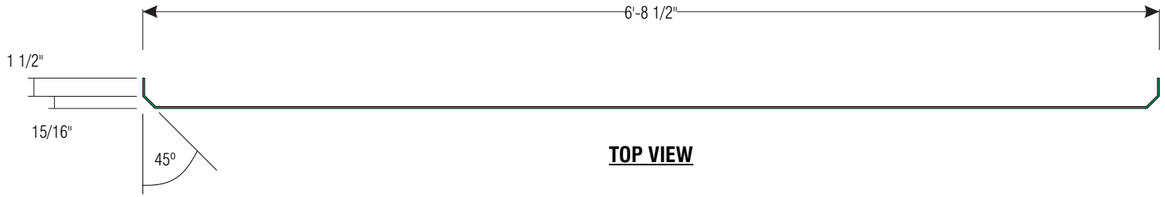
**Drawing will expire 90 days after date on cover.** If production request is sent in after 90 days, 24 hours is required to review approval.

# S-3

## DETAIL - REGULAR W/ ULTIMATE WASH PRICER



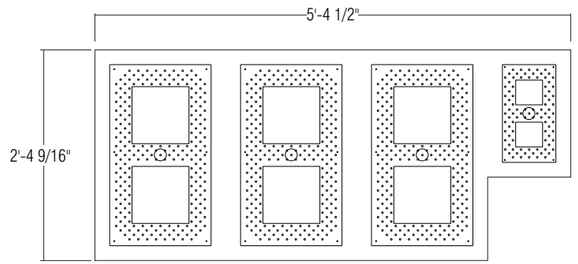

ILLUMINATION VIEW




TOP VIEW




WORDPLATE




24" EPCU 3.0 DIGITS




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




SIDE VIEW

**CUSTOMER INITIALS**

Initials

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CATEGORY:

**REVISION**

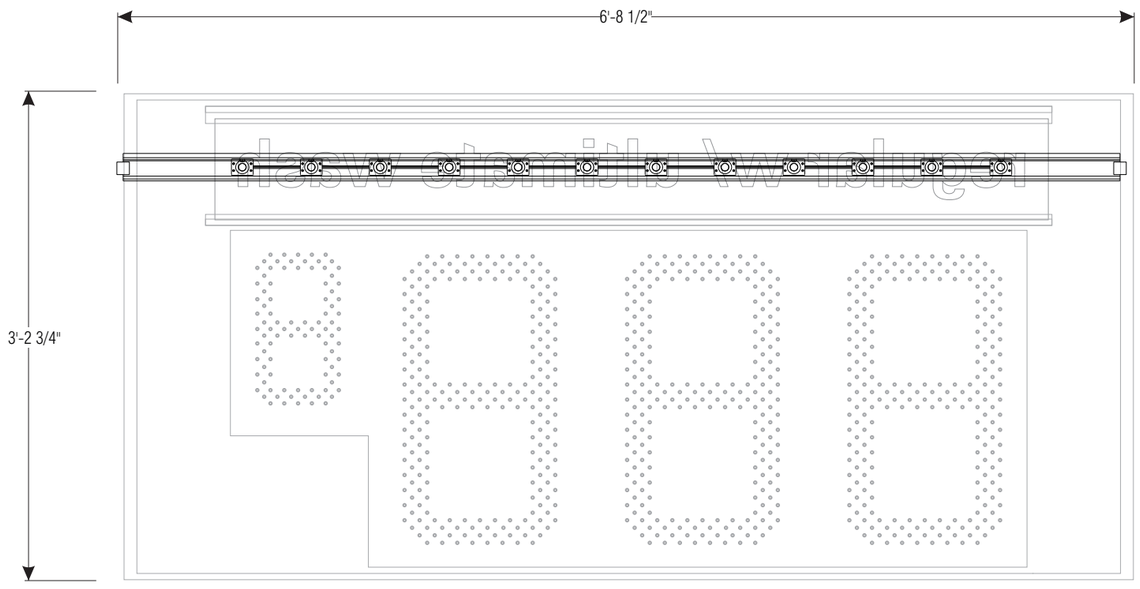
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d. 07.30.20;FD: Revised diesel pricer to DH

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# S-3

## DETAIL - INTERNAL ILLUMINATION





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FILE NAME:
BPL 9129339-17149_20

CATEGORY:

### REVISION

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2017 nec

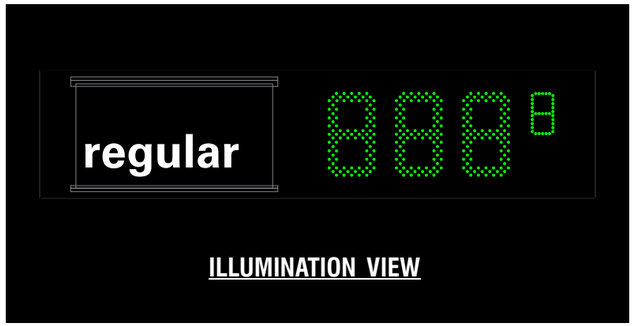
### CUSTOMER INITIALS

Initials


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# S-4

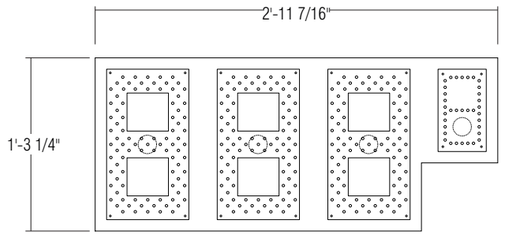
## DETAIL - BP REGULAR PRICER



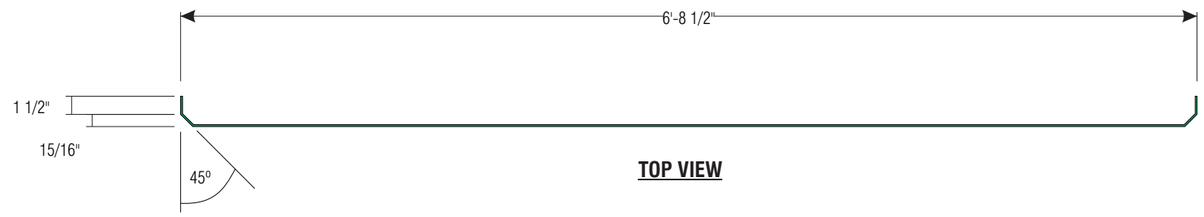

ILLUMINATION VIEW



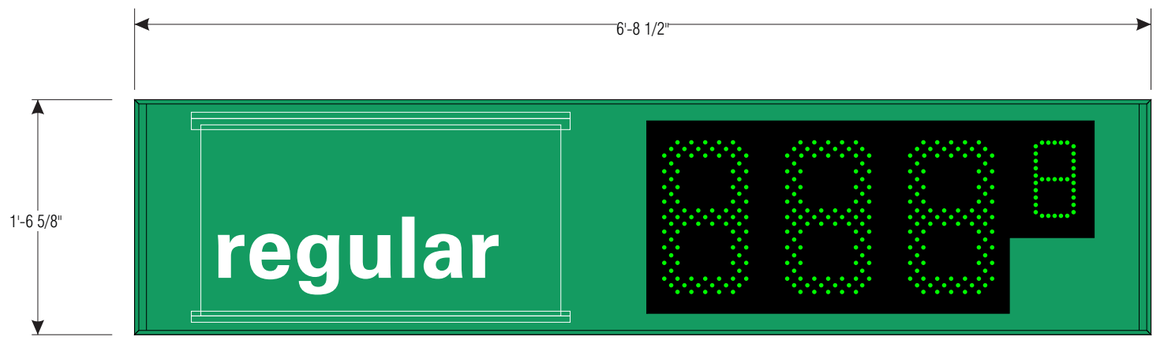

WORDPLATE (Changeable Grade)



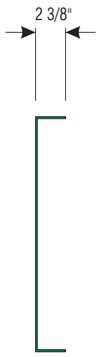

12" EPCU 3.0 DIGITS




TOP VIEW




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




SIDE VIEW


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06.16.20

RENDERED:
FD

FILE NAME:
BPL 9129339-17149_20

CATEGORY:

### REVISION

d. 07.10.20;FD: Revised to 4 line EMC

d. 07.30.20;FD: Revised diesel pricer to DH

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

2017 nec

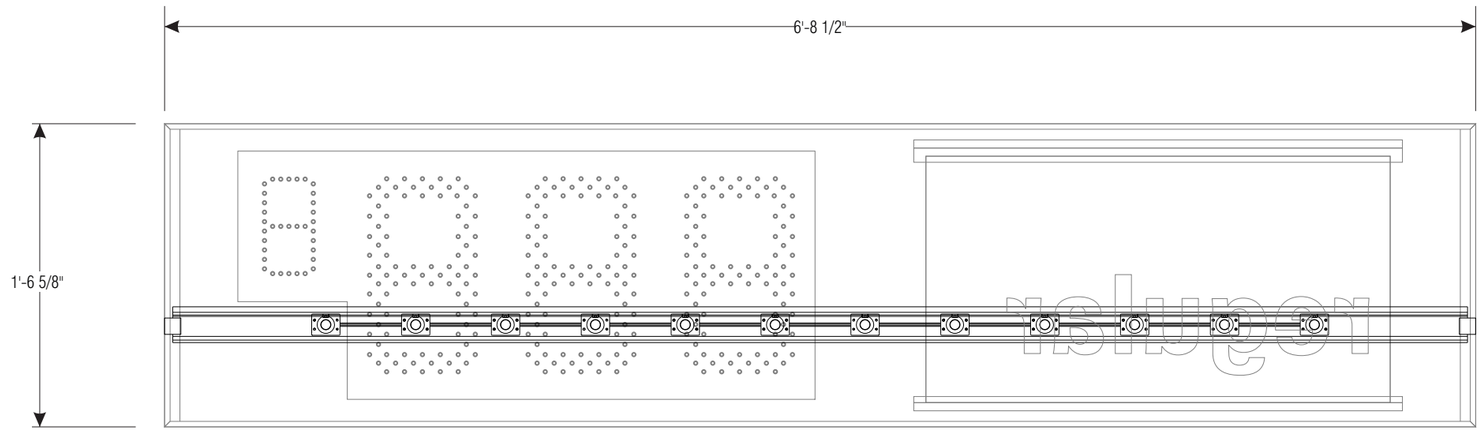
**CUSTOMER INITIALS**

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# S-4

## DETAIL - INTERNAL ILLUMINATION





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5107 Kissell Ave.
Altoona, PA 16601

**P: 814.949.8287**

F: 814.949.8293

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### PROJECT INFORMATION

CLIENT: BP

ADDRESS:
39105 N HWY 41,
WADSWORTH, IL 60083

M NUMBER:
90171

DATE:
06.16.20

RENDERED:
FD

FILE NAME:
BPL 9129339-17149_20

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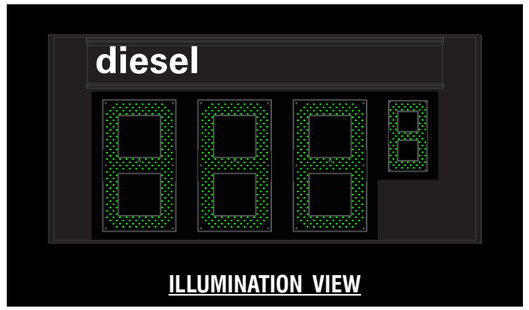
2017 nec

### CUSTOMER INITIALS

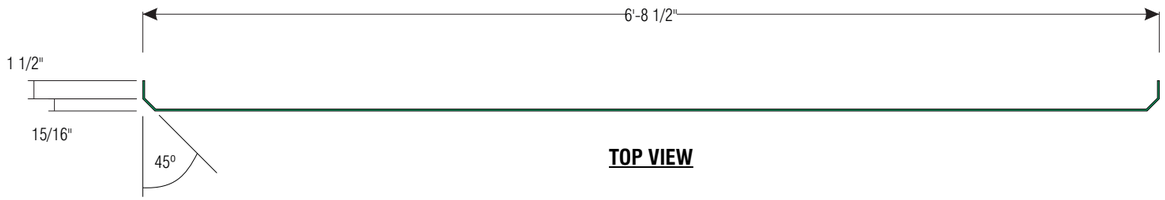
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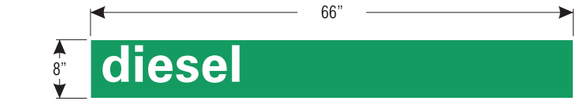
# DETAIL - DIESEL PRICER



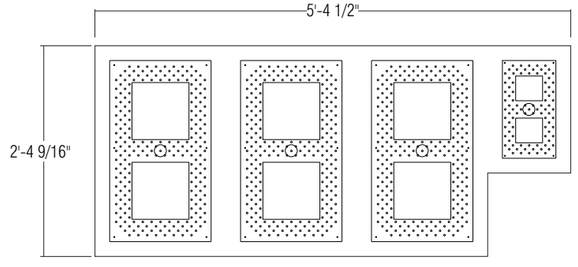

ILLUMINATION VIEW



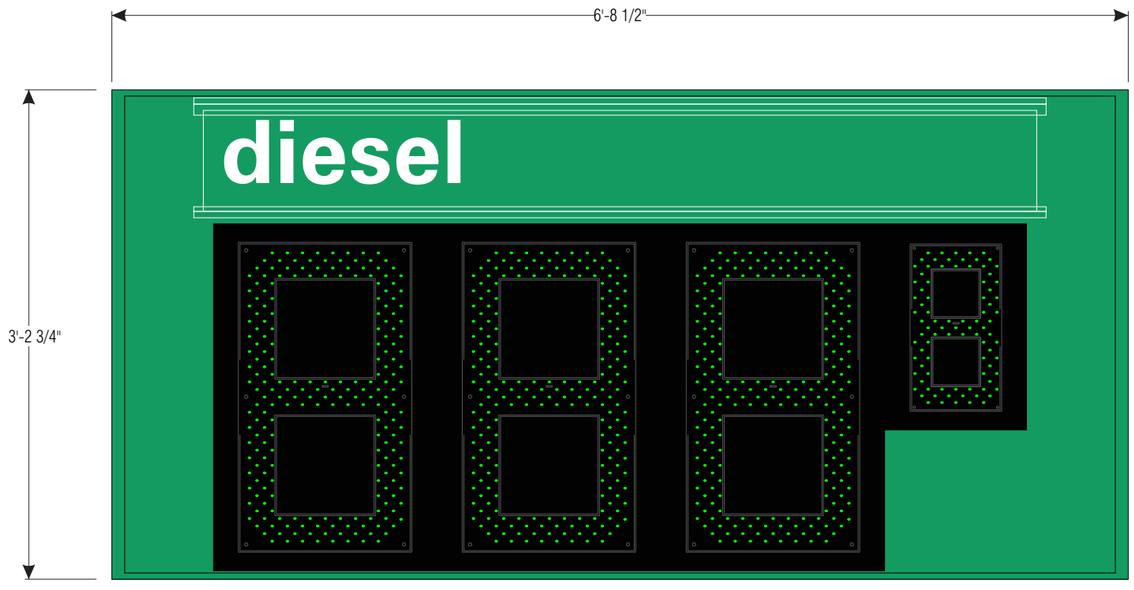

TOP VIEW




WORDPLATE




24" EPCU 3.0 DIGITS




FRONT VIEW

SCALE: 1"=1'-0"




SIDE VIEW

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IMAGE ELEMENTS™

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Altoona, PA 16601

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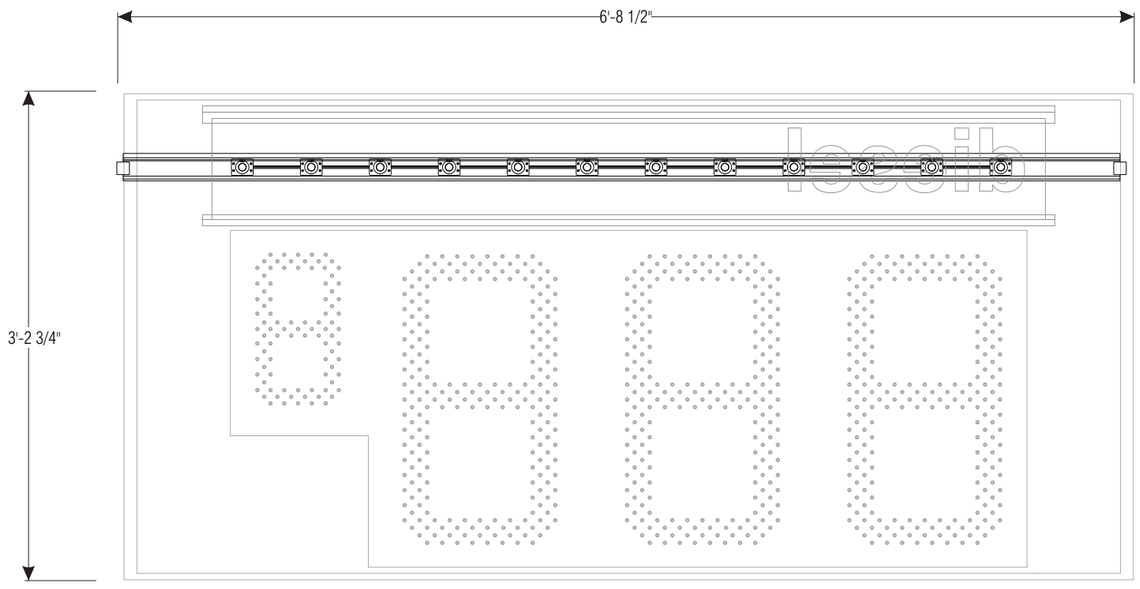
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# S-5

## DETAIL - INTERNAL ILLUMINATION





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2017 nec

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# Preliminary
# Storm Water Management

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

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

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

HRG Job: 211588

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

# INDEX

**PROJECT DESIGN NOTES AND MAPS** **TAB 1**

- Project Location Map
- Existing Conditions
- Proposed Conditions

**DRAINAGE CALCULATIONS AND RESULTS** **TAB 2**

**Storm Water Management Sizing:**

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

# TAB 1

# PROJECT DESIGN NOTES

**PROJECT LOCATION**

PROP. ZONING: B-3

# LOCATION MAP




NORTH

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




PRELIMINARY - NOT FOR CONSTRUCTION

C-02
DRAWING

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

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

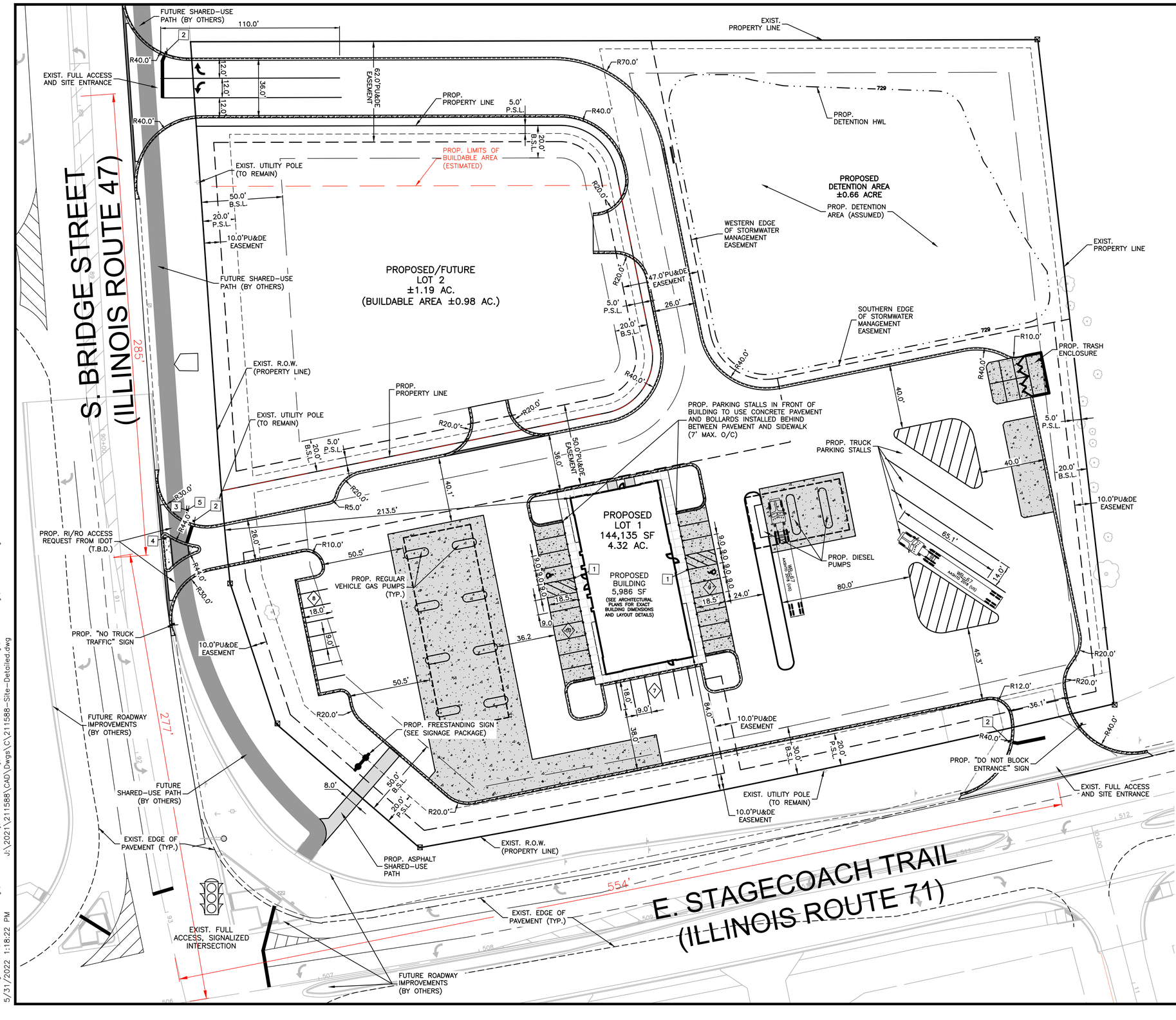
**GRAHAM C STORE & GAS STATION**
**GRAHAM C STORES COMPANY**
YORKVILLE, IL

PRELIMINARY – CIVIL

**EXISTING CONDITIONS PLAN**

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

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




## SITE DATA:

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

## BUILDING AREA:

- PROPOSED BUILDING: (±5,986 SQ. FT.)

## PARKING DATA:

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

## LEGEND

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

## PROJECT NOTES:

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

## SIGN LEGEND:

SIGN LOCATION AS NOTED ON PLAN

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

NORTH
0 15 30

PRELIMINARY – NOT FOR CONSTRUCTION

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


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


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

PRELIMINARY – CIVIL

**SITE PLAN**

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

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

DRAWING
C-03


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

# DESIGN NOTES

## EXISTING CONDITIONS:

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

## PROPOSED CONDITIONS:

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

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

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

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

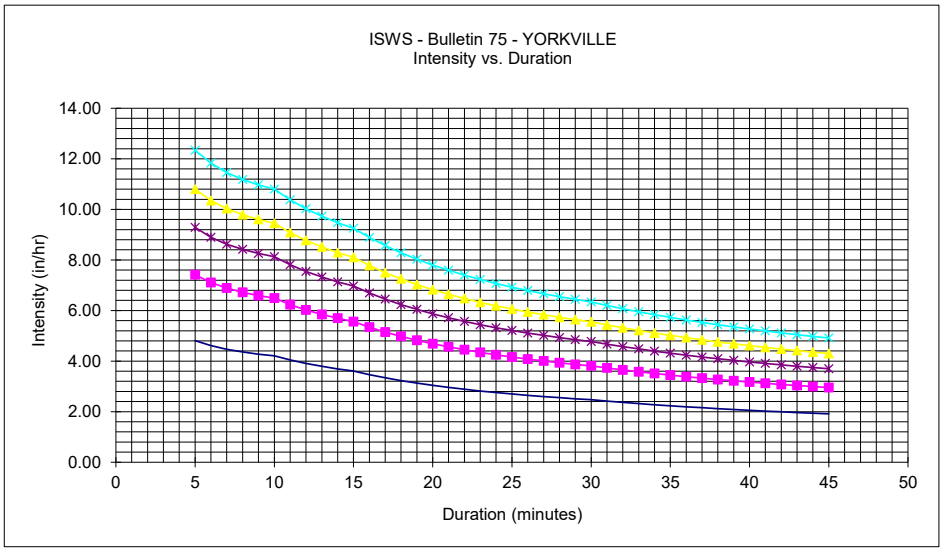
| BASIN VOLUME SUMMARY – Table 1 | | | |
|---|---|---|---|
| | **Required Volume (Ac.Ft)** | **Actual Volume (Ac.Ft)** | **Calc. Elev. (HWL)** |
| **100 YR** | 2.271 | 2.831 | 729.00 |
| | | | |
| **100 YR @ Curtain Wall** | - | 3.204 | 729.50 |

# TAB 2

# DRAINAGE CALCULATIONS AND RESULTS

**Bulletin 75 - ISWS Rainfall Intensities (Yorkville)**

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



100 Year Detention Pond Volume - 100 YR Release

**Proposed** Project Number: 211588

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

**Basin Required - 100 YR**

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

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

**C=** **0.8541**

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

HRGreen

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

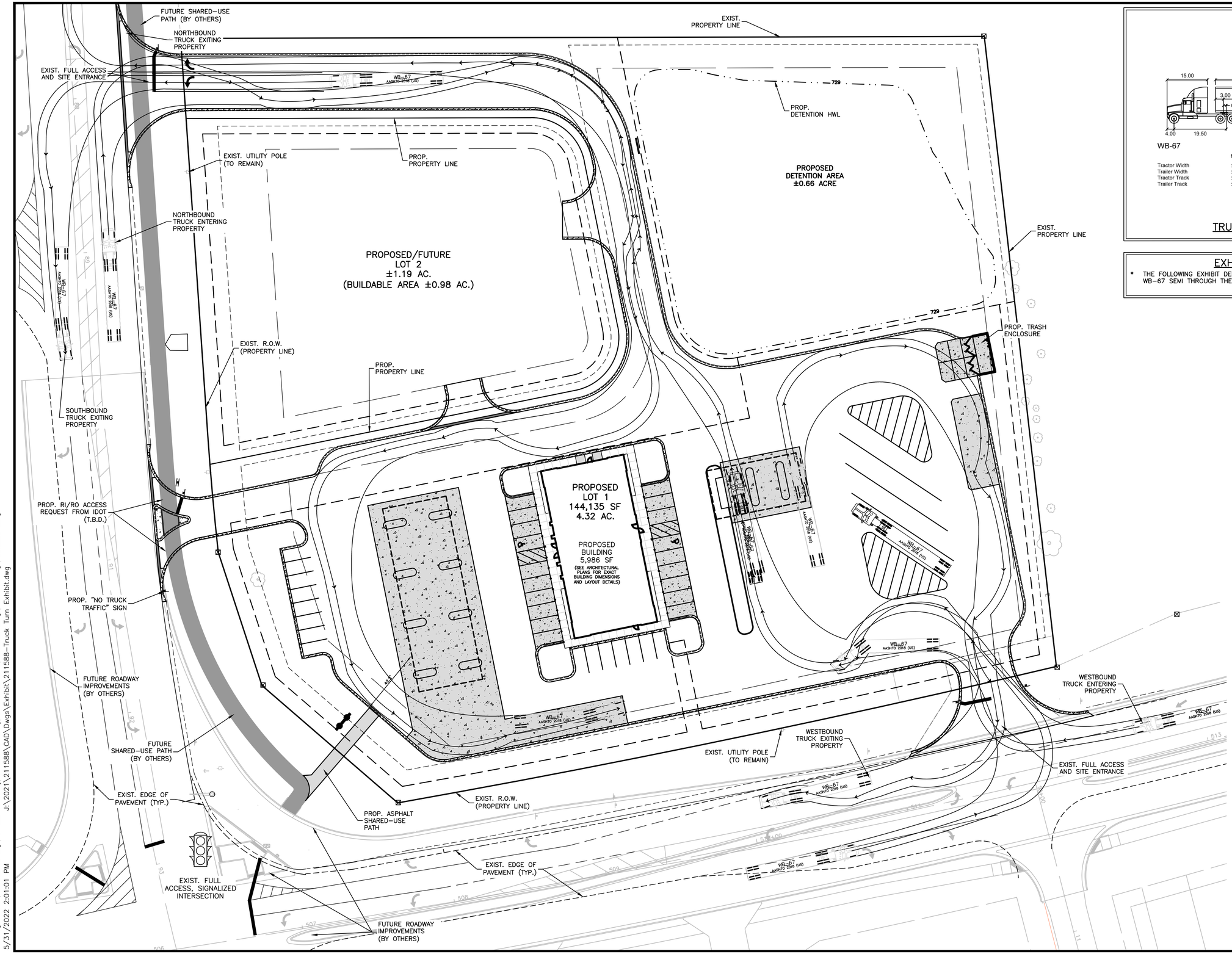
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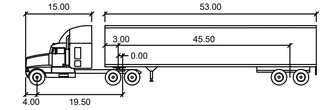
## Prop Detention Basin

**Basin Volume**

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

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




WB-67

feet

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

## TRUCK PROFILE

## EXHIBIT NOTES:

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

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

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

HRGreen

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

EXHIBIT
TRUCK TURNING EXHIBIT

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

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

DRAWING
TRUCK

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

<21588>

# Illinois Department of Transportation

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

March 28, 2022

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

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

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

Dear Mr. Schultz:

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

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

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

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

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

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

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

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

8. Natural Resource Comments: None

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

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

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

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

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

Sincerely,

Masood Ahmad, P.E.
Region Two Engineer

Michael A. Short

By: Michael A. Short
Program Development Engineer

# Memorandum

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

---

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

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

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

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

**GENERAL ZONING/PLANNING COMMENTS:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

May 9, 2022

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

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

Dear Krysti:

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

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

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

**General**

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

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

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

c. Landscape Plan.

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

**Preliminary Engineering Plans**

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

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

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

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

**Preliminary Storm Water Management Report**

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

**Final Plat**

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

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

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

10. Cross access easement provisions should be added.

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

12. An IDOT certificate is needs to be added.

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

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/DHK/NLS

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

June 15, 2022

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

***Re:*** ***Graham C Stores and Gas Station***
***107 East Stagecoach Road***
***Preliminary Engineering Plan Review – 2nd Submittal***
***United City of Yorkville***

Dear Krysti:

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

- Preliminary Site Plan dated May 27, 2022, prepared by HR Green
- Preliminary Storm Water Management Report dated May 27, 2022, prepared by HR Green
- Truck Turning Exhibit dated May 27, 2022, prepared by HR Green
- Final Plat, Revision 1 dated May 31, 2022, prepared by HR Green

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

**General**

1. The engineer or developer should continue to provide all correspondence with IDOT as it relates to the proposed road connections.

2. The truck turning exhibit for the WB-67 is acceptable. Please provide an additional exhibit for fire truck turning movements.

3. Landscape plan review comments from the City's review consultant are attached.

4. We have reviewed the photometric/lighting plan and have the following comments:
    a. The photometric plan needs to comply with the zoning ordinance:
        i. Minimum light intensity ratio no more than 6:1
        ii. Maximum to minimum light intensity ratio of no more than 20:1

b. Additional manufacturer's cut sheets and light pole details for selected light poles may need to be provided.

**Preliminary Engineering Plans**

**Sheet C-03: Site Plan**

5. The Proposed Detention Area shown on the plans does not match the areas used in the Storm Water Management Report. The report calls for an area of 0.733 acres at the high-water level.

6. The dimension of the truck parking stall does not measure all the way to the end of the parking stall.

7. A shared use path connection to the 2nd lot should be added.

**Sheet C-05: Utility Plan:**

8. The proposed light poles shall be shown on the utility plan.

9. The water main routing is acceptable. The water main should be revised to be 12".

**Preliminary Storm Water Management Report**

10. The Preliminary Storm Water Management Report is acceptable.

**Final Plat**

11. A landscape setback line is noted on the engineering plans and a landscape easement should be provided on the Plat for this landscaped area.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/tnp

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

# *Hey and Associates, Inc.*

Engineering, Ecology and Landscape Architecture

*Milwaukee, Wisconsin*

*8755 W. Higgins Road, Suite 853*
*Chicago, Illinois 60631*
*Phone (773) 693-9200*
*Fax (773) 693-9200*

*Volo, Illinois*


June 8, 2022

Nadia Schweisthal, PE, CPII
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 H

Re: Landscape Plan Review
Graham C Store & Gas Station
Northeast corner of IL Route 47 (S. Bridge Street) and IL Route 71 (E. Stagecoach Trail)
City of Yorkville, IL

Dear Nadia:

We have completed our first landscape plan review of the proposed Graham C Store & Gas Station located northeast of the intersection of IL Route 47 and IL Route 71 in Yorkville.

**Landscape Plan – NOT RECOMMENDED FOR APPROVAL**

For reasons described below, this landscape plan is not recommended for approval at this time. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

**Review Comments**

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

**Parkway Landscaping**

Parkway tree requirements are not met. A minimum of one (1) tree per fifty (50) linear feet of frontage is required. Therefore, ten (10) parkway trees are required along IL Route 47 but only eight (8) are proposed.

**Perimeter Landscaping**

This project does not directly abut residential development; therefore, these requirements are not applicable.

**Parking Lot Landscaping**

Parking lot requirements are not met. One (1) interior tree is required for every twenty parking spaces. Therefore, two (2) interior trees are required but none are proposed. Perimeter parking lot landscaping consisting of one (1) shade tree, one (1) evergreen tree, and thirty-three (33) shrubs per one hundred (100) linear feet of parking lot adjacent to a public right-of-way are required along the southwest and south sides of the parking lot. This equates to six (6) shade trees, six (6) evergreen trees, and one hundred ninety-seven (197) shrubs. Also, the plans should specify that all interior parking lot shade trees be limbed to a height of not less than eight (8) feet.

**Lot Landscaping**

Requirements not met. Two (2) shade trees and fifteen (15) shrubs shall be provided for every twenty thousand (20,000) square feet of lot area.

**Stormwater Storage Basin Landscaping**

Stormwater storage basin landscaping, consisting of one (1) tree per thirty (30) linear feet of thirty foot (30') wide buffer yard length is required because the basin is proposed within side yards of this corner lot. We estimate eleven (11) are required.

**Tree Preservation**

Tree preservation standards apply to all development parcels greater than five (5) acres in area, which this site is. The tree survey does not meet ordinance requirements because it lacks required details including botanic name, common name, caliper size, and general condition or health of all existing trees. Also, it appears the petitioner is double counting proposed trees – i.e., same tree used to meet tree replacement requirements and required plantings – which is not permitted.

**General Standards**

Provide a planting schedule for all proposed plantings. Planting schedule must include botanic and common names, plant sizes at time of installation, quantities, and related information as required by the ordinance.

Plans must reflect that all disturbed areas will be stabilized with suitable groundcover (e.g., sod, seed and erosion control blanket or hydromulch, etc.).

A mixture of trees is required so that a maximum of thirty-three percent (33%) of the total amount of required trees are not of the same genus.

Proposed light poles, transformers, and other utilities must be shown on the landscape plan.

**SUMMARY**

This review was based upon the following documents, pursuant to requirements of City's Landscape Ordinance.

- Landscape Plans, two (2) sheets numbered L-01 and L-02, prepared by HR Green, most recently dated 05/27/2022. Note the provided pdf file indicated there were four sheets in the set but only two were found.

Let us know if there are any questions or comments.

Sincerely,

Tim Pollowy

Tim Pollowy, PLA, ASLA
Senior Landscape Architect

[redacted] [redacted]

**PACKAGE NAME: IL Govt Legal Aurora Beacon**

**Product(s):** SubTrib_Aurora Beacon News, Publicnotices.com

**AdSize(s):** 1 Column

**Run Date(s):** Friday, July 22, 2022

**Zone:** Full Run

**Color Spec.** B/W

**Preview**

**NOTICE OF PUBLIC HEARING BEFORE THE UNITED CITY OF YORKVILLE PLANNING & ZONING COMMISSION PZC 2022-08**

NOTICE IS HEREWITH GIVEN THAT Thomas Williamson, on behalf of Graham C Stores Company, petitioner, has filed applications with the United City of Yorkville, Kendall County, Illinois requesting special use permit authorization, rezoning approval, and a variance to the sign regulations. The real property is approximately 5.51 acres and is located at the northeast corner of State Route 47 (Bridge Street) and State Route 71 (Stagecoach Trail) intersection. The petitioner is seeking special use permit authorization pursuant to Section 10-6-0 of the Yorkville City Code for a gasoline service station with accessory convenience store. The petitioner is seeking rezoning approval from M-1 Limited Manufacturing District to B-3 General Business District. The petitioner is also requesting to vary the sign requirement of City Code Section 10-20-9-A regarding permanent freestanding business signs to allow a new sign to be larger than a maximum of 64 square feet and taller than the maximum 12 feet. The requested monument sign is a total of 168 square feet in area and 25 feet tall in height.
The legal description is as follows:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID [redacted] SOUTH [redacted] UTES 5 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH;

[redacted] [redacted]

**PACKAGE NAME: IL Govt Legal Aurora Beacon**

THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, 3511.16 FEET; THENCE NORTH 89 DEGREES 29' 40" EAST, 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO POINT "A"); THENCE SOUTH 89 DEGREES 29 MINUTES 40SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, 548.60 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID CENTER LINE, 920.01 FEET TO A POINT ON SAID CENTER LINE, 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 56 MINUTES 7 EAST, 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREES 21 DEGRES 7 SECONDS EAST FROM SAID POINT "A"; THENCE SOUTH 4 DEGREES 21 MINUTES 7 SECONDS EAST, ALONG SAID LINE, 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTERLINE, 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.
EXCEPTING THEREFROM THE LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED MARCH 17, 2011 AS DOCUMENT NUMBER 20110004835.
ALSO EXCEPTING THEREFROM LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED JUNE 15, 2017 AS DOCUMENT NUMBER 201700009111.

PIN: 05-05-400-050; 05-04-300-031

The application materials for the proposed Special Use, Rezone, and Sign Variance requests are on file with the Community Development Department.
NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning [redacted]ted City of Yorkville will conduct a public hearing on said application on **Wednesday, August 10, 2022** at 7:00 PM at the United City of Yorkville, City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560

[redacted] [redacted]

**PACKAGE NAME: IL Govt Legal Aurora Beacon**

Illinois 60560.
The public hearing may be continued from time to time to dates certain without further notice being published.
All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.
By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND
City Clerk
July 22, 2022 - 7251724

# 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 13, 2022
Subject: **PZC 2022-14 Windett Ridge – Unit 2 (Final Plat of Subdivision)**
Proposed Final Plat Approval for Twelve (12) Single-Family Lots

**Summary:**

The petitioner, John McFarland, on behalf of CalAtlantic Group, LLC, is seeking Final Plat approval to subdivide the approximately 6.274-acre vacant parcel into 12 single-family units in Windett Ridge Unit 2. The proposed Final Plat would reduce the originally approved Windett Ridge Preliminary Plan for Unit 2 by four (4) residential lots to accommodate an approximately 55,000 square foot stormwater management easement and the required design and construction of a sanitary sewer lift station due to the site's topography.




**Windett Ridge Unit 2 Location**

United City of Yorkville, Illinois
June 29, 2022

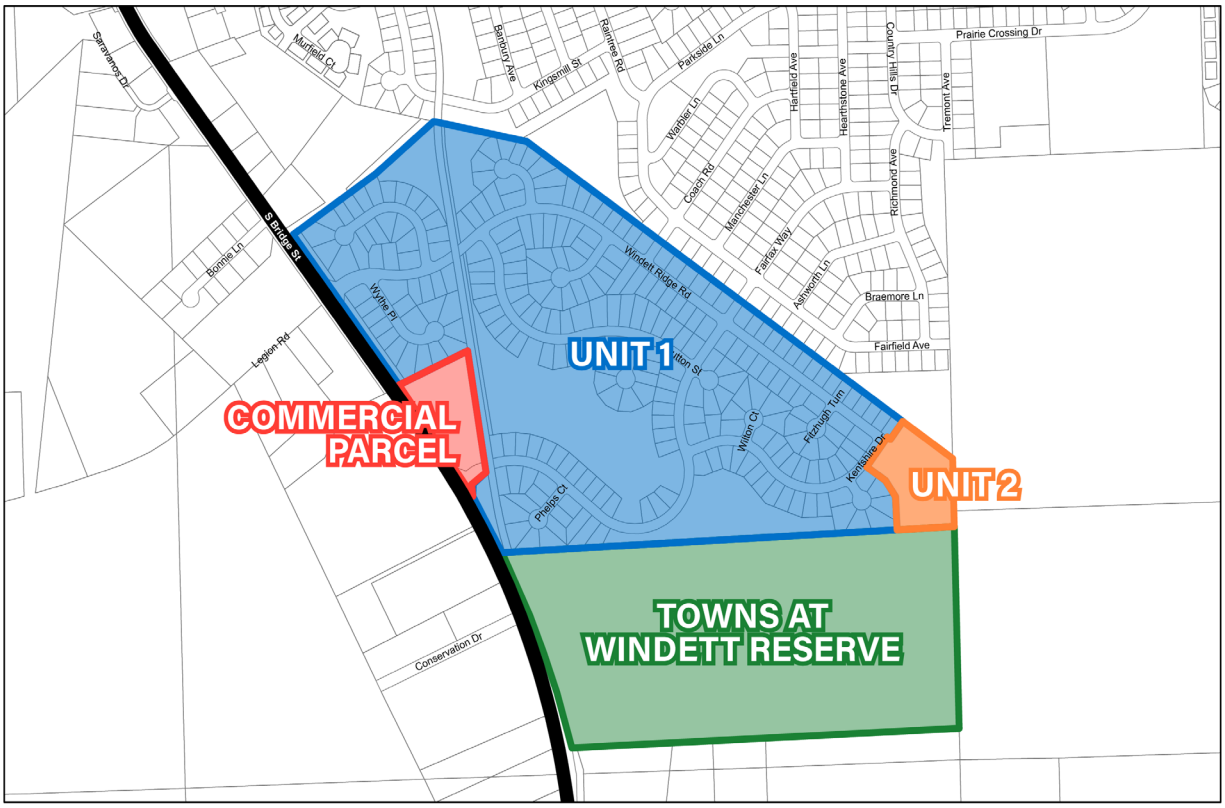
**Project Background/Request:**

The subject property, located east of South Bridge Street (IL Route 47) and south of Stagecoach Trail (IL Route 71) in the far southeast quadrant of the city, was originally approved as part of the Windett Ridge planned unit development in 2002 consisting of single-family, townhomes and a commercial site. Although the original developer, Wiseman Hughes, commenced construction of single-family homes in Unit 1, construction ceased in 2008 and the remaining undeveloped lots were sold.

In 2013, CalAtlantic (formerly Ryan Homes) became the successor developer/builder of the residential lots in Windett Ridge Unit 1 and the undeveloped Unit 2 parcel. As they neared completion of the 261 single-family homes in Unit 1 of Windett Ridge, CalAtlantic contacted City staff in 2018 to begin the process to Final Plat Unit 2 which consisted of sixteen (16) single family lots.

The original Windett Ridge PUD was approved anticipating the homesites in Unit 2 would be developed along with the townhome portion to the south, which was to be known as the Townes at Windett Reserve. As planned, the Townes at Windett Reserve would be engineered with a sanitary sewer lift station and an appropriately sized stormwater management basin to support both the single-family homesites in Unit 2 and the townhome development. However, the townhome parcel was purchased by another buyer, leaving the future development of the Townes at Windett Ridge uncertain.

Therefore, in order for the build-out of Windett Ridge Unit 2 to be complete, CalAtlantic has proposed to re-engineer this portion of the development to accommodate the list station and stormwater basin within the 6.274-acre site of Unit 2, resulting in a loss of four (4) single-family lots. This would bring the total entitled single-family units in Windett Ridge from 277 to 273, with Unit 1 having 261 single-family lots and Unit 2 having 12 single-family lots.




**Prior Annexation Agreement Amendments:**

In the last almost ten (10) years, the City has approved three (3) amendments to the Windett Ridge Annexation Agreement. Those agreement dealt with timing of infrastructure and punch list completion, fee/ordinance locks and contributions for enhanced park improvements. However, the following amendments relate specifically to the development of Unit 2 in Windett Ridge:

*Ordinance 2013-51*

Approved in 2013, this amendment set forth development obligations and performance deadlines related to the completion of infrastructure, payment of fees and development build-out. This amendment also provided the benefit of increased signage, building permit and code locks, as well as a hold on punchlist

items for two years. As part of the development obligations, the developer agreed to design and construct a lift station sufficient to accommodate the completion of the Windett Ridge subdivision only (Units 1 & 2) with the enclosure of the lift station sized to accommodate only the generator and controls and will have vinyl siding or such other siding as approved by the City-with a color to blend in with the surrounding homes.

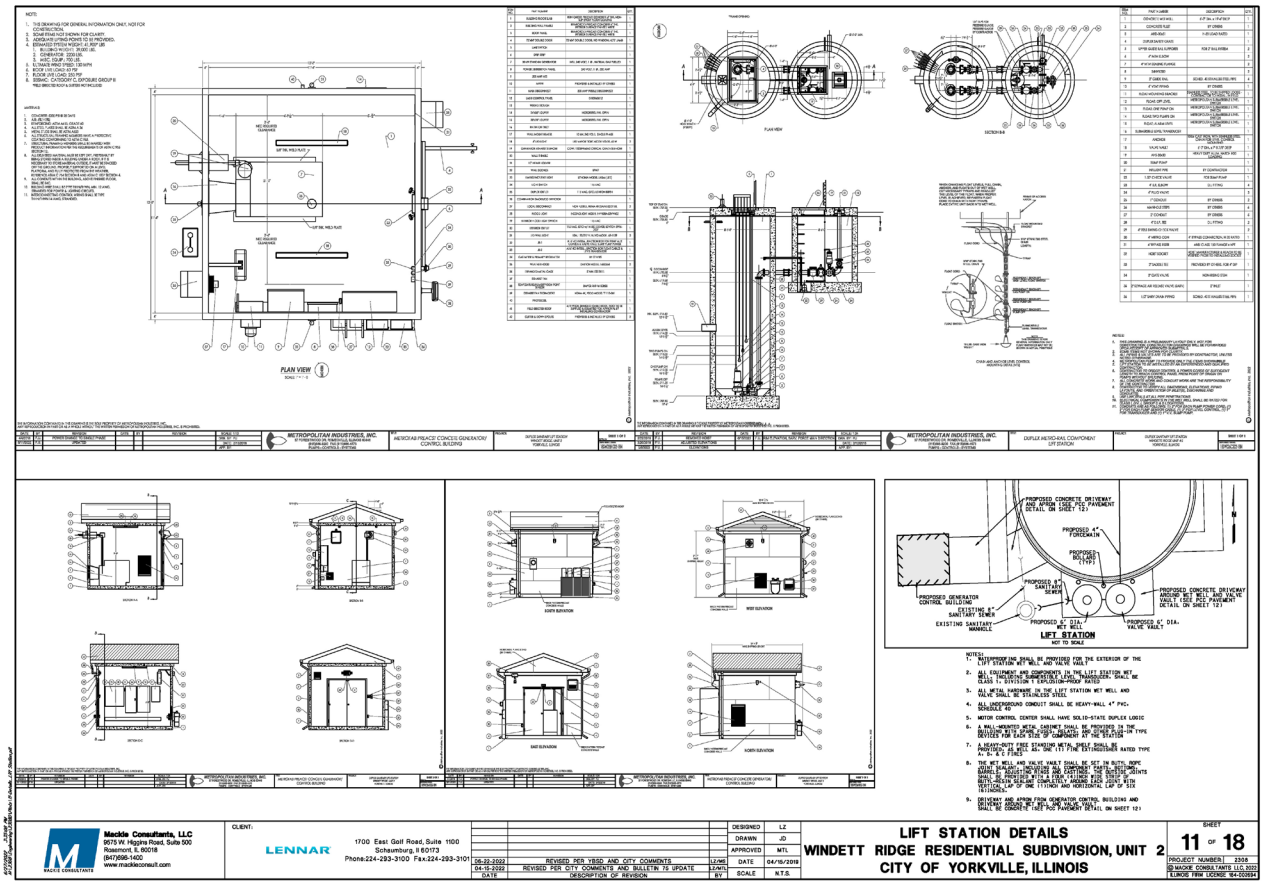
*Ordinance 2019-07*

Approved in January 2019, this agreement granted the developer an extension for the completion of the public improvements for Unit 2 of Windett Ridge until December 31, 2023. This would include final platting and the construction/connection of the sanitary sewer lift station.

**Proposed Lift Station Details**

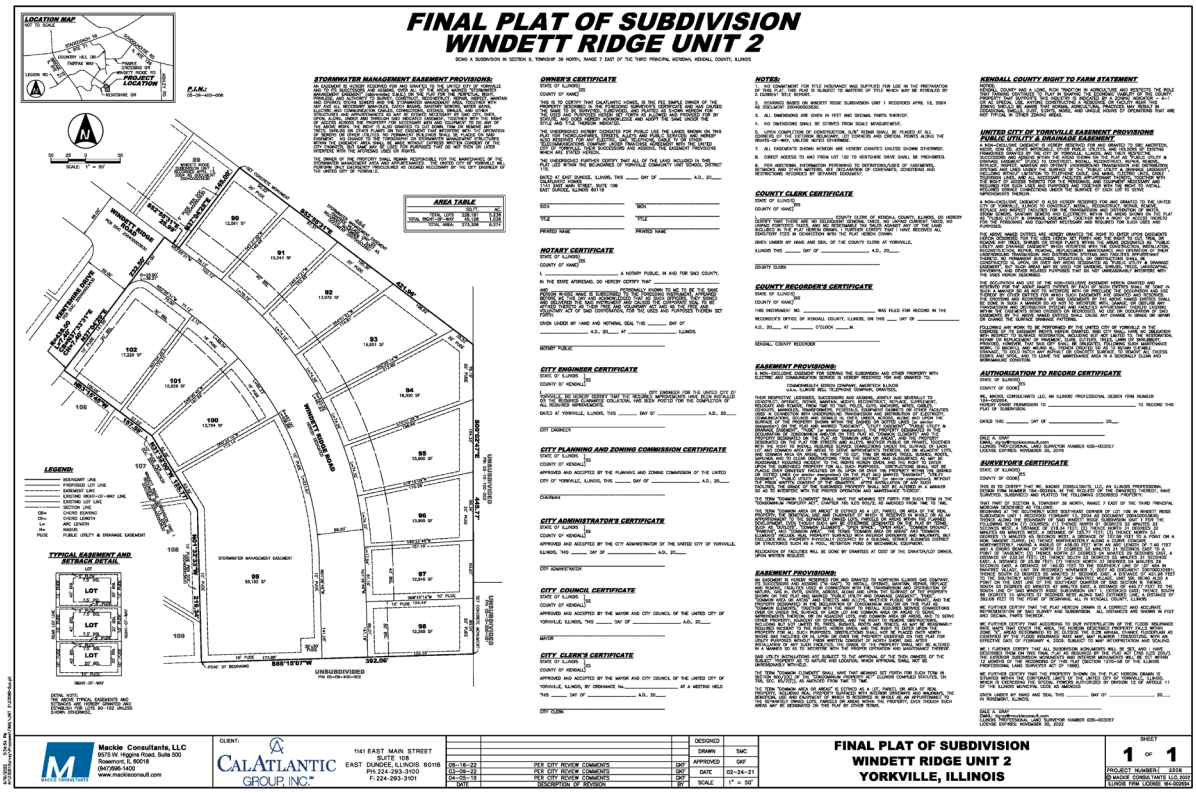
Details of the lift station are provided in plans prepared by Mackie Consultants, LLC dated last revised 6-22-2022.The proposed lift statin will have an exterior elevation of brick pattern precast concrete walls and horizontal plank siding on the pitched roof. The overall height of the lift station enclosure is approximately 12'9" to the apex of the roof. As previously stated, the current planned lift station improvements will only support Unit 2 of Windett Ridge and it is not planned to be expanded. While capable of functioning in perpetuity, this lift station is "temporary" until other properties are developed to the south, at which time the lift station would be abandoned.

Below is an illustration of the lift station plans.




**Proposed Final Plat of Resubdivision:**

The proposed Final Plat of Subdivision – Windett Ridge Unit 2 was prepared by Mackie Consultants, LLC, date last revised 06-16-2022, illustrates the proposed 12 single-family lots and stormwater management easement, as seen below:




## EDC & Staff Comments:

This matter was discussed at the July 5th Economic Development Committee (EDC). The proposed plat was well received, although questions were asked regarding the cost of the long term operating and maintenance costs for the lift station, which will be dedicated to the City via a public drainage and utility easement.

The proposed Final Plat of Subdivision Windett Ridge Unit 2 has 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 31, 2022 were provided to the applicant (see attached). The petitioner has addressed the comments provided and resubmitted a revised plat dated 06/16/22 which is included in the packet. **Staff supports approval of the revised final plat**.

## Proposed Motion:

***In consideration of the proposed Final Plat of Subdivision for Windett Ridge Unit 2, the Planning and Zoning Commission recommends approval of the plat to the City Council as prepared by Mackie Consultants, LLC date last revised June 16, 2022 and further subject to {insert any additional conditions of the Planning and Zoning Commission}…***

## Attachments:

1. Copy of Petitioner's Application
2. Windett Ridge Unit 2 Final Plat of Subdivision prepared by Mackie Consultants, LLC date last revised 06/16/22.
3. Windett Ridge Unit 2 Landscape Plan
4. Windett Ridge Unit 2 Lift Station Details – Sheet 11 of 18
5. Plan Council Packet for June 9, 2022
6. EEI Letter to the City dated March 31, 2022.
7. Mackie Consultants, LLC response letter dated 6-27-22
8. EEI Letter dated July 13, 2022

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.

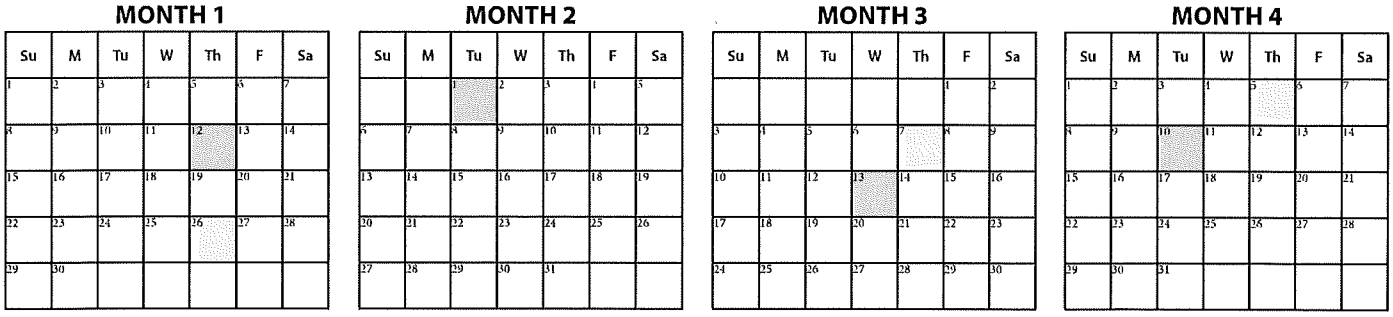
**STEP 5**

**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




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

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# APPLICATION FOR FINAL PLAT/REPLAT

## DORMANT APPLICATIONS

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

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

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

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

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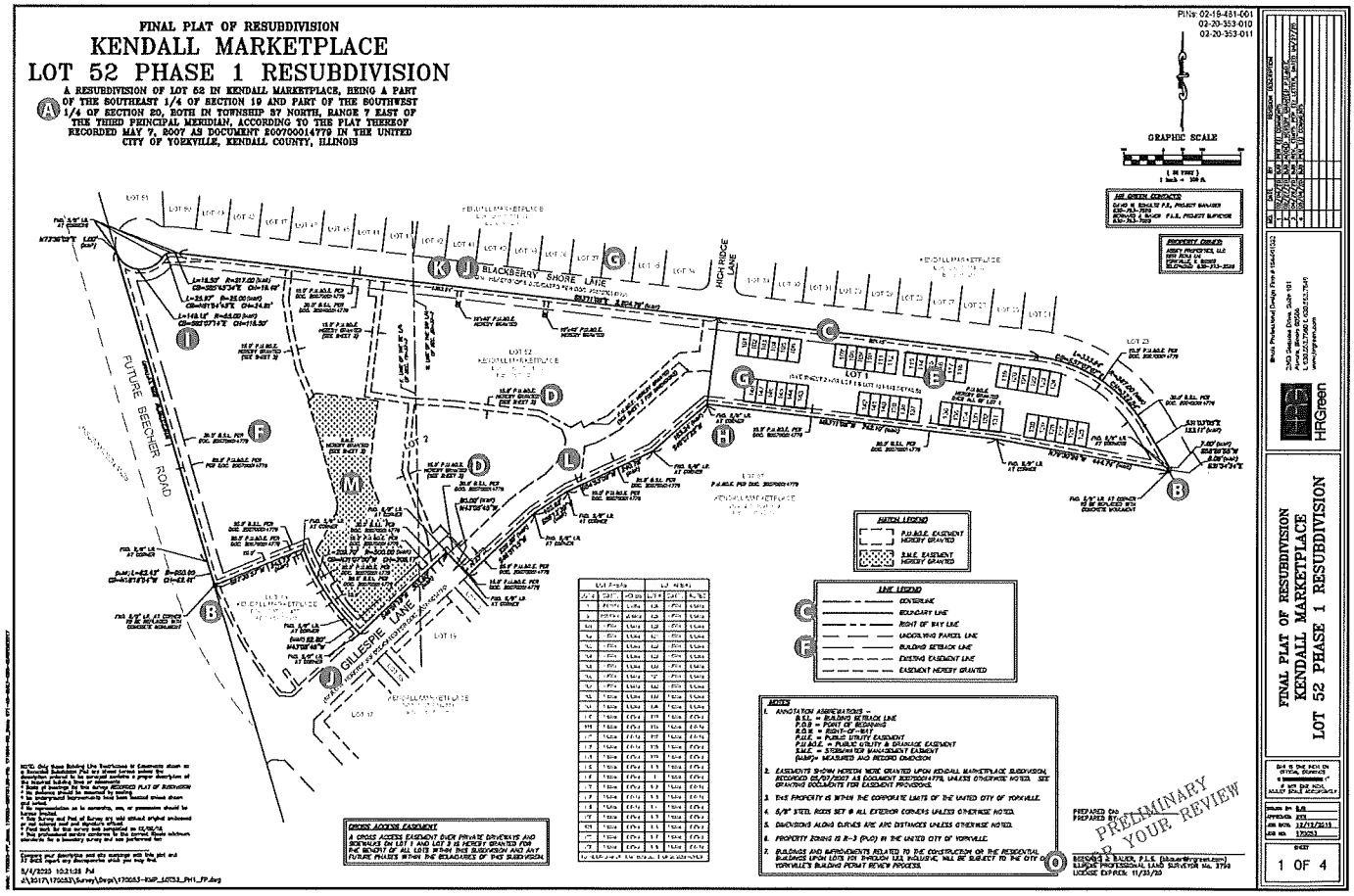
# APPLICATION FOR FINAL PLAT/REPLAT

## REQUIRED MATERIALS FOR FINAL PLAT OR SUBDIVISION PLAT

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

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

## FINAL PLAT OF RESUBDIVISION EXAMPLE



United City of Yorkville
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# APPLICATION FOR FINAL PLAT/REPLAT

| INVOICE & WORKSHEET PETITION APPLICATION | | | |
|---|---|---|---|
| **CONCEPT PLAN REVIEW** | ☐ Engineering Plan Review deposit | $500.00 | Total: $ 0 |
| **AMENDMENT** | ☐ Annexation | $500.00 | Total: $ 0 |
| | ☐ Plan | $500.00 | |
| | ☐ Plat | $500.00 | |
| | ☐ P.U.D. | $500.00 | |
| **ANNEXATION** | ☐ $250.00 + $10 per acre for each acre over 5 acres | | Total: $ 0 |
| _____ - 5 = _____ x $10 = _____ + $250 = $ _____ | | | |
| # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount | | | |
| **REZONING** | ☐ $200.00 + $10 per acre for each acre over 5 acres | | Total: $ 0 |
| *If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee* | | | |
| _____ - 5 = _____ x $10 = _____ + $200 = $ _____ | | | |
| # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount | | | |
| **SPECIAL USE** | ☐ $250.00 + $10 per acre for each acre over 5 acres | | Total: $ 0 |
| _____ - 5 = _____ x $10 = _____ + $250 = $ _____ | | | |
| # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount | | | |
| **ZONING VARIANCE** | ☐ $85.00 + $500.00 outside consultants deposit | | Total: $ 0 |
| **PRELIMINARY PLAN FEE** | ☐ $500.00 | | Total: $ 0 |
| **PUD FEE** | ☐ $500.00 | | Total: $ 0 |
| **FINAL PLAT FEE** | ☑ $500.00 | | Total: $ 500.00 |
| **ENGINEERING PLAN REVIEW DEPOSIT** | ☐ Less than 1 acre | $5,000.00 | Total: $ 10,000.00 |
| | ☑ Over 1 acre, less than 10 acres | $10,000.00 | |
| | ☐ Over 10 acres, less than 40 acres | $15,000.00 | |
| | ☐ Over 40 acres, less than 100 acres | $20,000.00 | |
| | ☐ Over 100 acres | $25,000.00 | |
| **OUTSIDE CONSULTANTS DEPOSIT** *Legal, land planner, zoning coordinator, environmental services* | For Annexation, Subdivision, Rezoning, and Special Use: | | Total: $ 2,500.00 |
| | ☐ Less than 2 acres | $1,000.00 | |
| | ☑ Over 2 acres, less than 10 acres | $2,500.00 | |
| | ☐ Over 10 acres | $5,000.00 | |
| | **TOTAL AMOUNT DUE:** | | $13,000.00 |

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# APPLICATION FOR FINAL PLAT/REPLAT

| DATE: | PZC NUMBER: | DEVELOPMENT NAME: |
|---|---|---|

**PETITIONER INFORMATION**

| | |
|---|---|
| NAME: John McFarland | COMPANY: CalAtlantic Group, LLC |
| MAILING ADDRESS: 1700 East Golf Road, Suite 1100 | |
| CITY, STATE, ZIP: Schaumburg, IL 60173 | TELEPHONE: ○ HOME ◉ BUSINESS 224-293-3100 |
| EMAIL: john.mcfarland@lennar.com | FAX: 224-293-3101 |

**PROPERTY INFORMATION**

NAME OF HOLDER OF LEGAL TITLE: CalAtlantic Group, LLC

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

PROPERTY STREET ADDRESS: Windett Ridge Road and Kentshire Drive

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

Section 9, Township 36 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois
(PIN 05-09-400-008)

CURRENT ZONING CLASSIFICATION: R2 - Single Family

| TOTAL LOT ACREAGE: 6.27 | TOTAL NUMBER OF LOTS TO BE CREATED: 13 |
|---|---|

**PROPOSED LOT AREAS AND DIMENSIONS**

| LOT NUMBER | LOT DIMENSIONS (W x L, IN FEET) | LOT AREA (IN SQUARE FEET) |
|---|---|---|
| 90<br>91 | 80.94 x 145.02<br>80.05 x 151.87 | 11,737<br>11,747 |
| 92<br>93 | 117.29 x 174.81<br>108.82 x 213.68 | 14,792<br>16,951 |
| 94<br>95 | 114.41 x 213.68<br>104.33 x 198.66 | 19,300<br>15,990 |
| 96<br>97 | 98.34 x 170.26<br>83.87 x 157.19 | 13,955<br>12,646 |
| 98<br>99 | 80.04 x 154.44<br>362.87 x 173.88 | 12,265<br>55,152 |
| 100<br>101 | 99.23 x 172.14<br>90.16 x 173.31 | 13,794<br>12,626 |
| 102 | 100.06 x 173.31 | 17,226 |
| | | |
| | | |
| | | |

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# APPLICATION FOR FINAL PLAT/REPLAT

| | |
|---|---|
| **ATTORNEY INFORMATION** | |
| NAME: | COMPANY: |
| MAILING ADDRESS: | |
| CITY, STATE, ZIP: | TELEPHONE: |
| EMAIL: | FAX: |
| **ENGINEER INFORMATION** | |
| NAME: Madeline Larmon, PE | COMPANY: Mackie Consultants, LLC |
| MAILING ADDRESS: 9575 W. Higgins Road, Suite 500 | |
| CITY, STATE, ZIP: Rosemont, IL 60018 | TELEPHONE: 847-696-1400 |
| EMAIL: mlarmon@mackieconsult.com | FAX: 847-696-1410 |
| **LAND PLANNER/SURVEYOR INFORMATION** | |
| NAME: Dale Gray | COMPANY: Mackie Consultants, LLC |
| MAILING ADDRESS: 9575 W. Higgins Road, Suite 500 | |
| CITY, STATE, ZIP: Rosemont, IL 60018 | TELEPHONE: 847-696-1400 |
| EMAIL: dgray@mackieconsult.com | FAX: 847-696-1410 |

**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.

Todd McFee — CalAtlantic Group, LLC a Lennar Corporation

PETITIONER SIGNATURE

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

Todd McFee — Lennar Corp.

OWNER SIGNATURE 4/21/22

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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: Windett Ridge Road and Kentshire Drive |
|---|---|---|

**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: John McFarland | COMPANY: CalAtlantic Group, LLC |
|---|---|
| MAILING ADDRESS: 1700 East Golf Road, Suite 1100 | |
| CITY, STATE, ZIP: Schaumburg, IL 60173 | TELEPHONE: 224-293-3100 |
| EMAIL: john.mcfarland@lennar.com | FAX: 224-293-3101 |

**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.

John McFarland
PRINT NAME

Entitlements Manager
TITLE

John McFarland
Digitally signed by John McFarland
Date: 2022.04.21 09:45:22 -05'00'
SIGNATURE*

DATE

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

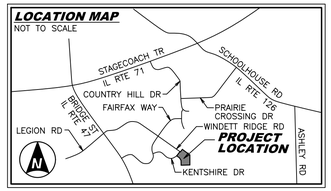
**INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS**

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

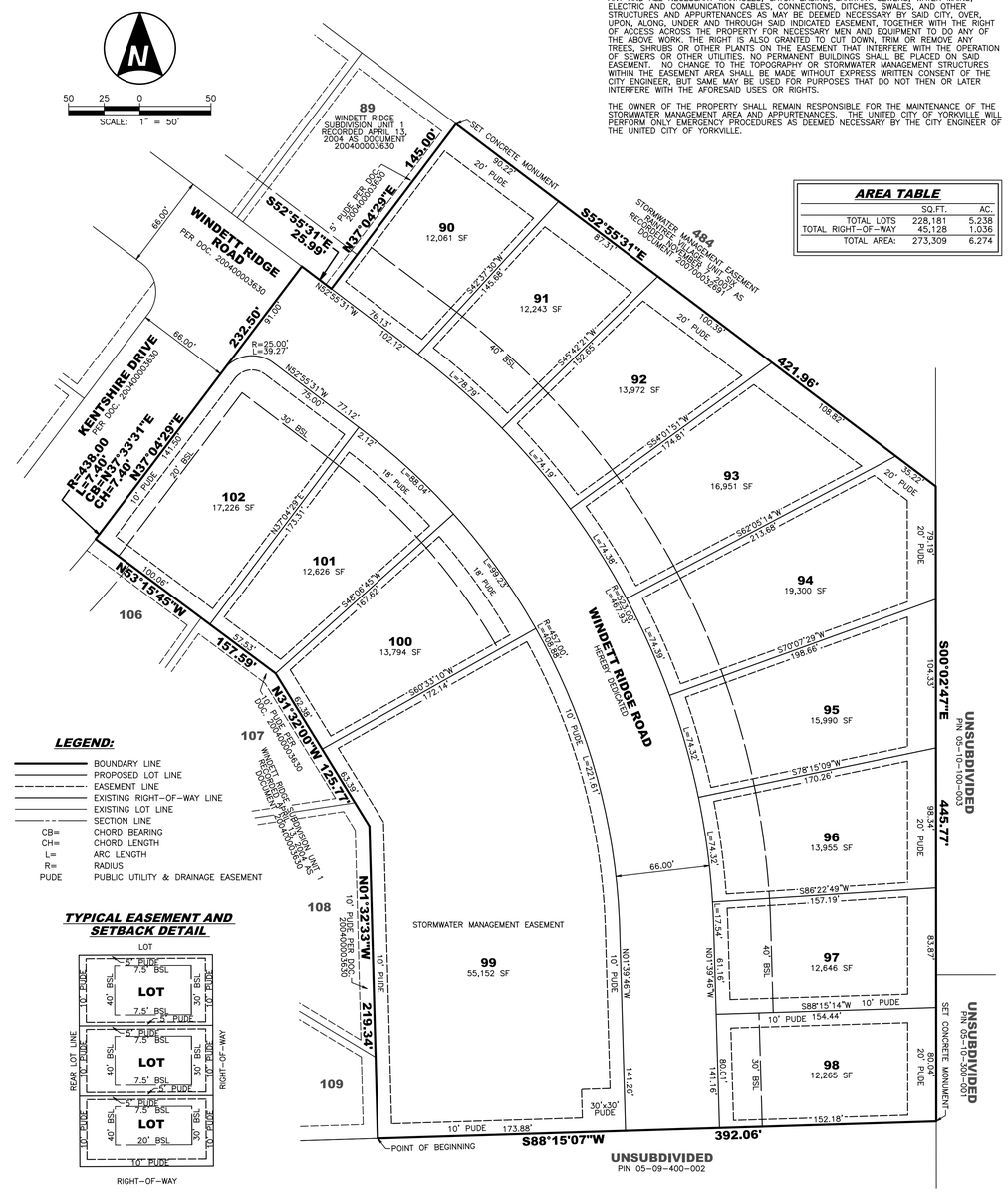
# FINAL PLAT OF SUBDIVISION
# WINDETT RIDGE UNIT 2

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

**LOCATION MAP**
NOT TO SCALE




**P.I.N.:**
05-09-400-008


N
50 25 0 50
SCALE: 1" = 50'
89
WINDETT RIDGE SUBDIVISION UNIT 1 RECORDED APRIL 13, 2004 AS DOCUMENT 2004000003630
90
12,061 SF
91
12,243 SF
92
13,972 SF
93
16,951 SF
94
19,300 SF
95
15,990 SF
96
13,955 SF
97
12,646 SF
98
12,265 SF
99
55,152 SF
100
13,794 SF
101
12,626 SF
102
17,226 SF
106
107
108
109
484
WINDETT RIDGE ROAD
PER DOC. 2004000003630
KENTSHIRE DRIVE
PER DOC. 2004000003630
SET CONCRETE MONUMENT
STORMWATER MANAGEMENT EASEMENT RECORDED NOVEMBER 7, 2007 AS DOCUMENT 2007000032691
S52°55'31"E 421.96'
S52°55'31"E 25.99'
N37°04'29"E 145.00'
S37°33'10"W 45.68'
S45°42'23"W 152.65'
S64°01'51"W 174.81'
S82°05'14"W 213.68'
S70°07'29"W 198.66'
S78°15'09"W 170.26'
S86°22'49"W 157.19'
S88°15'14"W 154.44'
S88°15'07"W 392.06'
S00°02'47"E 104.33'
445.77'
N01°32'33"W 219.34'
N01°39'46"W 141.26'
N31°32'00"W 125.77'
N53°15'45"W 151.99'
N37°04'29"E 173.31'
S48°06'45"W 167.62'
S60°33'10"W 172.14'
N52°55'31"W 76.13'
N52°55'31"W 25.00'
R=438.00 L=7.40' CH=7.40' CB=N37°33'31"E
R=25.00' L=39.27'
R=427.00' L=24.39'
R=427.00' L=74.32'
R=427.00' L=74.19'
R=427.00' L=74.32'
R=427.00' L=74.32'
R=427.00' L=74.32

# Unit 2 Landscape Plan

# WINDETT RIDGE

## Yorkville, Illinois

April 14, 2022

## CONSULTANTS:


LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

MACKIE CONSULTANTS, LLC.
9575 WEST HIGGINS ROAD, SUITE 500
ROSEMONT, ILLINOIS 60018





LOCATION MAP

SCALE: 1"=400'

## INDEX OF SHEETS


| SHEET NO. | DESCRIPTION |
|---|---|
| 0 | COVER SHEET |
| 1 | LANDSCAPE PLAN |
| 2 | LANDSCAPE SPECIFICATIONS |
| 3 | LANDSCAPE SPECIFICATIONS |


LENNAR®

L:\Projects\LN22124\Acad\LN22124_A01_00LP.dwg

# NATIVE SEED MIXTURES

A. Temporary Cover Crop:

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

For spring plantings use Seed Oats at the specified rate below:

| Botanical Name | Common Name | lbs /AC. |
|---|---|---|
| Avena sativa | Seed Oats | 30.0 lbs. |

For fall or dormant plantings, use Regreen at the specified rates below:

| Botanical Name | Common Name | lbs /AC |
|---|---|---|
| Tricticum aestivum | Regreen | 10.0 lbs. |

B. Emergent Plantings - Stormwater Basin Bottoms in areas with 6" water depth

| Botanical Name | Common Name | lbs /AC | Plugs/AC |
|---|---|---|---|
| Acorus calamus | Sweet Flag | 0.500 | 494 |
| Alisma subcordatum | Water Plantain | 1.250 | |
| Iris virginica shrevei | Blue Flag | 0.500 | 494 |
| Juncus effusus | Common Rush | 0.500 | |
| Leersia Oryzoides | Rice Cut Grass | 1.250 | 494 |
| Pontederia Cordata | Pickerelweed | 0.250 | 494 |
| Sagittaria latifolia | Common Arrowhead | 1.250 | 494 |
| Scirpus acutus | Hardstem Bulrush | 0.500 | 988 |
| Scirpus fluviatilis | River Bulrush | 1.000 | 494 |
| Scirpus pungens | Chairmakers Rush | 0.250 | |
| Scirpus validus | Great Bulrush | 0.500 | 988 |
| Sparganium eurycarpum | Bur Reed | 1.000 | 494 |
| Total: | | 8.750 | 5434 |

C. Wet Meadow Seed Mixture - Lower slopes of basin

| Botanical Name | Common Name | lbs /AC |
|---|---|---|
| Grasses and Sedges | | |
| Carex bebbii | Bebbs Oval Sedge | 0.250 |
| Carex bicknellii | Bicknells Sedge | 0.125 |
| Carex brevior | Plains Oval Sedge | 0.250 |
| Carex cristatella | Crested Oval Sedge | 0.060 |
| Carex molesta | Field Oval Sedge | 0.250 |
| Carex normalis | Spreading Oval Sedge | 0.015 |
| Carex scorparia | Pointed Broom Sedge | 0.190 |
| Carex stipata | Common Fox Sedge | 0.060 |
| Carex vulpinoidea | Brown Fox Sedge | 0.250 |
| Elymus virginicus | Virginia Wild Rye | 3.000 |
| Glyceria striata | Faul manna grass | 0.130 |
| Juncus dudleyi | Dudleys Rush | 0.020 |
| Juncus torreyi | Torreys Rush | 0.031 |
| Panicum virgatum | Switch Grass | 3.000 |
| Scirpus atrovirens | Dark Green Rush | 0.060 |
| Scirpus cyperinus | Wool Grass | 0.030 |
| Total Grasses and Sedges: | | 8.036 |
| Wildflowers/Broadleaves | | |
| Alsclepias incarnata | Swamp Milkweed | 0.125 |
| Bidens cernua | Nodding Bur Marigold | 0.190 |
| Boltonia asteroids | False Aster | 0.031 |
| Chamaecrista fasciculate | Partridge pea | 0.188 |
| Euthamia grannifolia | Grassleaved Goldenrod | 0.300 |
| Eupatorium perfoliatum | Common Boneset | 0.015 |
| Helenium autumnale | Sneezeweed | 0.063 |
| Iris virginica shrevei | Blue Flag | 1.000 |
| Loebelia siphilitica | Great Blue Lobelia | 0.031 |
| Mimulus ringens | Monkey Flower | 0.031 |
| Symphyotrichum novae-angliae | New England Aster | 0.250 |
| Pycnanthemum virginianum | Common Mountain Mint | 0.063 |
| Rudebeckia fulgida var.sullvantii | Shawy Black-Eyed Susan | 0.250 |
| Zizia aurea | Golden Alexanders | 0.500 |
| Total Wildflowers/Broadleaves: | | 3.037 |
| Total Wet Meadow Seed Mixture: | | 11.073 |

D. Low Profile Prairie With Flowers Seed Mixture - Upper Basin Slopes

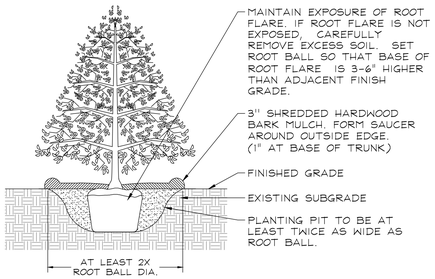
| Botanical Name | Common Name | lbs /AC |
|---|---|---|
| Grasses | | |
| Bouteloua curtipendula | Side Oats Grama | 8.000 |
| Panicum virgatum | Prairie Switch Grass | 0.125 |
| Elymus trachycaulus | Slender Wheatgrass | 2.000 |
| Elymus canadensis | Prairie Wild Rye | 1.000 |
| Schizachyrium scoparium | Little Blue Stem | 6.000 |
| Total Grasses: | | 17.125 |
| Wildflowers/Broadleaves | | |
| Allium cernuum | Nodding Wild Onion | 0.190 |
| Amorpha canescens | Lead Plant | 0.125 |
| Asclepias tuberosa | Butterflyweed | 0.500 |
| Asclepias canadensis | Whorled Milkweed | 0.063 |
| Astragalus canadensis | Canada Milk Vetch | 0.063 |
| Coreopsis palmata | Prairie Coreopsis | 0.025 |
| Echinacea pallida | Pale Purple Coneflower | 1.000 |
| Echinacea purperea | Purple Coneflower | 0.500 |
| Eryngium yuccifolium | Rattlesnake Master | 0.125 |
| Lespedeza capitata | Round-Headed Bush Clover | 0.125 |
| Liatris aspera | Rough Blazing Star | 0.250 |
| Liatris pycnostachya | Prairie Blazing Star | 0.188 |
| Monarda fistulosa | Prairie Bergamont | 0.063 |
| Partheium integrifolium | Wild Quinine | 0.016 |
| Penstemon didgitalis | Foxglove Beardtongue | 0.125 |
| Petalostemum candidum | White Prairie Clover | 0.125 |
| Petalostemum purpureum | Purple Prairie Clover | 0.156 |
| Potentilla arguta | Prairie Cinquefoil | 0.031 |
| Pycanthemum tenuifolium | Slender Mt Mint | 0.031 |
| Ratibida pinnata | Yellow Coneflower | 0.125 |
| Rudebeckia fulgida var.sullvantii | Shawy Black-Eyed Susan | 0.500 |
| Rudbeckia hirta | Black-Eyed Susan | 0.500 |
| Rudbeckia subtomentosa | Sweet Black-Eyed Susan | 0.063 |
| Symphyotrichum laeve | Smooth Blue Aster | 0.063 |
| Tradescanthia ohiensis | Spiderwort | 0.063 |
| Verbena stricta | Hoary Vervain | 0.125 |
| Zizia aurea | Golden Alexanders | 0.500 |
| Total Wildflowers/Broadleaves: | | 4.051 |
| Total Lo Pro Prairie Seed Mixture: | | 21.176 |

# PLANT LIST

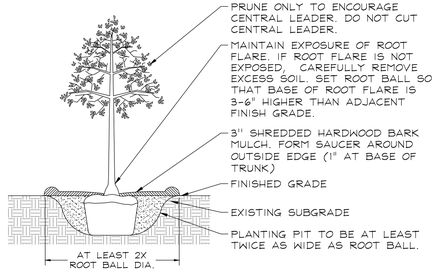
| Key | Qty | Botanical/Common Name | Size | Remarks |
|---|---|---|---|---|
| | | SHADE TREES | | |
| AF | 6 | Acer x freemanii 'Marmo' MARMO MAPLE | 2 1/2" Cal. | |
| PA | 5 | Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE | 2 1/2" Cal. | |
| QA | 5 | Quercus alba WHITE OAK | 2 1/2" Cal. | |
| QR | 5 | Quercus rubra RED OAK | 2 1/2" Cal. | |
| TA | 5 | Tilia americana 'Redmond' REDMOND AMERICAN ELM | 2 1/2" Cal. | |
| UM | 4 | Ulmus 'Morton' ACCOLADE ELM | 2 1/2" Cal. | |
| | | ORNAMENTAL TREES | | |
| BN | 5 | Betula nigra 'Cully' HERITAGE RIVER BIRCH | 6' Ht. | Multi-Stem |
| CT | 10 | Crataegus crusgalli var. inermis THORNLESS COCKSPUR HAWTHORN | 2" Cal. | Tree Form |
| | | EVERGREEN TREES | | |
| TO | 6 | Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE | 8' Tall | 4' O.C. |

| Key | Qty | Botanical/Common Name | Size | Remarks |
|---|---|---|---|---|
| | | ORNAMENTAL GRASSES | | |
| PV | 8 | Panicum virgatum 'Northwind' NORTHWIND SWITCHGRASS | #3 | 30" O.C. |
| | | MISC. MATERIALS | | |
| | 14 | SHREDDED HARDWOOD MULCH | C.Y. | |
| | 1,583 | PARKWAY SOD | S.Y. | |
| | 0.09 | TURF SEED & BLANKET | AC. | |

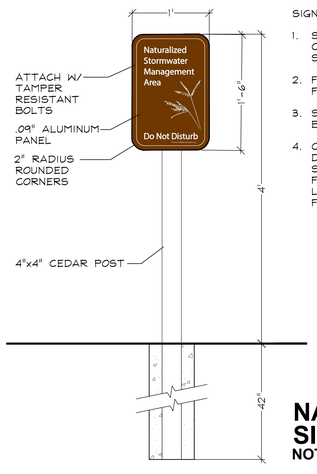
# PLANTING DETAILS




**EVERGREEN TREES**
NOT TO SCALE




**DECIDUOUS TREES**
NOT TO SCALE




SIGN NOTES:

1. SIGN BACKGROUND COLOR: C=40, M=70, Y=100, K=28 SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE STORMWATER MANAGEMENT AREA SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

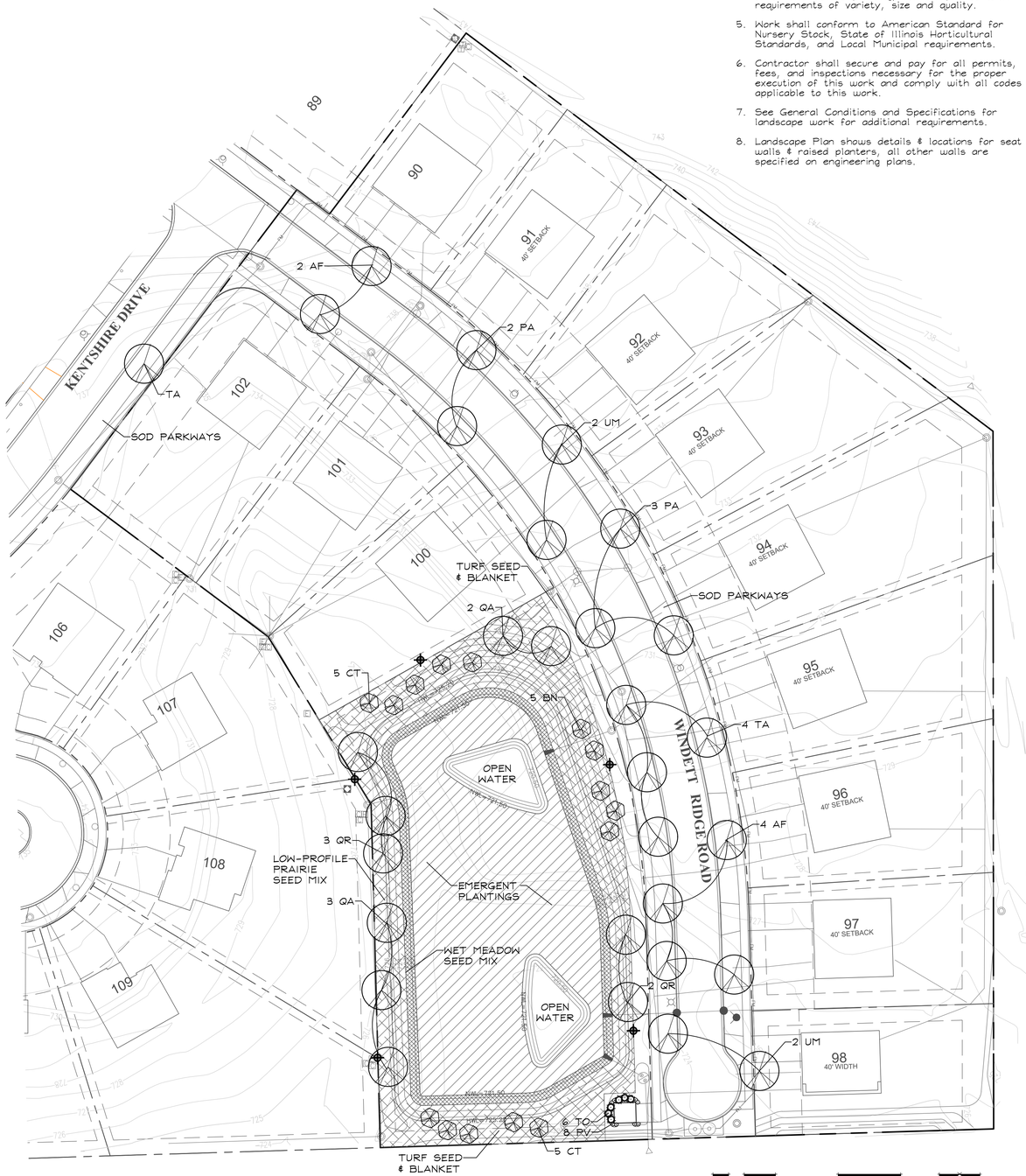
**NATURALIZED AREA SIGN DETAIL**
NOT TO SCALE

# NATIVE AREAS LEGEND

| Key | QTY. | Description |
|---|---|---|
| | 0.48 AC. | EMERGENT PLANTINGS |
| | 0.10 AC. | WET MEADOW SEED MIX |
| | 0.47 AC. | LOW PROFILE PRAIRIE SEED MIX |
| | 5 | NATURALIZED AREA SIGN |

# GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.
8. Landscape Plan shows details & locations for seat walls & raised planters, all other walls are specified on engineering plans.




0 20' 40' 80' 120'
SCALE: 1"=40'

NORTH

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


GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197


CLIENT
LENNAR
1141 E. MAIN STREET
SUITE 108
EAST DUNDEE, ILLINOIS 60118

ENGINEER
MACKIE CONSULTANTS, LLC
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, IL 60018

# WINDETT RIDGE - UNIT 2

YORKVILLE, ILLINOIS

## LANDSCAPE PLAN

| | |
|---|---|
| 2 | 4.14.22 |
| 1 | 4.05.19 |
| REVISIONS | |

| | |
|---|---|
| DATE | 4.05.18 |
| PROJECT NO. | LN22124 |
| DRAWN | GFB |
| CHECKED | MGM |
| SHEET NO. | 1 OF 3 |


XREFS
PLOT CONFIG:

## I. GENERAL SPECIFICATIONS

### A. Scope of Work

1. This work shall consist of preparing the planting beds, seedbed or ground surface, and furnishing, transporting and placing plants, mulch, seed, sod, fertilizer and other materials required in the specified operations.
2. Planting required for this work is indicated on the Landscape Plans and, in general consists of the following:
   a. The establishment of trees, shrubs, perennials, annuals, lawn and natural areas as shown on the Landscape Plans;
   b. The provision of post-planting management as specified herein;
   c. Any remedial operations necessary for conformance with The Landscape Plans as specified in this document;
   d. The design, furnishing and installation of a complete underground sprinkler system at locations noted on plan.

### B. General

1. Permits

   The Landscape Contractor shall be responsible for obtaining any permits required for the completion of the work and shall be responsible for the cost of the same.

2. Field Verification

   Upon notice to begin work the Landscape Contractor shall verify all existing conditions of the site and shall report any conditions that will impede the beginning of work to the Landscape Architect in writing. The Landscape Contractor shall examine areas, conditions, grades, soils and water levels under which work is to be performed and notify the Landscape Architect of conditions detrimental to the proper and timely completion of the work.

3. Existing Utilities

   The Landscape Contractor shall verify location of all underground utilities before construction. Contact J.U.L.I.E at 1.800.892.0123; 48 hours prior to digging. Notification of any disturbance of existing utilities shall be given to the Landscape Architect immediately. Should uncharted or incorrect utilities be encountered, notify the Landscape Architect immediately.

4. Inspections of Project

   During the construction period, all phases of work shall be available for inspections by the Landscape Architect. All plant material shall be subject to inspection and approval, and the Landscape Architect reserves the right to reject any plants which fail to meet the standards of this inspection. The Landscape Architect reserves the right to inspect nursery stock either at place of growth or at site for compliance with requirements of variety, size and quality.

### C. Quality Assurance

1. The Landscape Contractor shall provide at least one person who shall be present at all times during execution of this portion of the work and who shall be thoroughly familiar with the type of materials being installed and the best methods for their installation and who shall direct all work performed under this Section and shall comply with work site requirements.
2. The Landscape Contractor must verify with the Landscape Architect at the commencement of work that he has the most current set of plans for the project and that one set of the current plans, clearly marked "Field Set", must be on the jobsite at all times.
3. The Landscape Contractor shall provide protection for structures, utilities, roads, trees and vegetation from damages caused by settlement, undermining, washout and other hazards created by landscape operations.
4. The Landscape Contractor shall provide and maintain fences, planking, guard lights, barricades, warning signs and guards as necessary for protection of material storage, curbs, sidewalks, streets, drives and adjoining property.
5. Any damage to utilities, structures, plantings, or lawns which result from the Landscape Contractor's course of work will be repaired at the Landscape Contractor's expense, to the satisfaction of the Landscape Architect, in a reasonably timely manner with as little inconvenience to the Owner as possible.
6. Existing trees, shrubs and plant material to remain shall be protected. Damage to existing plants which result from the Landscape Contractor's course of work shall be repaired by a qualified nurseryman or replaced with approved material per village ordinance at the expense of the Landscape Contractor.
7. All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurseryman" and as detailed on the drawings.
8. Landscape Contractor shall maintain all relevant erosion control devises destroyed or disrupted during landscape installation. Erosion control devises include measures shown on the approved erosion control plans, plus any additional measures deemed necessary by the Owner or public agency having jurisdiction over erosion control. Erosion control devices include, but are not limited to, silt fence, straw bales, erosion control logs, filter fabric in storm structures, filter baskets ditch checks and siltation basins.

### D. Substitutions

1. Substitution from the approved plans will be accepted only when satisfactory evidence in writing is submitted to the Landscape Architect,showing that the plant specified is not available.
2. Landscape Contractor shall submit request for approval to substitute plant material available and shall include Common and Botanical names and size of substitute material.
3. Only those substitutions of equivalent size and having essential characteristics similar to the originally specified material will be approved.
4. Acceptance or rejection of substitute plant materials will be issued in writing by the Landscape Architect, following approval by Lennar Homes and the governing Municipality or Regulatory Agency.
5. Any unauthorized substitutions will be removed and replaced by the Landscape Contractor at the expense of the Landscape Contractor.

### E. Submittals

1. Nursery List: In Bid Proposal Form Landscape Contractor shall identify a list of area nurseries from where nursery stock for the job will be obtained.
2. Materials List: Before any plant materials are delivered to the job site, submit to the Landscape Architect a complete list of all plants and other items to be installed and the nursery sources.
3. Certification of Inspection: Shall accompany each shipment of plants as may be required by law for transportation. File certificates with the Landscape Architect prior to acceptance of the material. Inspection by Federal or State authorities at place of growth does not preclude rejection of the plants at the site.
4. Planting Schedule: Submit proposed planting schedule with dates for review and inspection of plants by the Landscape Architect prior to planting.
5. Soil Tests: Submit two (2) copies of soils test of existing topsoil with recommendations for soil amendments for Landscape Architect's review.
6. Seed: Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight, and percentage of purity, germination, and weed seed for each grass species and date tested.
7. Sod: Submit sod grower's certification of grass species. Identify source location in Bid Proposal Form.
8. Mulch and Erosion Control Blankets: Submit two (2) sample of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
9. Maintenance Instructions: Submit to the Landscape Architect typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work after preliminary acceptance of plantings and turf areas. Submit prior to beginning of warranty period. Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be submitted prior to request for preliminary inspection for acceptance.

### F. Product Handling

1. Delivery and Storage
   a. Deliver all items to the site in their original containers with all labels intact and legible at the time of inspection.
   b. Immediately remove from the site all plants which are not true to name and all materials which do not comply with the provisions of these Specifications.
   c. Use all means necessary to protect plant materials before, during, and after installation and to protect the installed work and materials of all other trades.
   d. Cover all plant material transported in open vehicles with a protective covering to prevent windburn.
2. Time of Planting
   a. All planting shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist.
   b. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by the Landscape Architect. The Landscape Contractor assumes full and complete responsibility for such plantings and operations.

### G. Materials

1. Plant Material

   Provide plants typical of their species or variety with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.
   a. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls are not acceptable
   b. Tree spade transplanting is acceptable for plants 6" caliper and larger after acceptance of plant by the Landscape Architect. Tree spade must be of a size generally accepted in the trade to safely move the tree size.
   c. Container grown stock shall be grown in a container for a sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
      (i) No plants shall be loose in the container.
      (ii) Container stock shall not be pot bound.
      (iii) All container plants used on the project shall conform to the sizes indicated on the plant list and on the drawings.
   d. No evidence of wounds and/or pruning cuts shall be permitted unless approved by the Landscape Architect.
   e. When specified by caliper, provide shade and ornamental trees with a single main trunk. When specified by height, provide shade and ornamental trees as multi-stemmed plants with not less than three main trunks and side branches that are generous and well twigged.
   f. Evergreen trees shall be branched to the ground unless otherwise specified and accepted.
   g. Provide plants matched in form when arranged in groups.
   h. All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of two years. Comply with sizing and grading standards of the latest edition of "American Standards of Nursery Stock" A plant shall be dimensioned as it stands in its natural position. No plants shall be loose in the container.
      (i) Shade Tree and Ornamental Tree caliper shall be measured at a point on the trunk six (6) inches above natural ground line for trees up to and including four (4) inches in diameter, and at a point twelve (12) inches above the natural ground line for trees over four (4) inches in diameter.
      (ii) Height of Evergreen Trees is measured from the natural ground line to the first lateral branch closest to the top.
      (iii) Height of Clump Ornamental Trees is measured from the natural ground line to the beginning last year's growth.
      (iv) Shrub and small plants shall meet the requirements for spread and/or height indicated on the plant list and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required.
2. Sub-drainage Systems
   a. Provide piping types and sizes indicated. Provide matching reducers, adapters, couplings, fittings and accessory components to ensure continuity of the sub-drainage system.
      i) Plastic tubing shall be ASTM F405, corrugated Polyethylene drainage tubing, perforated or solid as required.
      ii) Sub-drainage fill shall be AASHTO M43 (3/8" to 3/4") clean uniformly graded stone or gravel.
      iii) Sub-drainage filter fabric shall be DuPont "Typar" or other non-woven porous polypropylene fabric approved by the Landscape Architect.
3. Grass Seed
   a. All seeds shall be guaranteed by the vendor to be true to name and variety.
   b. Seed mixtures shall be fresh, clean new crop with a tolerance for purity and germination established by the Official Seed Analysts of North America. Seed will not contain any noxious weed seeds.
   c. Seed mixtures shall be proportioned by weight and shall be as specified on the drawings. If no seed mix is specified, the following general turf seed mix shall be used:

      65% Improved Kentucky Bluegrass (minimum three (3) varieties)

      25% Improved Perennial Ryegrass (minimum two (2) varieties with endophytes)

      10% Creeping Red Fescue

      If this general turf seed mix is used, the Landscape Contractor must submit the vendor's seed varieties, composition and application rate to the Landscape Architect for approval prior to ordering.
4. Erosion Control Blanket
   a. Futerra environet seed blanket matting shall be used. Secure with 4" biostakes.
5. Sod

   Sod used shall be an approved blend of improved Kentucky Bluegrass (such as: Midnight, Allure, Viva, Washington and Liberty) with a mineral back that is adapted to the locality of work. It shall be either nursery grown or field grown and be well rooted. The consistency of adherent soil shall be such that it will not break, crumble, or tear during handling and placing of the sod. Landscape Architect reserves the right to reject unacceptable sod.
   a. Each piece of sod shall be well covered with turf grass, shall not be less than two (2) years old, shall be free from noxious weeds and other objectionable plants, and shall not contain substances injurious to growth.
   b. All sod used shall comply with state and federal laws with respect to inspection for plant diseases and insect infestation.
   c. Each sod shipment shall be accompanied by an invoice from the vendor giving quantity and certifying that the sod received meets all requirements contained in these specifications.
6. Seed Fertilizer
   a. Fertilizer for seeded areas shall be a granular non-burning product from a commercial source composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer, uniform in composition, free flowing and suitable for application with approved equipment. Fertilizer types and ratios shall be as follows:
      i) Starter fertilizer with an approximate analysis of 13-25-12 at the rate of 4 lbs. per 1,000 S.F. or similar composition approved by the Landscape Architect.
      ii) Post emergent fertilizer with an approximate analysis of 25-0-5 at a rate of 4 lbs. per 1,000 S.F. or similar composition approved by the Landscape Architect.
7. Sod Fertilizer
   a. Fertilizer for sod areas shall be a granular non-burning professional product from a commercial source, uniform in composition, free flowing and suitable for application with approved equipment. Fertilizer ratio shall be a ratio of 13-25-12 at the rate of 4 lbs. per 1,000 S.F.
8. Plant Fertilizer
   a. Fertilizer for plants shall be a granular non-burning standard commercial grade product, uniform in composition, free flowing and suitable for application with approved equipment and an analysis of 14-14-14 at the rate of 6 lbs. per 1,000 S.F.
9. Native Planting Mixtures

   Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources west of the Mississippi River within the same EPA Level III Ecoreqion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

   For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

   It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.
10. Mulch
    a. Mulch for tree and shrub planting beds shall be dark shredded hardwood bark mulch, six month old, not larger than 4" in length and 1/2" in width, free of woodchips and sawdust. Submit sample to Landscape Architect for approval.
    b. Mulch for perennial flower, annual flower and groundcover planting beds shall be pinebark fines. Submit sample to Landscape Architect for approval.
11. Topsoil
    a. Topsoil shall be available adjacent to the community site for use on project or in backfill mixes as specified. Initial fine grading to be done by Excavation Contractor.
    b. Touch up movement and placement of this topsoil shall be at the sole expense of the Landscape Contractor.
    c. Topsoil stockpile placement will be coordinated with Excavator to ensure easy access to Contractor.
12. Planting Bed Soil Mixture (Perennial, Annual and Groundcover Beds)
    a. Provide planting soil mixture consisting of equal parts cooled mushroom compost and pinebark fines (Same as Midwest Trading CM30 mix) at 1 C.Y. per 100 S.F. incorporated into all perennial, annual and groundcover areas. Planting pits shall be excavated and fill with friable topsoil (stockpiled at site) to a depth of 8" prior to adding and incorporating planting bed soil mixture.
13. Accessories
    a. Water: Water provided by the Landscape Contractor shall be free of substances harmful to plant growth. All necessary hose piping, tank truck and other methods of transportation shall be supplied by the Landscape Contractor.
    b. Downspout Splash Areas:
       i) Downspout splash areas in lawns shall be 24" concrete splash blocks.
       ii) Downspout splash areas in mulch shall be washed gravel sub-base 0.5-0.75" diameter and 3-4" diameter granite cobblestone surface with geotextile filter fabric lining sides and bottom of trench.
    c. Sand: Sand shall be coarse "torpedo" sand.
    d. Pea gravel: Pea gravel shall be 1/8" to 1/4" washed gravel.
    e. Retaining Walls: Retaining walls must always be installed in strict compliance with manufacture's recommendations for sizing and reinforcement
       i) Retaining wall material shall be as specified on the drawings or as approved by the Landscape Architect
    f. Anti-Desiccant: Anti-Desiccant shall be an applicable emulsion which forms a transparent protective film over plant surface, permeable enough to permit transpiration. (Wilt-Pruf, manufactured by Nursery Specialty Products, Inc. or approved equal).
    g. Herbicide: Herbicide shall be a granular form of herbicide applied in shrub and ground cover beds in strict accordance with the manufacturer's directions and recommendations. Acceptable products are "Treflan", "Ronstar" or approved equal.

### H. Installation and Execution

1. Inspection
   a. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that such work is complete to the point where this installation may properly commence. Verify that planting may be completed in accordance with the original design and the referenced standards. Work will commence only when satisfactory conditions exist.
   b. Check that grading, including spreading of topsoil and all other sub-surface work in lawn areas have been completed and accepted by Lennar Homes. Start of work in this section shall constitute acceptance of grade. Lawn irrigation system must be completed and in operation before seeding and sodding begins.
   c. Saturate and fill tree and shrub pits with water to test drainage before planting. Provide gravel drains and venting tubes at pits, which are more than half full of water after 24 hours.
   d. Landscape Contractor shall notify the Landscape Architect prior to plant installation. The Landscape Architect, at his discretion, may inspect all plant material and layout prior to planting.
2. Preparation

   Trees, Shrubs, Perennials, Annuals and Groundcovers
   a. Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
   b. Locate plants as indicated or as approved in the field by the Landscape Architect after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate locations have been selected by the Landscape Architect.
   c. Excavate circular plant pits with tapered sides as shown on the drawing details. In general, all plant pits shall have a rounded bottom with the depth of the pit equal to the depth of the ball to be planted. The diameter of the pit shall be a minimum of two (2) times the width of the ball.
   d. Excavate all clay and debris to 8" depth beneath all perennial, ornamental grass, annual flower, and groundcover beds. Backfill with 12" amended topsoil, thus resulting in all these areas being elevated or crowned by 4" wherever site drainage allows.

   Seeding and Sodding
   a. Seed and sod bed preparation shall not be started until all stones, boulders, debris, and similar material larger than 1 inch in diameter have been removed. The area to be seeded shall be worked to a minimum depth of 6 inches with a disk or other equipment, reducing all soil particles to a size not larger than 1 inch in the largest dimension. Bed prep shall occur on the contour, where possible. The prepared surface shall be relatively free from all weeds, stones, roots, sticks, rivulets, gullies, crusting and caking. Do not overwork or powder final seedbed.
   b. Upon completion of the above, any rocks or stones larger than one (1) inch in diameter shall be removed from the surface prior to seeding. If excessive amount of rocks are present in native soil Contractor should contact the Landscape Architect immediately.
   c. Landscape Contractor shall remove all debris and dispose of such material legally off-site.
   d. The areas to be seeded shall be assumed to be at final grades established by Excavator. The Landscape Contractor, however, shall be responsible for the proper drainage of the entire area. The Landscape Contractor shall fine grade all turf areas including any grading necessary to eliminate ponding of water, ruts or ridges. Limit preparation to areas which will be grassing within 48 hours.
   e. Immediately prior to the seed and sod bed preparation, specified fertilizer nutrients shall be uniformly spread at the following rate:
      i) 5 lbs. per 1000 S.F.
   f. Final surface of topsoil immediately before seeding shall be within plus or minus 1/2" of required elevation, with no pockets or low spots in which water can collect. Restore prepared areas to specific condition if eroded, settled, or otherwise disturbed after fine grading and prior to seeding or sodding. Finish grade surface with a drag or rake, Round out all breaks in grade, smooth down all lumps and ridges, fill in all holes and crevices.
   g. In the event of settlement, re-adjust the work to required finish grade.
3. Planting

   Plant nursery stock immediately upon delivery to the site and approval by the Landscape Architect. If immediate planting is not possible a holding area on-site must be established in a location approved by Lennar Homes. All plant material in the holding area must have the rootball heeled in damp mulch and be protected from excessive sun and wind. The Landscape Contractor must operate and maintain the holding area in a neat and orderly appearance.

   All planting shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by the Landscape Architect. The Contractor assumes full and complete responsibility for such plantings and operations.

   Trees and Shrubs
   a. Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb and faced to give best appearance or relationship to each other or adjacent structure. Set plant material 2" above the adjacent grade. The Contractor is responsible for planting to correct grades and alignment and all plants shall be set so that when settled will bear the same relationship to finished grade as they did before being transported.
   b. Remove all non-biodegradable strings and twine from top of ball. Remove non-biodegradable burlap from to 1/3 of ball after the tree is set in the planting hole. The wire basket should remain. Fold the top portion of the wire basket into the hole.
   c. Any topsoil excavated from plant pits shall be used in the backfill soil mixture. No filling will be permitted around trunks or stems. Backfill the pit with topsoil. Do not use frozen or muddy mixture for backfilling. Form a ring of soil around the edge of each planting pit to retain water.
   d. After setting plants in pit to proper grade compact 6" of soil around base of ball. Fill the entire planting hole with water and allow to soak in. Gradually backfill remaining space around the ball or roots and compact the soil thoroughly using water to eliminate all voids and thoroughly soak the plant root ball.
   e. Within 24 hours of planting slowly re-water the plant thoroughly soaking the root ball again.
   f. Install enough topsoil to insure finished grades are met after settling.
   g. All excess soil, other than topsoil, excavated from pits, shall be removed from the holes and left on site in locations designated by Lennar Homes.
   h. After planting apply specified commercial pre-emergent herbicide per manufacturer's directions to all shrub beds.

   Perennials, Ornamental Grasses, Annual Flowers and Groundcovers
   a. Where perennials, ornamental grasses, annual flowers and groundcovers are specified on the plans, prepare entire plant bed incorporating a 1 C.Y. layer of planting soil mixture per 100 S.F. Incorporate commercial 14-14-14 fertilizer into prepared soil mixture at a approximate rate of 6 lbs. per 1000 S. F.
   b. Space plants in accordance with dimensions indicated on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 18" of the trunks of trees and shrubs or at edge of plant ball whichever is closest. Plant to within 12" of edge of bed.
   c. After planting apply specified commercial pre-emergent herbicide per manufacturer's directions to all planting beds. Confirm herbicide compatibility with all plant material in beds and notify the Landscape Architect immediately if a conflict exists.

   Seeding
   a. Install seed under favorable weather conditions unless approved by the Landscape Architect. The conditions of the guarantee apply regardless of the date of installation. The generally accepted times for seeding are:

      Spring - April 1st to June 15th

      Fall - September 15th to just before first frost
   b. Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.
   c. Seed with specified seed mix at rate specified on the drawings or at a rate of 5 lbs. per 1000 S.F.
   d. Broadcast Seeding: Using a broadcast seeder, sow seed evenly over entire area by sowing equal quantities in two directions at right angles to each other. Do not seed when wind speed exceeds five (5) miles per hour. Seeding by hand is not allowed.
   e. Following seeding the area shall be lightly raked to incorporate seed into top 1/8" to 1/4" of soil. Remove all stones and other debris greater than 1 inch in any dimension which are visible shall be removed and disposed of legally off-site. Areas shall then be smoothed by rolling with a hand roller.
   f. Mechanical Seeding: Using a "Brillion-type" seeder and cultipacker, sow seed evenly over entire area sowing equal quantities in two directions at right angles to each other. Using this method raking and rolling is not required.
   g. Following seeding, all seed areas will be covered with specified erosion control seed matting and stapled in place.
   h. Following seeding, raking and matting, the entire area shall be watered by use of lawn sprinklers or other means approved by the Landscape Architect. Landscape Contractor shall assure initial watering continues until the equivalent of two inches of water has been applied to entire seed surface, at a rate which will not dislodge the seed.
   i. Landscape Contractor shall assure watering is repeated thereafter as frequently as required to prevent drying of the surface and to ensure proper establishment.
   j. Landscape Contractor shall mow the lawn area as soon as top growth reaches a 3 inch height. Cut back to 2 inch height. Not more than 33% of grass leaf shall be removed at any single mowing. The contract shall include a minimum of 3 (three) mowings. Repeat mowing as required to maintain specific height until Landscape Architect issues preliminary acceptance of completed work.
   k. It shall be the Landscape Contractor's responsibility to determine and implement whatever procedures deemed necessary to establish the turf as part of the work. Reseed bare areas and provide erosion control as necessary until complete establishment achieved.
   l. Areas of seed installation will not be accepted unit it meets the growth coverage specifications detailed by Illinois Department of Transportation.

   Sodding
   a. Transport sod in either a closed van or in properly covered open trucks.
   b. Maintain sod in a moist condition from cutting until placement. Any sod that has dried out, or excessively heated will be rejected and shall be immediately removed and legally disposed of off-site by the Landscape Contractor. Replacement of rejected sod shall be at the expense of the Landscape Contractor.
   c. Sod shall be placed within 24 hours of cutting. Do not use sod cut for more than 24 hours without the approval of the Landscape Architect.
   d. Sod shall be placed when the ground is in a workable condition and temperatures are less than 90oF. Do not lay dormant sod or install sod on saturated or frozen soil or during an extended drought.
   e. The sod shall be placed on the prepared surface with the edges in close contact and alternate courses staggered. Lay sod to form a solid mass with tightly-fitted joints. Butt ends and sides of sod strips. Do not overlay edges. Stagger strips to offset joints in adjacent courses. Remove excess sod to avoid smothering of adjacent grass. Provide sod pad top flush with adjacent curbs, sidewalks, drains, and seeded areas.
   f. In ditches, the sod shall be placed with the longer dimension perpendicular to the flow of water in the ditch. On slopes, install preliminary row of sod in a straight line, starting at the bottom of the slope, the sod shall be placed with the longer dimension parallel to the contours of the ground. Place subsequent rows parallel to and lightly against previously installed row. The exposed edges of sod shall be buried flush with the adjacent soil.
   g. All sod shall be rolled with a light drum roller to ensure contact with sub-grade, uniformity and foster root knitting.
   h. The sod shall be staked on all slopes of 3:1 or steeper to prevent slippage. Sod shall be staked with ±2 stakes per square yard of sod as necessary to stabilize with at least one stake for each piece of sod.
   i. Sodded areas shall be watered to ensure proper establishment. Sod shall be watered thoroughly with fine spray immediately after laying and not be allowed to dry out. Any sod that has shrunk shall be replaced. Landscape Contractor shall assure initial watering continues until the equivalent of two inches of water has been applied to entire sod surface, at a rate which will not dislodge the sod.
   j. Landscape Contractor shall assure watering is repeated thereafter as frequently as required to prevent drying of the surface and watering shall continue through preliminary acceptance to ensure proper establishment.
   k. Landscape Contractor shall mow the lawn area as soon as top growth reaches a 3 inch height. Cut back to 2 inch height. Not more than 40% of grass leaf shall be removed at any single mowing. The contract shall include a minimum of 3 (three) mowings. Repeat mowing as required to maintain specific height until Landscape Architect issues preliminary acceptance of completed work.

   Native Seeding and Planting
   a. The period for planting prairie seed shall be between April 1st and June 15th, or as soon thereafter as the soil is free of frost and in workable condition, and from September 15 to freeze up. If these dates are adjusted, it shall be the responsibility of the Landscape Contractor to ensure establishment of the seed.
   b. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
   c. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may at the direction of the Wetland Consultant, involve ripping from 12-18 inches of the soil horizon prior to disking.
   d. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones of 2" diameter, roots and other extraneous matter shall be removed and disposed of legally offsite.
   e. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40 lbs\acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. NATIVE AREAS SHALL NOT RECEIVE FERTILIZER.
   f. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing or screening operations.

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT
LENNAR
1141 E. MAIN STREET
SUITE 108
EAST DUNDEE, ILLINOIS 60118

ENGINEER
MACKIE CONSULTANTS, LLC
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, IL 60018

# WINDETT RIDGE - UNIT 2
YORKVILLE, ILLINOIS

## LANDSCAPE SPECIFICATIONS

| | |
|---|---|
| 2 | 4.14.22 |
| 1 | 4.05.19 |
| REVISIONS | |

| | |
|---|---|
| DATE | 4.05.18 |
| PROJECT NO. | LN22124 |
| DRAWN | GFB |
| CHECKED | MGM |
| SHEET NO. | |

2 OF 3

Know what's below. Call before you dig.

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## I. GENERAL SPECIFICATIONS CONTINUED

g. Seeding operations, including installation of erosion control matting, must be accomplished within 24 hours of any area which is fine graded. Fine grade, plant and cover only areas small enough to be completed within the required time frame.

h. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for the installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

i. Do not seed when wind velocity exceeds five (5) miles per hour. Equipment shall be operated in a manner to insure even distribution of seed and complete coverage of the entire area to be seeded.

j. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the owner.

k. Seed mixture shall be as specified on the drawings or the specified Prairie planting mixture. Sow not less than specified rate.

l. If a broadcast method of seeding is used, the following requirements shall be met. Within twelve hours, if conditions permit or as soon thereafter as is practical rake prairie seed lightly into top 1/4" of soil, roll at right angles to the run-off with an approved type roller to compact the seedbed and place the seed in contact with the soil.

m. If a drill-seed method is used, rolling of the seedbed will not be required.

n. After the seeding, raking and rolling operations are completed, water with a fine spray and install specified erosion control blanket per manufacturer's specifications over the entire prairie area.

o. The Landscape Contractor shall monitor all seeded areas to insure at least one inch of water per week from a combination of watering and natural rainfall and shall mow plantings to a height of 6-10 inches for the enhancement of native species until preliminary acceptance by the Landscape Architect.

p. It shall be the Landscape Contractor's responsibility to determine and implement whatever procedures deemed necessary to establish the turf as part of the work.

q. Wet mesic and emergent areas shall be planted and seed allowed to germinate (if possible), prior to the flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

r. After seeding operation is completed, install erosion control blanket per manufacturer's specifications.

s. Emergent plugs, if used, shall be planted in natural groupings within designed areas containing saturated soils or inundation. Plants within groupings shall be planted at 2 foot centers.

t. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose enclosures surrounding all natural groupings of plugs.

4. Preparation of Reconditioned Native Areas

The Contractor chosen for the enhancement and maintenance of native areas must be must be experienced in the restoration, installation, and management of said areas. They must have a minimum of five years' experience in the field and shall be able to identify non-native and native plants by genus and species. It is imperative that a qualified Native Landscape Contractor perform the initial installation and maintenance.

A basic work procedure is outlined below. The contractor is required to evaluate all existing conditions prior to bidding the work. Any proposed changes to the work plan shall be submitted to the Landscape Architect as required under Section 1.3 (A)(B)

a. Woody Vegetation Removal

i. All woody, non-planted species shall be removed from basin slopes and bottoms for existing ponds

ii. Contractor will cut all woody species to be removed with hand tools including, but not, limited to gas powered chainsaws, gas powered clearing saws, bow saws, and loppers.

iii. All stumps shall be cut flat with no sharp points and to within two inches of surrounding grade. Stumps shall be painted with Garlon 4, or equivalent, immediately after cutting.

iv. A supply of chemical absorbent shall be kept on-site. Spills shall be properly cleaned up and reported immediately to the owner.

v. The contractor shall maintain copies at the project site of all current pesticide applicator's licenses, herbicide labels, and MSDS's (Material Safety Data Sheets) for all chemicals utilized during completion of work.

vi. Cut brush piles shall not exceed eight (8) feet in height by twelve (12) feet in diameter. Piles shall be spaced as necessary to minimize dragging cut material. Piles must be located in open areas without canopy branches of preserved trees extending over the piles. Piles shall be burned while taking prevailing winds into account. Ash from burn piles shall be dispersed across the site at a depth not to exceed ½ inch. * Note: If cut brush is to be removed from the site rather than burned, no restriction of brush pile size is applicable.

b. A prescribed burn can be conducted on existing basins as per the Maintenance Section 3.4. Following burn, over-seed lower slopes and bottoms of existing basins with Wet Meadow species as necessary (see section 2.4B)

c. Spot treat invasive and undesirable herbaceous species on existing basin slopes with glycophosphate to remove undesirable species in planted areas. Undesirable species are included, but not limited to, species list in 1.5C Guarantees.

d. Over-seed slopes of existing basins with low profile prairie grasses (see section 2.4C) as necessary. Seeding protocol should follow Section 3.2D 8-12 noted below.

e. If adequate top soil is not present, top soil can be added to slopes with approval of Landscape Architect.

Repair: Repair any damages caused by Contractor during completion of the work. Said damages may include but are not limited to tire ruts in the ground, damage to lawn areas, damage to trails, etc. In the event any vegetation to be preserved is damaged, notify the owner within 24 hours. The Contractor will be liable for remedying damages to plant materials to the satisfaction of the owner.

5. Reconditioning Existing Turf

a. Recondition existing turf damaged by Contractor's operations, including storage of materials or equipment and movement of construction vehicles.

b. Provide fertilizer, seed and soil amendments as specified for new lawns and as required to provide a satisfactory reconditioned lawn. Provide topsoil as required to fill low areas and meet new finished grades.

c. Prior to over-seeding cultivate or rototill bare and compacted areas thoroughly to a depth of four (4) inches. Remove all rocks, stones, turf clumps and other debris larger than one (1) inch in diameter and rake smooth.

d. Remove diseased or unsatisfactory lawn areas. Do not bury into soil. Remove topsoil containing foreign materials resulting from contractor's operations, including oil drippings, stone, gravel and other construction materials.

e. Where substantial, but thin lawn remains, rake, aerate if compacted, and cultivate soil, fertilize and seed.

f. Water newly seeded areas. Maintain adequate soil moisture as specified for new lawns, until new grass is established.

6. Mulching

Trees and Shrubs

a. Apply the specified mulch to a depth of two (2) inches, evenly spread over the entire area of each tree basin and shrub bed. Maintain exposed root flare at all times. Thoroughly water mulched bed areas. After watering, rake mulch to provide a uniform finished surface.

Perennials, Ornamental Grasses, Annual Flowers and Groundcovers

a. Apply the specified mulch to a depth of one (1) inch, evenly spread over the entire area of each planting bed using care to keep foliage exposed. Thoroughly water mulched bed areas.

7. Pruning

a. Prune branches of deciduous stock, after planting, to preserve the natural character appropriate to the particular plant requirements. Remove or cut back dead and badly bruised branches, broken and tangled branches, damaged and unsymmetrical growth of the new wood, suckers, water sprout growth and unnatural growth habits. No plants will be sheared for any reason.

b. Prune with clean, sharp tools.

c. Prune trees and evergreens at the direction of the Landscape Architect and in accordance with standard horticulture practice to preserve the natural character of the plant.

d. In general, tree pruning requires removing 1/4 to 1/3 of the leaf bearing buds. Prune multiple leader plants to preserve the leader which best promote the symmetry of the plant. Do not apply paint to pruning marks.

8. Care of Existing Trees

a. Selectively prune existing trees in construction limits as required, at the direction of the Landscape Architect. Remove shoots, dead, rubbing and damaged branching.

b. Clean up miscellaneous organic debris within construction limits and dispose of legally off-site.

9. Clean-up

a. The Landscape Contractor shall store materials and equipment, during landscape work, where directed by the landscape architect.

b. The Landscape Contractor shall thoroughly clean the project area daily during the progress of work and upon completion of the work.

c. Landscape Contractor shall keep pavement clean and all work areas and adjoining areas in an orderly condition. The Landscape Contractor shall remove and clean any excess dirt or mud left on the streets adjacent to the site as a result of this work daily. The Landscape Contractor shall be liable for any future charges incurred to clean streets affected by his work.

d. No storing of rubbish or debris will be allowed on the site.

e. No debris shall be buried at the site.

f. No landscaping debris is allowed on the site dumpsters.

g. The Landscape Contractor shall protect the property of the owner and the work of other contractors.

h. The Landscape Contractor shall be directly responsible for all damage caused by the Landscape Contractor's activities and shall remove and properly dispose of all resultant dirt, rubbish, debris and other waste materials resulting from the work daily.

10. Inspections

In addition to normal progress inspections, the Landscape Contractor shall schedule and conduct the following inspections, giving the Landscape Architect at least 24 hours prior notice of readiness for inspection.

a. Inspection of plants and containers prior to planting.

b. Inspection of plant locations to verify compliance with the current revisions of the Landscape Plans and As-Built Drawings.

c. Preliminary acceptance inspection after completion of planting. Schedule this inspection sufficiently in advance and in cooperation with the Landscape Architect so that the inspection may be conducted in a timely manner.

d. Final acceptance inspection at the end of the maintenance period provided that all previous deficiencies have been corrected.

e. All other inspections necessary for replacement warranty work and completion of the project.

### I. Maintenance and Monitoring

1. Traditional Landscaping: Landscape Contractor shall maintain all planting, starting with the planting operations and continuing until all planting for that portion of the project is complete and through preliminary acceptance in writing from the Landscape Architect.

a. Maintenance of plants and planting beds shall include resetting plants to proper grades or upright position, restoring planting saucers, tightening and repair of guy wires and stakes, weeding, cultivating, pruning, application of appropriate insecticides and fungicides necessary to keep the plant materials in a healthy growing condition and to keep the planted areas neat and attractive.

b. Maintenance of lawn areas shall be as specified, including spot weeding, mowing, application of weed and insect controls and reseeding necessary to promote proper establishment the lawn areas.

c. Contractor shall water all sod and plantings for the first two weeks following installation.

2. Native Planting Areas: The Owner shall notify the County upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the County with a copy of the planting locations, species, and quantities for verification by applicable regulatory authority.

a. Native planting areas shall be maintained as specified below, continue for the three full (3) years after preliminary installation acceptance, and meet annual establishment performance criteria:

i. First Season - With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

ii. Second Season - Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

iii. Third Year - Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the completion of the third growing season (dependent on fuel availability; dominance of graminoid species; and favorable weather conditions), fire may be introduced to the planted areas as a management tool.

b. General performance criteria is outlined below. Contractor is responsible to ensure native areas meet Federal, County and local requirements as necessary.

i. 1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

ii. 2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

iii. 3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Fallopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

c. Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County/City/USACE upon inspection of the site to verify compliance.

The Long -Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

i. State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.

ii. The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.

iii. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas (except for native planting areas) after preliminary acceptance of the Landscape Contractor's work.

### J. Preliminary Acceptance

1. When the preliminary landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a preliminary inspection of initial installation to determine acceptability.

2. The inspection for preliminary acceptance of the initial installation will be for general conformance to establishment of turf areas, specified size, character and quality of plant materials, workmanship and maintenance and shall not relieve the Landscape Contractor of responsibility for full conformance of the contract documents, including correct species.

3. It shall be the responsibility of the Landscape Contractor to verify all work is completed for the initial installation and maintained as per plan prior to notifying the Landscape Architect for preliminary inspection.

4. For preliminary acceptance of the initial installation all plant material shall be in a healthy growing condition. Any plants, lawn areas, workmanship, etc. not meeting the standards will be rejected and the Landscape Contractor will be instructed to make the necessary corrections immediately before preliminary acceptance of the initial installation will be granted.

5. Seeded areas will be inspected for acceptance after the first mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and a uniform healthy close stand of the specified grass is established, free of weeds, bare spots exceeding 5 by 5 inches, undesirable grass species, disease, insects and surface irregularities.

6. Sodded areas will be inspected for acceptance after the first mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and when all areas show a uniform stand of the specified grass in a healthy, well-rooted, even-colored, viable lawn condition, free of weeds, undesirable grass species, open joints, bare areas, disease, insects and irregular surfaces.

7. The Landscape Contractor shall assume liability for the correction of his work and liability for any other charges incurred due to the correction of his work. The cost of follow-up inspections of the initial installation required to receive acceptance will be charged to the Landscape Contractor.

8. Upon the receipt of written acceptance of the preliminary inspection of the initial installation the Owner will be responsible for maintenance.

9. The warranty period will begin upon receipt of written acceptance of the preliminary inspection for initial installation from the Landscape Architect.

10. After preliminary acceptance of the initial installation and receipt of notification in writing from the Landscape Architect, the Landscape Architect will recommend the release of payment, less retainers deemed necessary by the Owner, for the completed work.

11. The release of all fees will be at the discretion of Lennar Homes upon receipt of written invoice from the Landscape Contractor.

### K. Warranty Agreement

1. The Landscape Contractor shall provide a replacement warranty for all plant material and shall guarantee all work free of any defect in quality or workmanship for a minimum period of one (1) year or until final inspection and written acceptance by the Landscape Architect.

a. Warranties of native plantings are excluded from this section and shall conform to the specified establishment performance criteria.

2. The warranty period will be from the date of the Landscape Architect's written preliminary acceptance of the initial installation and will continue through the end of the following years growing season upon the final inspection and written acceptance of the work.

3. The warranty shall provide against defects including death, unsatisfactory growth, and provides the material to be in good, healthy and flourishing condition, except for defects resulting from neglect by the owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Contractor's control. For verification of such defects, neglect, abuse or damage by others the Landscape Contractor must notify the Landscape Architect in writing immediately upon identifying said occurrences.

4. Annual increases in the size of required replacements shall serve to maintain the continuity of the landscape design. At the time of the scheduled replacements, the required landscape replacement material shall be increased in size from the original plan to match the new growth size of the surrounding plants.

5. The Landscape Contractor shall make as many periodic inspections as necessary, at no extra cost to the Owner during the warranty period to determine what changes, if any, should be made to the Owner's maintenance program. The Landscape Contractor shall submit, in writing to the Landscape Architect, any recommended changes.

6. During the warranty period, should the appearance of any plant die, indicate weakness and/or probability of dying, the Landscape Contractor shall immediately begin replacement of said plants with new and healthy plants of the same type and size as soon as weather conditions permit and within a specified planting period after notification of such occurrences from the Landscape Architect without additional cost to the Owner.

7. The Landscape Contractor shall make all necessary repairs of damage due to plant replacements. Such repairs shall be done at no extra cost to the Owner.

8. Replacements shall be in accordance with and subject to all requirements of landscape installation, mulching, maintenance, warranty and acceptance procedures.

9. The Contractor is responsible for the watering and maintenance necessary to ensure establishment of the replacement plants until the Landscape Architect inspects the replacement plants and issues preliminary acceptance in writing.

10. The Landscape Contractor, prior to notifying Landscape Architect for preliminary acceptance, shall maintain the replacement plants for a period of 45 days at no additional cost to the owner.

11. The Landscape Contractor shall notify the Landscape Architect in writing, upon completion of replacements and extended maintenance period, for preliminary acceptance and written notification of new warranty period.

12. The Landscape Contractor, upon written preliminary acceptance of the replacements, shall warranty all replacements until the end of the following growing season and written final acceptance. The Landscape Contractor shall notify the Landscape Architect in writing at the end of the warranty period of replacement plants for final inspection and acceptance.

13. The Landscape Contractor shall remove tree wrapping, tree guy wires, stakes and tags from all established plants prior to contacting the Landscape Architect for final acceptance inspection. Tags, tree wrap, guy wires and stakes shall remain on all replacements until completion of additional warranty period.

14. All subsequent inspections required due to unacceptability of the replacements will be at the cost of the Contractor.

### L. Final Acceptance

1. Inspection of all work will be made by the Landscape Architect at the end of the warranty periods upon written request of the Landscape Contractor.

2. The Landscape Architect shall prepare and submit, to Lennar Homes and the Landscape Contractor, a list of warranty replacement items to be completed before final acceptance shall be deemed to have occurred. The failure to include any items on such list does not alter the responsibility of the Landscape Contractor to complete all work in accordance with the contract.

3. The Landscape Contractor shall complete all warranty replacement work as deemed necessary by the Landscape Architect, shall verify completion of all work required to satisfy the contract and shall notify the Landscape Architect upon completion of all work for review and final acceptance.

4. The Landscape Architect will perform a final inspection of the completed work with the Landscape Contractor and a representative from Lennar Homes. At that time if all work is satisfactory, a written statement will be issued by the Landscape Architect that will constitute final acceptance of completed work to date.

5. After the final inspection and acceptance of the work, the Landscape Architect will notify Lennar Homes in writing and will recommend release of fees in retention for the completed work, except for retention fees deemed necessary by Lennar Homes and the Landscape Architect for work still under additional warranty.

6. The Landscape Architect will make a follow-up inspection of all additional warranty replacements at the written request of the Landscape Contractor and issue a written report accepting satisfactory completion of the warranty obligations and request release of the remaining retention fees.

7. The release of all retention fees will be at the discretion of Lennar Homes after receipt of written notification from the Landscape Architect and upon receipt of written invoice from the Landscape Contractor.

8. The written final acceptance of all work following any necessary replacements shall terminate the Landscape Contractor's plant warranty period.

## II. DAMAGES: STREET AND SITE

1. The Landscape Contractor shall be responsible for any damages to streets, curbs or site improvements as a result of his work or his employees. The Landscape Contractor shall be responsible for any future charges resulting from the repair/replacement of damage.

2. Curb damage will be billed to the contractor at fault at a rate of $25.00/lineal foot with a ten foot minimum

3. Subcontractor shall not park on any asphalt or concrete driveways at any time. Violators will be fined $500 per occurrence.

## IV. TRADITIONAL LANDSCAPE MAINTENANCE

### A. Turf Maintenance

1. Mowing

a. All litter (i.e. paper, cans and bottles) will be removed from turf and plant bed areas prior to mowing.

b. All lawn areas will be mowed weekly to a height of 3" from April through November, or as needed. No more than 1/3 of the grass blade is to be removed per cutting. Mowing height may be seasonally adjusted depending upon weather conditions in order to reduce stress and promote healthy turf.

c. Mowing patterns shall be altered on a weekly basis wherever possible. Mowing patterns shall create straight lines for a more manicured appearance.

d. Clippings shall be bagged and removed when clipping buildup is such that the excess clipping lay in an unsightly matted condition on the lawn.

e. The turf shall be cut in such a manner as to avoid blowing clippings toward structures, patios, air conditioners, and planting beds.

f. If the turf could potentially be damaged by equipment due to weather, mowing should not be performed.

g. Turf bordering vertical surfaces such as foundations, fences, and utility boxes shall be trimmed to match the mowing height.

h. Clippings shall be removed from all pavement areas.

2. Edging

a. Turf areas adjacent to walks, driveways and curbing will be mechanically edged monthly in a uniform manner.

b. Shrub beds and tree rings shall be neatly and uniformly edged twice per year; once during the spring cleanup, and again in August or September weather permitting.

3. Fertilizer & Weed Control

a. Pesticides must be applied by a licensed individual.

b. Notice shall be given to the homeowners association or owner's representative 1 week prior to any pesticide application.

c. The lawn shall be fertilized three (3) times with a high quality granular or liquid formula. The applications should be made approximately in April, May and September. Timing, frequency and rate of application shall be adjusted to meet the development's current needs and conditions

d. A pre-emergent weed control application for annual grass prevention shall be incorporated into the first turf fertilization in spring.

e. The entire turf area will be treated one (1) time with a post emergent broad leaf weed control at the appropriate time of year. Spot treatment should be done as necessary.

f. Flags shall be posted throughout the community following each fertilizer application. Remove flags once the application is dry or as directed by the product's label.

### B. Planting Bed Maintenance

1. Pruning

a. Trees, shrubs and evergreens should be pruned, trimmed or sheared at the appropriate time for each species to maintain the plant's proper form. Methods and timing shall conform to standard horticultural practices. The initial spring pruning will include:

1. Removal of dead or injured limbs.

2. Removal of branches that are touching structures.

3. Shaping and internal thinning of the plant to allow for its natural form and habit.

b. Shrubs will be pruned two (2) additional times at the appropriate time so as not to interfere with flowering.

c. Trees over 6" in diameter will not be pruned other than removal of low branches hazardous to pedestrian traffic and sucker growth which may occur.

d. Groundcovers should be pruned twice during the season to maintain a neat appearance.

e. Ornamental grasses should be trimmed during the spring cleanup.

f. All pruning debris shall be removed from the site by the contractor immediately after the work is complete.

2. Fertilizer & Weed Control

a. Pesticides must be applied by a licensed individual.

b. Notice shall be given to the homeowner's association 1 week prior to any pesticide application.

c. Pre-emergent weed control shall be applied at the beginning of the growing season.

d. Post emergent applications or hand pulling shall be used on any weeds that appear throughout the season.

e. Trees, shrubs and groundcover shall be fertilized one (1) time during the season. The application rate will be determined by the specific needs of the plant material.

### C. Spring & Fall Cleanup

1. Spring Cleanup

a. Lawn areas and planting beds will be raked as necessary to remove leaves, dead branches, litter and debris.

b. All mulch beds shall be cultivated to break up any existing compaction in the mulch.

c. Fresh mulch should be applied to any bare spots in the planting beds.

d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.

e. Debris generated during the cleanup shall be disposed of legally off site.

2. Fall Cleanup

a. All lawn areas will have leaves removed either by raking or through the mowing process so as to prevent leaf buildup on the turf on a weekly basis.

b. All planting beds will have leaves and debris removed at the end of the season.

c. Perennials without winter interest shall be cut back.

d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.

e. Debris generated during the cleanup shall be disposed of legally off site.

## IV. PERSONAL CONDUCT / SAFETY

1. Consumption of alcoholic beverages or drugs on the job site is strictly prohibited.

2. Any offensive of obnoxious behavior (loud radio, profanity, etc.) is strictly prohibited.

3. Reckless operation of vehicles or equipment by Subcontractor's employees while in the subdivision will not be tolerated.

4. Hard hats to be worn by all employees at all times.

5. Failure to comply with Lennar Homes' Safety Policy, OSHA or any other presiding safety institution could result in fines starting at $100.00 per occurrence.

6. Subcontractor to provide a competent person trained in OSHA requirements on site at all times.

Landscape Contractor Name _____

Landscape Contractor Company_____

Landscape Contractor Signature_____ Date_____

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT
LENNAR
1141 E. MAIN STREET
SUITE 108
EAST DUNDEE, ILLINOIS 60118

ENGINEER
MACKIE CONSULTANTS, LLC
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, IL 60018

# WINDETT RIDGE - UNIT 2
YORKVILLE, ILLINOIS

# LANDSCAPE SPECIFICATIONS

2 4.14.22
1 4.05.19
REVISIONS

DATE 4.05.18
PROJECT NO. LN22124
DRAWN GFB
CHECKED MGM
SHEET NO.
3 OF 3

Know what's below. Call before you dig.

X5B.9.
PCDT.CDM.G.

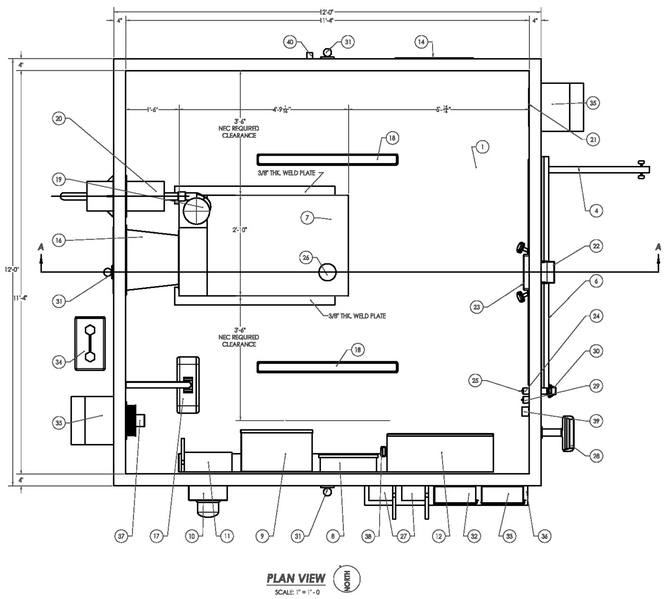
NOTE:

1. THIS DRAWING FOR GENERAL INFORMATION ONLY, NOT FOR CONSTRUCTION.
2. SOME ITEMS NOT SHOWN FOR CLARITY.
3. ADEQUATE LIFTING POINTS TO BE PROVIDED.
4. ESTIMATED SYSTEM WEIGHT: 41,900# LBS
   1. BUILDING WEIGHT: 39,000 LBS.
   2. GENERATOR: 2200 LBS.
   3. MISC. EQUIP.: 700 LBS.
5. ULTIMATE WIND SPEED: 130 MPH
6. ROOF LIVE LOAD: 60 PSF
7. FLOOR LIVE LOAD: 250 PSF
8. SEISMIC: CATEGORY C, EXPOSURE GROUP II

*FIELD ERECTED ROOF & GUTTERS NOT INCLUDED

MATERIALS:

1. CONCRETE: 5000 PSI @ 28 DAYS
2. AIR: 6%(+-2%)
3. REINFORCING: ASTM A615, GRADE 60
4. ALL STEEL PLATES SHALL BE ASTM A 36
5. METAL STUDS SHALL BE ASTM A653
6. ALL STRUCTURAL FRAMING MEMBERS HAVE A PROTECTIVE COATING CONFORMING TO ASTM C 955.
7. STRUCTURAL FRAMING MEMBERS SHALL BE MARKED WITH PRODUCT INFORMATION PER THE REQUIREMENTS OF ASTM C 955 SECTION 12.
8. ALL DELIVERED MATERIAL MUST BE KEPT DRY, PREFERABLY BY BEING STORED INSIDE A BUILDING UNDER A ROOF. IF IT IS NECESSARY TO STORE MATERIAL OUTSIDE, IT MUST BE STACKED OFF THE GROUND, PROPERLY SUPPORTED ON A LEVEL PLATFORM, AND FULLY PROTECTED FROM THE WEATHER. REFERENCE ASTM C 754 SECTION 8 AND ASTM C 1007 SECTION 4.
9. ALL CONDUITS WITHIN THIS BUILDING, ABOVE FINISHED FLOOR, SHALL BE IMC.
10. BUILDING WIRE SHALL BE TYPE THHN/THWN, MIN. 12 AWG, STRANDED FOR POWER & LIGHTING CIRCUITS.
11. INTERCONNECTING CONTROL WIRING SHALL BE TYPE THHN/THWN 14 AWG, STRANDED.




PLAN VIEW
SCALE: 1" = 1'-0

| ITEM NO. | PART NUMBER | DESCRIPTION | QTY. |
|---|---|---|---|
| 1 | BUILDING FLOOR SLAB | REINFORCED PRECAST CONCRETE 6" THK. NON-SLIP EPOXY FLOOR COATING | 1 |
| 2 | BUILDING WALL PANELS | REINFORCED PRECAST CONCRETE 6" THK. INTERIOR SURFACE PAINTED WHITE | 1 |
| 3 | ROOF PANEL | REINFORCED PRECAST CONCRETE 6" THK. INTERIOR SURFACE PAINTED WHITE | 1 |
| 4 | 72"x84" DOUBLE DOOR | 72"x84" DOUBLE DOOR, NO WINDOW, 4.75" JAMB | 1 |
| 5 | LIMIT SWITCH | | 1 |
| 6 | DRIP STRIP | | 1 |
| 7 | 30 kW STAND-BY GENERATOR | MTU, 240 VOLT, 1 Ø , NATURAL GAS FUELED | 1 |
| 8 | POWER DISTRIBUTION PANEL | 240 VOLT, 1 Ø , 200 AMP | 1 |
| 9 | 200 AMP ATS | | 1 |
| 10 | MIXER | PROVIDED & INSTALLED BY OTHERS | 1 |
| 11 | MAIN DISCONNECT | 200 AMP FUSIBLE DISCONNECT | 1 |
| 12 | LMS II CONTROL PANEL | C-107606112 | 1 |
| 13 | WIRING THROUGH | | 1 |
| 14 | 24"x24" LOUVER | MOTORIZED, FAIL OPEN | 1 |
| 15 | 20"x24" LOUVER | MOTORIZED, FAIL OPEN | 1 |
| 16 | RADIATOR DUCT | | 1 |
| 17 | WALL MOUNT HEATER | 10 kW, 240 VOLTS, SINGLE PHASE | 1 |
| 18 | 4' LED LIGHT | LED VAPOR TIGHT, MODE WT3-50, 40 W | 2 |
| 19 | GENERATOR EXHAUST SILENCER | CSWL 15030PRoDx/DI CRITICAL GRADE SILENCER | 1 |
| 20 | WALL SHIMMLE | | 1 |
| 21 | 12" INTAKE LOUVER | | 1 |
| 22 | WALL SCONCE | LPW7 | 1 |
| 23 | EMERG/EXIT/EXIT LIGHT | LITHONIA MODEL LHQM, LED2 | 1 |
| 24 | LIGHT SWITCH | 115 VAC | 1 |
| 25 | DUPLEX OUTLET | 115 VAC, GFCI, LEVITON 8899-I | 1 |
| 26 | COMBINATION SMOKE/CO DETECTOR | | 1 |
| 27 | LOCAL DISCONNECT | NON FUSIBLE, NEMA 4X STAINLESS STEEL | 2 |
| 28 | FLOOD LIGHT | 1-CONDUIT LIGHT MODEL # FHX80A-23VWH2Z | 1 |
| 29 | EXTERIOR FLOOD LIGHT SWITCH | 115 VAC | 1 |
| 30 | EXTERIOR OUTLET | 115 VAC, GFCI w/ WHEC COVER, LEVITON 5996-DOT | 1 |
| 31 | LED WALL LIGHT | 10W, 120/277 V, NLVO MODEL 69-1139 | 3 |
| 32 | JB-1 | ALL-C-WORTHELL JUNCTION BOX FOR PUMP AUX CONTACTS & VALVE VAULT SUMP PUMP POWER | 1 |
| 33 | JB-2 | ALL-C-WORTHELL JUNCTION BOX FLOAT CABLES & LEVEL TRANSDUCER | 1 |
| 34 | GAS METER & PRIMARY REGULATOR | BY OTHERS | 1 |
| 35 | WEATHER HOOD | DAYTON MODEL 16X00564 | 2 |
| 36 | EXPANDED METAL CAGE | STAINLESS STEEL | 1 |
| 37 | EXHAUST FAN | | 1 |
| 38 | TEMP/HUMIDITY/DEW POINT SENSOR | DWYER RHP-W SERIES | 1 |
| 39 | EXHAUST FAN THERMOSTAT | NEMA 4X, FECO MODEL TF 115-001 | 1 |
| 40 | PHOTOCELL | | 1 |
| 41 | FIELD ERECTED ROOF | 4:12 PITCH, SHINGLE TO CLASS A ROOF, ROOF TO BE SUPPLIED & SUBMITTED FOR APPROVAL BY INSTALLING CONTRACTOR | 1 |
| 42 | GUTTER & DOWN SPOUTS | PROVIDED & INSTALLED BY OTHERS | 2 |

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| DATE | BY | REVISION |
|---|---|---|
| 4/4/2018 | F.U. | POWER CHANGE TO SINGLE PHASE |
| 5/11/2022 | F.U. | UPDATED |

| DATE | BY | REVISION |
|---|---|---|
| | | |

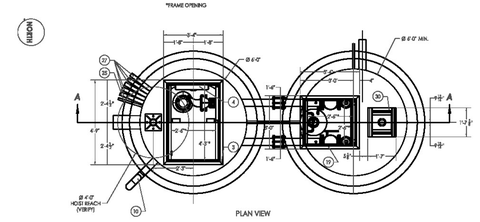
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DRN. BY: FU
DATE: 2/13/2018
APP. BY:

**METROPOLITAN INDUSTRIES, INC.**
57 FORESTWOOD DR, ROMEOVILLE, ILLINOIS 60446
(815)886-9200 FAX (815)886-4573
PUMPS - CONTROLS - SYSTEMS

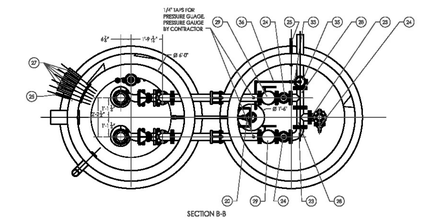
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PROJECT: DUPLEX SANITARY LIFT STATION WINDETT RIDGE, UNIT 2 YORKVILLE, ILLINOIS

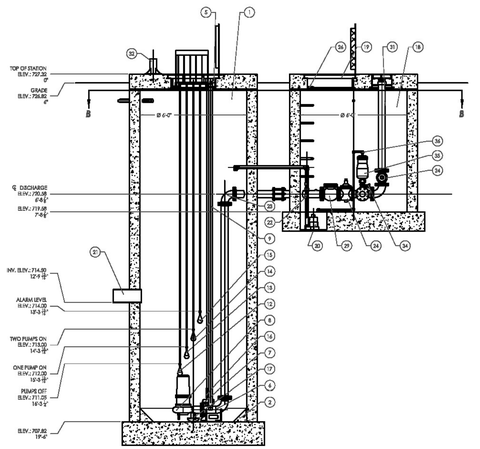
SHEET 1 OF 3
DRAWING NUMBER: 18SW209-002-18N

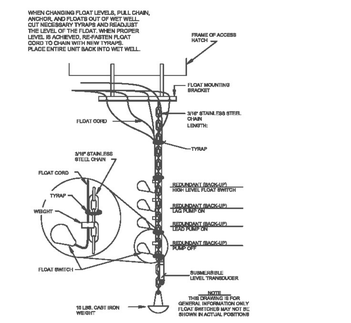



PLAN VIEW




SECTION B-B




CHAIN AND ANCHOR LEVEL CONTROL MOUNTING DETAIL (NTS)

| ITEM NO. | PART NUMBER | DESCRIPTION | QTY. |
|---|---|---|---|
| 1 | CONCRETE WET WELL | 6'-0" DIA. x 19'-6" DEEP | 1 |
| 2 | CONCRETE FILLET | BY OTHERS | 1 |
| 3 | AHD-30x61 | H-20 LOAD RATED | 1 |
| 4 | DUPLEX SAFETY GRATE | | 1 |
| 5 | UPPER GUIDE RAIL SUPPORTS | FOR 2" RAIL SYSTEM | 2 |
| 6 | 4" MJM ELBOW | | 2 |
| 7 | 4" MJM SEALING FLANGE | | 2 |
| 8 | S4WV5300 | | 2 |
| 9 | 2" GUIDE RAIL | SCHED. 40 STAINLESS STEEL PIPE | 4 |
| 10 | 4" VENT PIPING | BY OTHERS | 1 |
| 11 | FLOAT MOUNTING BRACKET | STAINLESS STEEL, TO BE SHIPPED LOOSE - CONTRACTOR TO INSTALL IN FIELD | 1 |
| 12 | FLOAT: OFF LEVEL | METROPOLITAN SUBMERSIBLE LEVEL SWITCH | 1 |
| 13 | FLOAT: ONE PUMP ON | METROPOLITAN SUBMERSIBLE LEVEL SWITCH | 1 |
| 14 | FLOAT: TWO PUMPS ON | METROPOLITAN SUBMERSIBLE LEVEL SWITCH | 1 |
| 15 | FLOAT: ALARM LEVEL | METROPOLITAN SUBMERSIBLE LEVEL SWITCH | 1 |
| 16 | SUBMERSIBLE LEVEL TRANSDUCER | | 1 |
| 17 | ANCHOR | 100lb CAST IRON, WITH STAINLESS STEEL CHAIN FOR LEVEL CONTROL MOUNTING | 1 |
| 18 | VALVE VAULT | 6'-0" DIA. x 7'-8 7/8" DEEP | 1 |
| 19 | AHS-30x30 | HEAVY DUTY ALUM. HATCH; H20 LOADING | 1 |
| 20 | SUMP PUMP | | 1 |
| 21 | INFLUENT PIPE | BY CONTRACTOR | 1 |
| 22 | 1.50" CHECK VALVE | FOR SUMP PUMP | 1 |
| 23 | 4" S.R. ELBOW | D.I., FITTING | 4 |
| 24 | 4" PLUG VALVE | | 3 |
| 25 | 1" CONDUIT | BY OTHERS | 2 |
| 26 | MANHOLE STEPS | BY OTHERS | 6 |
| 27 | 2" CONDUIT | BY OTHERS | 5 |
| 28 | 4" D.I.P., TEE | D.I., FITTING | 2 |
| 29 | 4" 9265 SWING CHECK VALVE | | 2 |
| 30 | 4" METRO-CON | 4" BYPASS CONNECTION, H-20 RATED | 1 |
| 31 | 4" BYPASS RISER | ANSI CLASS 150 FLANGE x NPT | 1 |
| 32 | HOIST SOCKET | HOIST MANUFACTURER IS REACH TO BE VERIFIED PRIOR TO INSTALLING SOCKET | 1 |
| 33 | 2" SADDLE TEE | PROVIDED BY OTHERS, FOR 4" DIP | 1 |
| 34 | 2" GATE VALVE | NON-RISING STEM | 1 |
| 35 | 2" SEWAGE AIR RELEASE VALVE (SARV) | 2" INLET | 1 |
| 36 | 1/2" SARV DRAIN PIPING | SCHED. 40 S/STAINLESS STEEL PIPE | 1 |

*NOTES:*

1. *THIS DRAWING IS A PRELIMINARY LAYOUT ONLY, NOT FOR CONSTRUCTION. CONSTRUCTION DRAWINGS WILL BE FORWARDED UPON RECEIPT OF APPROVED SUBMITTAL'S.*
2. *SOME ITEMS NOT SHOWN FOR CLARITY.*
3. *ALL PIPING & VALVES ARE TO BE PROVIDED BY CONTRACTOR, UNLESS NOTED OTHERWISE.*
4. *METROPOLITAN PUMP TO PROVIDE ONLY THE ITEMS SHOWN BOLD*
5. *LIFT STATION TO BE INSTALLED BY AN EXPERIENCED AND QUALIFIED CONTRACTOR.*
6. *CONTRACTOR TO ORDER CONTROL & POWER CORDS OF SUFFICIENT LENGTH TO REACH CONTROL PANEL FROM POINT OF ORIGIN ON PUMPS WITHOUT SPLICING.*
7. *ALL CONCRETE WORK AND CONDUIT WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR.*
8. *CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, PIPING LAYOUT, AND ORIENTATION OF INLET(S), DISCHARGE AND CONDUITS.*
9. *USE LINK SEALS AT ALL PIPE PENETRATIONS.*
10. *ELECTRICAL COMPONENTS IN THE WET WELL SHALL BE RATED FOR CLASS I, DIV. I, GROUP C & D LOCATIONS.*
11. *CONDUITS ARE AS FOLLOWS: (1) 4" FOR EACH PUMP POWER CORD, (1) 2" FOR FLOAT CONTROLS, (1) 2" FOR HIGH LEVEL CONTROL, (1) 1" FOR TRANSDUCER AND (1) 1" V.V. SUMP PUMP.*

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| DATE | BY | REVISION |
|---|---|---|
| 2/22/2018 | F.U. | REMOVED HOIST |
| 3/20/2018 | F.U. | ADJUSTED ELEVATIONS |
| 5/8/2022 | F.U. | ELEVATIONS |
| 6/15/2022 | F.U. | RIM ELEVATION, SARV, FORCE MAIN DIRECTION |

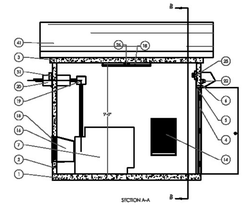
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DRN. BY: FU
DATE: 2/12/2018
APP. BY:

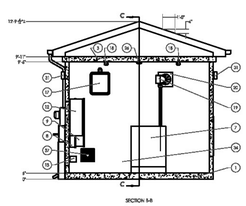
**METROPOLITAN INDUSTRIES, INC.**
57 FORESTWOOD DR, ROMEOVILLE, ILLINOIS 60446
(815)886-9200 FAX (815)886-4573
PUMPS - CONTROLS - SYSTEMS

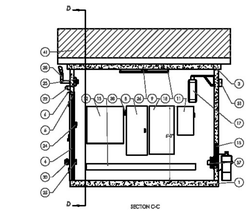
TITLE: DUPLEX METRO-RAIL COMPONENT LIFT STATION

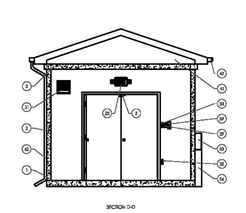
PROJECT: DUPLEX SANITARY LIFT STATION WINDETT RIDGE UNIT #2 YORKVILLE, ILLINOIS

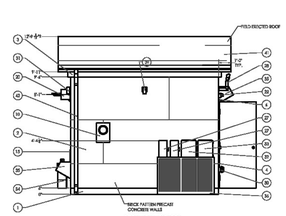
SHEET 1 OF 1
DRAWING NUMBER: 18SW206-002-18N



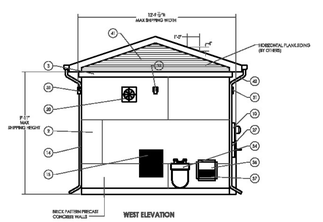



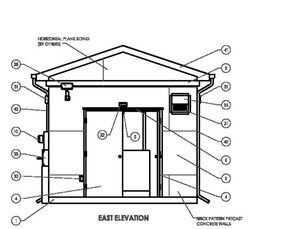



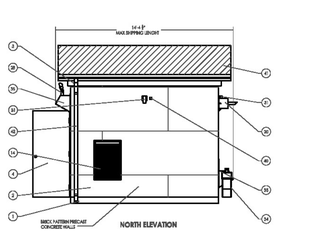

SOUTH ELEVATION




WEST ELEVATION




EAST ELEVATION




NORTH ELEVATION

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| DATE | BY | REVISION |
|---|---|---|
| 4/4/2018 | F.U. | POWER CHANGE TO SINGLE PHASE |
| 5/11/2022 | F.U. | UPDATED |

| DATE | BY | REVISION |
|---|---|---|
| | | |

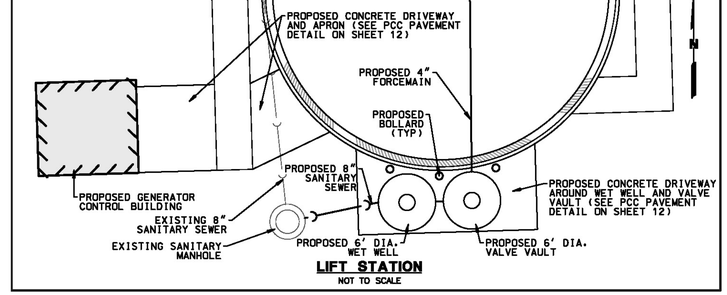
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DRN. BY: FU
DATE: 2/13/2018
APP. BY:

**METROPOLITAN INDUSTRIES, INC.**
57 FORESTWOOD DR, ROMEOVILLE, ILLINOIS 60446
(815)886-9200 FAX (815)886-4573
PUMPS - CONTROLS - SYSTEMS

TITLE: METROFAB PREACST CONCETE GENERATOR/ CONTROL BUILDING

PROJECT: DUPLEX SANITARY LIFT STATION WINDETT RIDGE, UNIT 2 YORKVILLE, ILLINOIS

SHEET 2 OF 3
DRAWING NUMBER: 18SW209-002-18N




**LIFT STATION**
NOT TO SCALE

NOTES:

1. WATERPROOFING SHALL BE PROVIDED FOR THE EXTERIOR OF THE LIFT STATION WET WELL AND VALVE VAULT
2. ALL EQUIPMENT AND COMPONENTS IN THE LIFT STATION WET WELL, INCLUDING SUBMERSIBLE LEVEL TRANSDUCER, SHALL BE CLASS 1, DIVISION 1 EXPLOSION-PROOF RATED
3. ALL METAL HARDWARE IN THE LIFT STATION WET WELL AND VALVE SHALL BE STAINLESS STEEL
4. ALL UNDERGROUND CONDUIT SHALL BE HEAVY-WALL 4" PVC, SCHEDULE 40
5. MOTOR CONTROL CENTER SHALL HAVE SOLID-STATE DUPLEX LOGIC
6. A WALL-MOUNTED METAL CABINET SHALL BE PROVIDED IN THE BUILDING WITH SPARE FUSES, RELAYS, AND OTHER PLUG-IN TYPE DEVICES FOR EACH SIZE OF COMPONENT AT THE STATION
7. A HEAVY-DUTY FREE STANDING METAL SHELF SHALL BE PROVIDED, AS WELL AS, ONE (1) FIRE EXTINGUISHER RATED TYPE A, B, & C FIRES
8. THE WET WELL AND VALVE VAULT SHALL BE SET IN BUTYL ROPE JOINT SEALANT, INCLUDING ALL COMPONENT PARTS, BOTTOMS, BARRELS, ADJUSTING RINGS AND CASTINGS. THE OUTSIDE JOINTS SHALL BE PROVIDED WITH A FOUR (4)INCH WIDE STRIP OF BUTYL-RESIN SEALANT COMPLETELY AROUND EACH JOINT WITH VERTICAL LAP OF ONE (1)INCH AND HORIZONTAL LAP OF SIX (6)INCHES.
9. DRIVEWAY AND APRON FROM GENERATOR CONTROL BUILDING AND DRIVEWAY AROUND WET WELL AND VALVE VAULT SHALL BE CONCRETE (SEE PCC PAVEMENT DETAIL ON SHEET 12)

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
LENNAR
1700 East Golf Road, Suite 1100
Schaumburg, Il 60173
Phone:224-293-3100 Fax:224-293-3101

| DATE | DESCRIPTION OF REVISION | BY |
|---|---|---|
| 06-22-2022 | REVISED PER YBSD AND CITY COMMENTS | LZ/MS |
| 04-15-2022 | REVISED PER CITY COMMENTS AND BULLETIN 75 UPDATE | LZ/MTL |

| | |
|---|---|
| DESIGNED | LZ |
| DRAWN | JD |
| APPROVED | MTL |
| DATE | 04/15/2019 |
| SCALE | N.T.S. |

# LIFT STATION DETAILS
# WINDETT RIDGE RESIDENTIAL SUBDIVISION, UNIT 2
# CITY OF YORKVILLE, ILLINOIS

SHEET 11 OF 18
PROJECT NUMBER: 2308
© MACKIE CONSULTANTS LLC, 2022
ILLINOIS FIRM LICENSE 184-002694

4/27/2022, JOSH PM
M:\2308 Engineering\2308SW Plots\1 Pr Details - Lift Station.pdf

**United City of Yorkville**
800 Game Farm Road
Yorkville, Illinois 60560
Telephone: 630-553-4350
Fax: 630-553-7575

# PLAN COUNCIL AGENDA

Thursday, June 9, 2022
9:00 a.m.
Remote Access via Zoom

1. Minutes for approval: May 26, 2022

2. PZC 2022-14 Windett Ridge – Units 2 - Final Plat of Subdivision

3. PZC 2022-15 Heads or Tails Dog Grooming – Special Use

Adjournment

**UNITED CITY OF YORKVILLE**
**PLAN COUNCIL**
**Thursday, May 26, 2022 9:00am**
**Yorkville City Hall, Council Chambers**
**800 Game Farm Road, Yorkville, Il**

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

**IN ATTENDANCE:**
Krysti Barksdale Noble, Community Development Director, City of Yorkville/in-person
Jason Engberg, Senior Planner, City of Yorkville/in-person
Brad Sanderson, Engineer for City of Yorkville/EEI/electronic attendance
Dave Schultz, HR Green/in-person
Troy Mertz, Moda Tech & Infrastructure/electronic attendance

Ms. Noble called the meeting to order at 9:03am.

**1. Minutes for Approval:** May 12, 2022
The minutes were approved as presented.

**2. PZC 2022-12 Bristol Bay – Units 10 & 12 – Final Plat of Subdivision**
Ms. Noble said staff has reviewed both units and are combining them into one application request. HR Green has submitted the Final Plat dated 4-1-2022. There are about 20 acres between the 2 units with 119 multi-family townhome units in unit 10 and 60 multi-family townhome units in unit 12. Both units were previously approved in 2006, but never recorded.

Ms. Noble said the area is zoned R-3 and architectural standards still apply per the development agreement. If the final elevations are different from those proposed for unit 3, they must be re-submitted.

Final Plat comments from Ms. Noble: staff has 60 days to respond to the Final Plat request, but due to scheduling conflicts, Ms. Noble asked if staff could move the request to the July 26, 2022 City Council agenda rather than to June. Mr. Mertz agreed to this date and he said there were no planned changes to the building. He said the architectural plans for unit 3 are the same as units 10 and 12. Ms. Noble said she is waiting for an update on the review from the Building Code Official and when he approves, staff can issue the necessary permits.

Commenting further, Ms. Noble said in unit 10, there was a reduction of 19 units due to the new product. In the previously approved unit 10, it was noticed that some of the units were very small. The average lot size has increased in this portion of the development with an average size of 1,570 square feet. Staff is OK with that, however, Ms. Noble did not know how City Council will receive it. Ms. Noble did a comparison of dwelling unit types and overall density with not much change shown with

the new plan. The density is now 6.2, down from 6.3.

In regards to lot 12, there was a lot reduction and re-orientation of units, which she will note. She will also prepare an economic impact statement to show what effect the reduction of lots will have on the building permit projections. Mr. Schultz said lot 12 will contain 3, 4, 5, and 6 building units that may be different due to re-orientation.

Engineer Sanderson said there were some comments on the final plats and engineering plans and Mr. Schultz will make some adjustments based on the previous review on unit 13. Engineer Schultz asked about security bonds for units 10 & 12 regarding division and breakdown. The security bonds were being requested since the city format had not been following exactly. A bond and Letter of Credit were approved.

Mr. Mertz thought he had one general bond with the city already and wondered if he could obtain a new one. Ms. Sanderson stated the general one can be released now since the units are moving forward.

Referring to question #5 in Mr. Sanderson's memo, Mr. Schultz said he has a call into Mr. McMains at YBSD about the submittals made. Regarding question #6, the landscaping plan, Mr. Schultz said there has been a delay in tracking down the landscaping plans previously submitted. Ms. Noble said staff may be able to provide that.

In conclusion, Ms. Noble said this matter is scheduled for EDC on June 7th and for PZC on July 13th.

**Adjournment**
There was no further business and the meeting adjourned at 9:16a.m. on a motion by Mr. Sanderson.

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

# Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: June 3, 2022
Subject: **PZC 2022-14 Windett Ridge – Unit 2 (Final Plat of Subdivision)**
Proposed Final Plat Approval for Single-Family Homes

---

I have reviewed the application for Final Plat of Subdivision for Windett Ridge Unit 2, as submitted by John McFarland on behalf of CalAtlantic Group, LLC, Petitioner. The Final Plat Subdivision – Windett Ridge Unit 2 was prepared by Mackie Consultants, LLC and date last revised 03-09-2022.

The petitioner is seeking Final Plat approval to subdivide the approximately 6.274-acre parcel into 13 lots consisting of 12 single-family units and a 55,152-square foot stormwater management easement in Windett Ridge Unit 2. 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. 2002-50, the subject property is currently zoned R-2 Single-Family Traditional Residence District as a Planned Unit Development (PUD).
2. **ZONING & BUILDING CODES**– The Third Amendment to the Windett Ridge Annexation Agreement (Ord. 2019-07) the granted the developer an extension of time until **December 31, 2023** for City building and zoning codes, as provided in Ord. 2011-32 and 2011-33.
    - Ordinance 2011-32 adopts the 2009 edition of the International Code Council series with amendments.
    - Ordinance 2011-33 adopts the 2008 edition of the National Electrical Code with amendments.
3. **BUILDING PERMIT FEES** – Per the Third Amendment to the Windett Ridge Annexation Agreement (Ordinance 2019-07), the lock on building permit fees expired **December 31, 2020.**
4. **LIFT STATION -** Per the Second Amendment to the Annexation Agreement (Ord. 2013-51), the developer agreed to design and construct a lift station sufficient to accommodate the completion of the development of the subdivision, with the understanding that the lift station does not need to be designed to benefit any other development or subdivision other that the Windett Ridge Subdivision.
    - The enclosure of the lift station will be sized to accommodate the generator and controls only and will have vinyl siding or such other siding as approved by the City-with a color to blend in with the surrounding homes.

- Per the Third Annexation Agreement Amendment (Ord. 2019-07) an extension of time was granted to the developer until **December 31, 2023**, to complete the construction of the public improvements that are to be constructed in Unit 2 of the Windett Ridge Subdivision.

**FINAL PLAT OF RESUBDIVISION COMMENTS:**

1. **PREVIOUS PRELIMARY PLAN (UNIT 2)** – Per Ordinance No. 2002-50, the City approved the Windett Ridge Preliminary Plan which entitled 16 single-family lots. However, a final plat for Unit 2 was never recorded. The proposed new Final Plat represents a reduction of four (4) lots in Unit 2.

May 31, 2022

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

***Re: Windett Ridge – Unit 2***
***Engineering Plan Review –3rd Submittal***
***United City of Yorkville, Kendall County, Illinois***

Dear Krysti:

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

- Final Engineering Plans for Windett Ridge Residential Subdivision Unit 2 (18 sheets) dated April 15, 2022 and prepared by Mackie Consultants, LLC.
- Engineer's Opinion of Probable Cost dated April 15, 2022 and prepared by Mackie Consultants, LLC.
- Final Plat of Subdivision dated March 9, 2022 and prepared by Mackie Consultants, LLC.
- Landscaping Plans (4 sheets) dated April 14, 2022 and prepared by Gary R. Weber Associates, Inc.
- Stormwater Management Addendum dated April 8, 2022 and prepared by Mackie Consultants, LLC.
- Stormwater Permit Application dated May 9, 2019 and prepared by Lennar Homes
- Illinois EPA Water Permit Application prepared by Mackie Consultants, LLC.

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:

**General**

1. Yorkville–Bristol Sanitary District (YBSD) comments shall be provided to the City upon receipt.

2. Corrected IEPA Water and Sanitary Sewer Permit forms shall be submitted.

3. Landscape plan review comments from the City's review consultant are attached.

4. The EOPC shall be revised for current watermain pricing and based on the changes in this review letter.

**IEPA Water Permit**

5. United City of Yorkville's Facility ID is IL0930250

6. Permit Fee (Applicable Water Main Only) shall be checked.

7. The following shall be revised in 9.6
   a. Address shall be changed to 800 Game Farm Road
   b. Name of Authorized Public Water Supply Official shall be changed to John Purcell
   c. Title of Authorized Public Water Supply Official shall be changed to Mayor

8. The numbers for items 2-13 on Schedule B – Water Main Construction will be provided.

**Stormwater Management Addendum**

9. The maintenance plan should be revised to reference Kendall County Stormwater Ordinance.

**Engineering Plans**

**Sheet 3: Existing Conditions and Demolition Plan**

10. Storm Manhole 2 is shown on top of both storm and sanitary sewers. This shall be confirmed and if applicable, the storm manhole should be shifted to avoid this direct conflict.

11. Storm MH S 66 has several pipes stubbed off for proposed development. Proposed underdrains to no longer be used shall be removed.

**Sheets 4 and 5: Grading Plan – North and South**

12. Proposed contours should be shown based on spot grades.

13. Existing contours do not match Unit 1 tie-in grades.

**Sheet 7: Stormwater Pollution Prevention Plan**

14. The hatch shown at bottom of detention pond shall be added to the legend.

**Sheet 9: Stormwater Pollution Prevention Plan Specifications and Details**

15. Concrete washout details conflict with detail shown on Sheet 8.

**Sheet 10: Plan & Profile**

16. Callouts are missing for storm structure 3.

17. There are a couple 4" DIP Forcemain (TYP.) call outs pointing to the proposed 8" water main, these shall be removed.

18. Sump pump discharge lines should tie into existing structures, where appropriate.

19. The existing 6-inch storm drain running along the backyards shall be analyzed to ensure it meets capacity for the sump pump connections. If undersized, it should be replaced.

20. All inverts for storm sewers shall be shown.

21. The restrictor structure is shown with the inflow and outflow pipe at an angle. This is not practical for structures with restrictors.

22. All proposed structures should call out the proposed frame and grates.

23. All storm sewers crossing above watermain shall be watermain quality pipe.

**Sheets 12-15: Details and Specifications**

24. The following details shall be added:
    a. Sidewalk
    b. Street pavement section

25. A typical reinforced wall section detail is shown, but not called out on the plans.

**Sheets 18: Project Specifications**

26. The City's updated water main notes shall be added to the plans.

**Lift Station**

27. The City's Building Inspector shall review the above grade control building requirements pertaining to IBC (e.g. structural, architectural, electrical, HVAC), as well as the foundation. EEI has forwarded the plans for comment.

28. Typically, a duplex lift station is designed to operate with one (1) pump in service to meet the design flow conditions of the lift station, and the second pump serves as the redundant standby. If this is the case, then the "Pump On" ball float for the second pump (standby) should be eliminated. Please confirm if one (1) pump can handle the design flow conditions of the lift station.

29. Structural drawings for the wet well and valve vault base slabs and buoyancy calculations for both concrete structures should be provided.

30. Structural drawings for the control building foundation should be provided.

31. All pipe and conduit penetrations in the wet well and valve vault should be sealed.

32. It should be verified if an air release valve is required at the valve vault or somewhere on the force main.

33. Bollards along the north side of the wet well and valve vault should be installed to protect the lift station facilities.

34. The top of the wet well and valve vault shall be a minimum of 6" above the finished grade.

35. On Sheet 10, the top of the wet well and valve vault is at elevation 725.82, but Sheet 11 shows the top elevations as 725.75 for both structures.

36. The exposed piping, valves, fittings, and pumps shall be coated per the specifications below:

    Moderate Environment (Semi-Gloss Finish): One finish coat over epoxy prime and epoxy intermediate coat.

    a. Surface Preparation: Immersion Service SSPC SP-10. Non-Immersion service SSPC SP-6.

    b. Primer: Polyamide epoxy applied at a dry film thickness of spreading rate of 3.0 – 4.0 mils.

        i. Tnemec Series N69-1255 Beige Hi-Build Epoxoline II

c. Intermediate Polyamide epoxy applied at a dry film thickness of 4.0 – 5.0 mils.

i. Tnemec Series N69 Hi-Build Epoxoline II

d. Topcoat - Interior & Immersion Service only: Polyamide epoxy, semi-gloss finish applied at a dry film thickness of 4.0-5.0 mils.

i. Tnemec Series N69 Hi-Build Epoxoline II

e. Topcoat: Exterior Exposure only: Aliphatic Acrylic Polyurethane, Semi-Gloss finish, applied at a dry film thickness of 2.0 – 3.0 mils.

i. Tnemec Series 1075 Endura-Shield II

37. Electrical drawings for the lift station and control building should be provided and be signed and sealed by an electrical engineer. The drawings shall include a one-line diagram, controls diagram, electrical service drop (overhead or underground), transformer location, electrical site plan, electrical panel schedule, etc.

38. The developer or engineer shall coordinate with ComEd and Nicor on routing utility services to the lift station site. ComEd and Nicor will require easements for their equipment which may impact the overall layout of the lift station and control building.

39. The engineer shall coordinate with the City's Systems Integrator (Metropolitan Pump) on furnishing and installing the SCADA panel and antenna.

40. The following inputs should be routed to the SCADA system:

- Raw Sewage Pump 1 Running/Off
- Raw Sewage Pump 1 H-O-A in Auto
- Raw Sewage Pump 1 H-O-A in Hand
- Raw Sewage Pump 1 Over Temperature Alarm
- Raw Sewage Pump 1 Seal Failure Alarm
- Raw Sewage Pump 2 Running/Off
- Raw Sewage Pump 2 H-O-A in Auto
- Raw Sewage Pump 2 H-O-A in Hand
- Raw Sewage Pump 2 Over Temperature Alarm
- Raw Sewage Pump 2 Seal Failure Alarm
- Primary Level System (Wet Well) - Wet Well Submersible Level Transducer (analog)
- Back Level System (Wet Well) - Ball Float Contacts
- Valve Vault High-Level Alarm from Ball Float
- Generator Run
- Generator Failure
- Generator Alarms
- MCC Power Meter (analog), plus alarms
- Door Contact 1 Open/Close (Control Building)
- Door Contact 2 Open/Close (Control Building)
- Thermostat – Electrical/Control Room (analog)
- Thermostat – Dry Well (analog)

**Final Plat**

41. Lots 90 and 91 do not meet the minimum lot area of 12,000 sf.

42. Side yard setback shall be 7.5' and corner lot setback shall be 20'.

The design engineer should make the necessary revisions and resubmit for further review.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer/ President

BPS/nls

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Jason Engberg, Senior Planner (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Permit Tech (via email)
Ms. Jori Behland, City Clerk (via email)
Ms. Madeline Larmon, Mackie Consultants (via email)
NLS, EEI (Via e-mail)

# *Hey and Associates, Inc.*

Engineering, Ecology and Landscape Architecture

*Milwaukee, Wisconsin*

*8755 W. Higgins Road, Suite 853*
*Chicago, Illinois 60631*
*Phone (773) 693-9200*
*Fax (773) 693-9200*

*Volo, Illinois*


May 27, 2022

Nadia Schweisthal, PE, CPII
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 G

Re: Landscape Plan Review
Windett Ridge Unit 2
Widett Ridge Subdivision Southeast Corner
City of Yorkville, IL

Dear Nadia:

We have completed our first landscape plan review of the proposed Windett Ridge Unit 2 located at the southeast corner of the Windett Ridge Subdivision.

**Landscape Plan – NOT RECOMMENDED FOR APPROVAL**

For reasons described below, this landscape plan is not recommended for approval at this time. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

**Review Comments**

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

**Parkway Landscaping**

Parkway tree requirement is met. A minimum of 1 tree per interior residential lot and 2 trees per residential corner lot is required. 13 total trees are required. In addition, for the detention lot a minimum of 1 tree per 50 feet of parkway frontage is required. At 367', 7 trees are required for the detention basin.

**Perimeter Landscaping**

As a single family residential development abutting other single family development, these requirements are not applicable.

**Parking Lot Landscaping**

No parking lots are proposed. This requirement is not applicable.

**Lot Landscaping**

Requirements not met. One tree per lot located 5' from a utility and within 15' of the lot line is required. None are shown.

**Stormwater Storage Basin Landscaping**

Stormwater storage basin landscaping, consisting of one (1) tree per thirty (30) linear feet of thirty foot (30') wide buffer yard length is required because all basins are proposed within front or side yards of this corner lot. We estimate three hundred and twenty six (26) are required (790/30). Only 25 are provided. In addition, the bufferyard width (as measured from the property line to the average elevation between normal and high water levels) is less than 30 feet on the north, west, and south sides and part of the east side.

**Tree Preservation**

Tree preservation standards apply to all development parcels greater than five (5) acres in area, this development is 6.29 acres. A review of Google Earth aerial photography of the site indicates there are trees throughout the site. A tree survey and tree preservation and removal plan are required complying with the requirements set in section 8-12-2.H.

**General Standards**

The linetypes of utilities shall comply with industry standards. Utilities on the plans are indistinguishable.

The graphic scale on sheet C601 does not correspond to dimensions shown on the plan such as those given in the bearings and distances along the north, east and west sides of property.

**SUMMARY**

This review was based upon the following documents, pursuant to requirements of City's Landscape Ordinance.

- Landscape Plans, three (3) sheet, prepared by Gary Weber Associates, Inc., most recently dated 4/14/2022

Let us know if there are any questions or comments.

Sincerely,

Ryan Alexander, PLA
Landscape Architect

MACKIE CONSULTANTS

June 27, 2022

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

**Re: Windett Ridge – Unit 2**
**Engineering Plan Review**
**United City of Yorkville, Kendall County, Illinois**

Dear Ms. Barksdale-Noble:

Please find enclosed for your review and approval the following documents in connection with the above referenced project:

- One (1) electronic copy of the Final Engineering Plans for Windett Ridge Residential Subdivision – Unit 2, prepared by Mackie Consultants LLC, dated June 22, 2022;
- One (1) electronic copy of the Stormwater Management Report for Windett Ridge – Unit 2, prepared by Mackie Consultants LLC, dated June 22, 2022;
- One (1) electronic copy of the signed IEPA Water Permit application forms;
- One (1) electronic copy of the signed IEPA Sanitary Sewer Permit application forms;
- One (1) electronic copy of the Engineer's Opinion of Probable Cost, dated June 22, 2022;
- One (1) electronic copy of Lift Station Buoyancy Calculations, prepared by Mackie Consultants LLC, dated June 22, 2022;
- One (1) electronic copy of Lift Station Specifications and Calculations, prepared by Metropolitan Pump Company, dated June 15, 2022;
- One (1) electronic copy of the Landscape Plan, prepared by Gary R. Weber and Associates, dated June 21, 2022;
- One (1) electronic copy of Yorkvill-Bristol Sanitary District comment response letter sent on June 22, 2022;

The enclosed documents have been revised based on the review comments below.

In response to these comments, we offer the following:

**COMMENTS FROM EEI , BY B. SANDERSON, DATED MAY 31, 2022**

GENERAL

**COMMENT 1:** Yorkville-Bristol Sanitary District (YBSD) comments shall be provided to the City upon receipt.

**RESPONSE 1:** See the comment response letter sent to YBSD on June 22, 2022. This letter includes the comments received from the District on June 9. 2022 and responses detailing respective updates to the Engineering Plans and the IEPA Sanitary Permit forms.

**COMMENT 2:** Corrected IEPA Water and Sanitary Sewer Permit forms shall be submitted.

**RESPONSE 2:** The signed permits are attached for your review. Two (2) hard copies of each of the signed permit forms were sent to the City, addressed to Ms. Krysti J. Barksdale-Noble, for signature on June 22, 2022.

**COMMENT 3:** Landscape plan review comments from the City's review consultant are attached.

**RESPONSE 3:** Comment noted – See responses to the respective comments at the end of this letter.

**COMMENT 4:** The EOPC shall be revised for current watermain pricing and based on the changes in this review letter.

**RESPONSE 4:** The EOPC has been revised to reflect current watermain pricing and plan changes.

IEPA WATER PERMIT

**COMMENT 5:** United City of Yorkville's Facility ID is IL930250

**RESPONSE 5:** the IEPA Water permit applications have been updated to show with the provided Facility ID.

**COMMENT 6:** Permit Fee (Applicable Water Main Only) shall be checked.

**RESPONSE 6:** Permit Fee (Applicable Water Main Only) has been checked on the provided IEPA Water Main Permit form.

**COMMENT 7:** The following shall be revised in 9.6

a) Address shall be changed to 800 Game Farm Road
b) Name of Authorized Public Water Supply Official shall be changed to John Purcell
c) Title of Authorized Public Water Supply Official shall be changed to Mayor

**RESPONSE 7:** The address, name of authorized public water supply official, and title were revised as requested

**COMMENT 8:** The numbers for items 2-13 on Schedule B – Water Main Construction will be provided.

**RESPONSE 8:** The numbers have since been received and have been incorporated in Schedule B of the provide IEPA Water Permit forms.

STORMWATER MANAGEMENT ADDENDUM

**COMMENT 9:** The maintenance plan should be revised to reference Kendall County Stormwater Ordinance.

**RESPONSE 9:** The Maintenance Plan provided within Tab 4 of the Stormwater Management Addendum has been revised to reference the Kendall County Stormwater Ordinance.

ENGINEERING PLANS
Sheet 3: Existing Conditions and Demolition Plan

**COMMENT 10:** Storm Manhole 2 is shown on top of both storm and sanitary sewers. This shall be confirmed and if applicable, the storm manhole should be shifted to avoid this direct conflict.

**RESPONSE 10:** The crossing of the existing storm manhole and sanitary sewer is an existing condition which appears to be fully functioning at this time and we are not proposing changes to this alignment. We have however clarified within note #8 on sheet 10 of the plans that the sanitary sewer shall be televised within this unit and any issues in this area can be identified at that time. We have also reviewed the crossing in this area and have determined that the bottom of the storm manhole would be 2.09' feet above the top of the sanitary sewer if they do in fact cross exactly.

**COMMENT 11:** Storm MH S 66 has several pipes stubbed off for proposed development. Proposed underdrains to no longer be used shall be removed.

**RESPONSE 11:** The following note has been added to Storm MH S 66 on Sheet 3: "Contractor to locate existing sump drain stubs and remove any stubs not used for proposed sump connections." This same note has been added as Demolition Plan General Note 14 on Sheet 3.

Sheets 4 and 5: Grading Plan – North and South

**COMMENT 12:** Proposed contours should be shown based on spot grades.

**RESPONSE 12:** Proposed contours have been shown on the Grading Plans (Sheet 4 and 5) for all homesites within the subdivision.

**COMMENT 13:** Existing contours do not match Unit 1 tie-in grades.

**RESPONSE 13:** The existing contours shown are a combination of previous topographic surveys from 02/26/2018 and Final Record Grading Surveys for Lots 88 and 106-109 in Windett Unit 1. The existing contours have been revised to better represent the combination of this information. The proposed contours now match the reprocessed existing contours.

Sheet 7: Stormwater Pollution Prevention Plan

**COMMENT 14:** The hatch shown at bottom of detention pond shall be added to the legend.

**RESPONSE 14:** Naturalized plantings have been called out and added to the legend on Sheet 7.

Sheet 9: Stormwater Pollution Prevention Plan Specification and Details

**COMMENT 15:** Concrete washout details conflict with detail shown on Sheet 8.

**RESPONSE 15:** The concrete washout detail on Sheet 9 has been removed.

Sheet 10: Plan & Profile

**COMMENT 16:** Callouts are missing for storm structure 3.

**RESPONSE 16:** The callout for proposed CB 3 has been moved closer to the proposed structure to be more easily located. The callout for existing STMH(M-3) has been updated to reference the profile view for respective invert information.

**COMMENT 17:** There are a couple 4” DIP Forcemain (TYP.) call outs pointing to the proposed 8” water main, these shall be removed.

**RESPONSE 17:** The callouts to the proposed 4” DIP Forcemain have been updated in both the plan and profile view on Sheet 10. Additionally the shading in the profile view for the proposed 4” forcemain has been revised to black opaque shading to better distinguish it from the proposed 8” watermain which is shown in a semi-transparent gray shading.

**COMMENT 18:** Sump pump discharge lines should tie into existing structures, where appropriate.

**RESPONSE 18:** Sump pump discharge lines have been revised to tie into existing or proposed storm structures for all homes.

**COMMENT 19:** The existing 6-inch storm drain running along the backyards shall be analyzed to ensure it meets capacity for the sump pump connections. If undersized, it should be replaced.

**RESPONSE 19:** The existing 6-inch storm sewer was analyzed and it was determined that the sewer that runs within the rear yards of Lots 92 – 94 should be upsized to a 12” sewer. The existing 6-inch sewer has been called to be removed (Sheet 3) and replaced with a 12” RCP for lots 92-94. Refer to the stormwater report for capacity calculations.

**COMMENT 20:** All inverts for storm sewers shall be shown.

**RESPONSE 20:** The plan and profile (Sheet 10) has been updated to insure that all inverts are shown either in the plan view or in the profile. For all structures that have inverts shown in profile a note has been added to the structure callout in the plan view for clarity.

**COMMENT 21:** The restrictor structure is shown with the inflow and outflow pipe at an angle. This is not practical for structures with restrictors.

**RESPONSE 21:** The outlet control structure detail on Sheet 13 has been revised to show how the orientation of the proposed inflow pipe, weir wall with restrictor orifice, and outflow pipe are feasible within the proposed structure.

**COMMENT 22:** All proposed structures should call out the proposed frame and grates.

**RESPONSE 22:** A frame and grate schedule has been added to Sheet 10 to clarify the typical frame and grates to be used on all proposed structures, unless otherwise noted in the specific structure callout.

**COMMENT 23:** All storm sewers crossing above watermain shall be watermain quality pipe.

**RESPONSE 23:** Storm sewers crossing above watermain have been called out as "WMQ"

Sheets 12-15: Details and Specifications

**COMMENT 24:** The following details shall be added:
a) Sidewalk
b) Street pavement section

**RESPONSE 24:** A typical sidewalk detail was added on Sheet 2. The street pavement section is shown on the City of Yorkville's "Typical Local Residential Street X-Section" which has been shown on Sheet 2.

**COMMENT 25:** A typical reinforced wall section detail is shown, but not called out on the plans.

**RESPONSE 25:** The typical reinforced wall is now called out on Sheets 5 & 10.

Sheets 18: Project Specifications

**COMMENT 26:** The City's updated water main notes shall be added to the plans.

**RESPONSE 26:** Watermain notes on Sheet 18 were updated to reflect the City's construction notes dated November 18, 2021.

Lift Station:

**COMMENT 27:** The City's Building Inspector shall review the above grade control building requirements pertaining to IBC (e.g. structural. Architectural, electrical, HVAC), as well as the foundation. EEI has forwarded the plans for comment.

**RESPONSE 27:** As of the date of this letter, no comments have yet been received from the City's Building Inspector. Please forward comments to us once available.

**COMMENT 28:** Typically, a duplex lift station is designed to operate with one (1) pump in service to meet the design flow conditions of the lift station, and the second pump serves as the redundant standby. If this is the case, then the "pump On" ball float for the second pump (standby) should be eliminated. Please confirm if one (1) pump can handle the design flow conditions of the lift station.

**RESPONSE 28:** Yes one pump can handle the design flow of the lift station. A duplex lift station is designed to operate with one (1) pump in service to meet the design flow conditions of the lift station, and the second pump serves as the redundant standby. Both the primary and back up float system operates with the lowest float as the off float, the 2nd float as the Lead Float, the 3rd float as the Lag Float and the 4th float as the Hight water alarm. The system is designed when in either float back up or when in primary control with the

transducer to alternate on each cycle. There could be reasons why the first pump may not keep up and that could be in situations where there may be a partial blockage and the pump may be operating but not pumping enough. Another reason could be due to age where it may not be performing like it was when it was new due to part wearing etc. 4 floats on a duplex system is standard among most system set up like this. To my knowledge, I believe the city has most of their stations using the 4 float systems such as the Blackberry Creek LS that was recently in the last two years upgraded.

**COMMENT 29:** Structural drawings for the wet well and value vault base slabs and buoyancy calculations for both concrete structures should be provided.

**RESPONSE 29:** Buoyancy calculations for the lift station have been included. Structural drawings will be provided under separate cover upon completion.

**COMMENT 30:** Structural drawings for the control building foundation should be provided.

**RESPONSE 30:** Structural drawings will be provided under separate cover.

**COMMENT 31:** All pipe and conduit penetrations in the wet well and valve vault should be sealed.

**RESPONSE 31:** Note #9 on the Lift Station Drawings by Metropolitan Industries as shown on Sheet 11 of the Engineering Plans have been updated to read “Use Link Seals at all pipe penetrations.”

**COMMENT 32:** It should be verified if an air release valve is required at the valve vault or somewhere on the force main.

**RESPONSE 32:** An air release valve has been added to the Valve Vault (see item #35 on Lift Station Drawings by Metropolitan Industries as shown on Sheet 11.

**COMMENT 33:** Bollards along the north side of the wet well and valve vault should be installed to protect the lift station facilities.

**RESPONSE 33:** Three bollards were added along the north side of the wet well and valve vault.

**COMMENT 34:** The top of the wet well and valve vault shall be minimum of 6” above the finished grade.

**RESPONSE 34:** Comment noted – the grade was raised to 727.32 to be 6” above the finished grade of the concrete driveway surrounding the Wet Well and Valve Vault.

**COMMENT 35:** On Sheet 10, the top of the wet well and valve vault is at elevation 725.82, but Sheet 11 shows the top elevations as 725.75 for both structures.

**RESPONSE 35:** The top of both the wet well and valve vault is now shown at 727.32 on both Sheet 10 and Sheet 11.

**COMMENT 36:** The exposed piping, valves, fittings, and pumps shall be coated per the specifications below:
Moderate Environment (Semi-Gloss Finish): One finish coat over epoxy prime and epoxy intermediate coat.

a) Surface Preparation: Immersion Service SSPC-10. Non-Immersion service SSPC SP-6.

b) Primer: Polyamide epoxy applied at a dry film thickness of spreading rate of 3.0 – 4.0 mils.
    i. Tnemec Series N69-1255 Beige Hi-Build Epoxoline II
c) Intermediate Polyamide epoxy applied at a dry film thickness of 4.0 - 5.0 mils.
    i. Tnemec Series N69 Hi-Build Epoxoline II
d) Topcoat – Interior & Immersion Service only: Polyamide epoxy, semi-gloss finish applied at a dry film thickness of 4.0 – 5.0 mils.
    i. Tnemec Series N69 Hi-Build Epoxoline II
e) Topcoat: Exterior Exposure only: Aliphatic Acrylic Polyurethane, Semi-Gloss finish, applied at a dry film thickness of 2.0 – 3.0 mils.
    i. Tnemec Series 1075 Endura-Shield II

**RESPONSE 36:** The specifications listed above have been added to the Lift Station Specifications prepared by Metropolitan Pump Company.

**COMMENT 37:** Electrical drawings for the lift station and control building should be provided and be signed and sealed by an electrical engineer. The drawings shall include a one-line diagram, controls diagram, electrical service drop (overheard or underground), Transformer location, electrical site plan, electrical panel schedule, etc.

**RESPONSE 37:** Comment noted – Electrical drawings will be provided under separate cover as described.

**COMMENT 38:** The developer or engineer shall coordinate with ComEd and Nicor on routing utility services to the lift station site. ComEd and Nicor will require easements for their equipment which may impact the overall layout of the lift station and control building.

**RESPONSE 38:** Comment noted – coordination with Nicor and ComEd is ongoing by both the developer and the electrical engineer preparing the electrical drawings.

**COMMENT 39:** The engineer shall coordinate with the City's Systems Integrator (Metropolitan Pump) on furnishing and installing the SCADA panel and antenna.

**RESPONSE 39:** Comment noted – The Cloud SCADA is called out within the Lift Station Specifications.

**COMMENT 40:** The following inputs should be routed to the SCADA system:

- Raw Sewage Pump 1 Running/Off
- Raw Sewage Pump 1 H-O-A in Auto
- Raw Sewage Pump 1 H-O-A in hand
- Raw Sewage Pump 1 Over Temperature Alarm
- Raw Sewage Pump 1 Seal Failure Alarm
- Raw Sewage Pump 2 Running/Off
- Raw Sewage Pump 2 H-O-A in Auto
- Raw Sewage Pump 2 H-O-A in Hand
- Raw Sewage Pump 2 Over Temperature Alarm
- Raw Sewage Pump 2 Seal Failure Alarm
- Primary Level System (Wet Well) – Wet Well Submersible Level Transducer (analog)
- Back Level System (Wet Well) – Ball Float Contacts
- Valve Vault High-Level Alarm from Ball Float

- Generator Run
- Generator Failure
- Generator Alarms
- MCC Power Meter (analog), plus alarms
- Door Contact 1 Open/Close (Control Building)
- Door Contact 2 Open/Close (Control Building)
- Thermostat – Electrical/Control Room (analog)
- Thermostat – Dry Well (analog)

**RESPONSE 40:** Metropolitan Pump Company has confirmed that the listed inputs can be provided, except MCC Power Meter plus alarms, Door Contact 2 (a second set of doors is not being provided), and Thermostat – Dry Well (there is not a dry well on this project).

Final Plat

**COMMENT 41:** Lots 90 and 91 do not meet the minimum lot area of 12,000 sf.

**RESPONSE 41:** Lots 90 and 91 now meet the minimum lot area of 12,000 sf.

**COMMENT 42:** Side yard setback shall be 7.5’ and corner lot setback shall be 20’.

**RESPONSE 42:** The typical easement and setback detail and setbacks shown on the lots have been revised to a Side yard setback of 7.5’ and to a corner lot setback of 20’.

**COMMENTS FROM HEY AND ASSOCIATES, INC., BY R. ALEXANDER, DATED MAY 27, 2022**

Parkway Landscaping

**COMMENT 1:** Parkway tree requirement is met. A minimum of 1 tree per interior residential lot and 2 trees per residential corner lot is required. 13 total trees are required. In addition, for the detention lot a minimum of 1 tree per 50 feet of parkway frontage is required. At 367’, 7 trees are required for the detention basin.

**RESPONSE 1:** 13 Parkway Trees are provided to meet the requirement of one parkway tree per lot, and 2 parkway trees per corner lot. 7 Parkway Trees have been provided to meet the requirement of 1 parkway tree per 50’ of detention basin frontage.

Perimeter Landscaping

**COMMENT 2:** As a single family residential development abutting other single family development, these requirements are not applicable.

**RESPONSE 2:** Comment noted.

Parking Lot Landscape

**COMMENT 3:** No parking lots are proposed. This requirement is not applicable.

**RESPONSE 3:** Comment noted.

Lot Landscaping

**COMMENT 4:** Requirements not met. One tree per lot located 5' from a utility and within 15' of the lot line is required. None are shown.

**RESPONSE 4:** The utilities and lot lines are now shown on the plan.

Stormwater Storage Basin Landscaping

**COMMENT 5:** Stormwater storage basin landscaping, consisting of one (1) tree per thirty (30) linear feet of thirty foot (30') wide buffer yard length is required because all basins are proposed within front or side yards of this corner lot. We estimate three hundred and twenty six (26) are required (790/30). Only 25 are provided. In addition, the bufferyard width (as measured from the property line to the average elevation between normal and high water levels) is less than 30 feet on the north, west, and south sides and part of the east side.

**RESPONSE 5:** Additional trees have been provided.

General Standards

**COMMENT 6:** The linetypes of utilities shall comply with industry standards. Utilities on the plans are indistinguishable.

The graphic scale on sheet C601 does not correspond to dimensions shown on the plan such as those given in the bearings and distances along the north, east and west sides of property.

**RESPONSE 6:** The linestyle legend is provided on the cover sheet.

C601 is not a sheet within this engineering plan set and therefore we suspect is not meant to correspond to this submittal; if so, please clarify.

Landscaping Comments from City of Yorkville Plan Council Meeting Follow-Up, June 9, 2022

**COMMENT 1:** Estimated trees needed in bufferyard is twenty-six (26). Twenty-five (25) trees are provided. Therefore, one (1) additional tree is needed to meet the minimum ordinance requirement.

**RESPONSE 1:** Additional trees have been provided.

**COMMENT 2:** •Although the bufferyard varies in depth along the north, south, west and part of the east boundary between 18'-27', which is less than the required 30' width. However, Section 8-12-2F of the Landscape Ordinance permits the landscape buffer to be reduced to ten feet (10'), subject to the plan providing two (2) trees per thirty (30) linear feet of bufferyard. Staff does not recommend the basin's bufferyard be reduced to ten feet (10') in width, but encourages the petitioner to accommodate additional trees within the bufferyard where feasible.

**RESPONSE 2:** Additional trees have been provided to the extent that the minimum separation between trees is still met to promote healthy growth.

We request your review and subsequent approval of the enclosed documents. Should you have any questions, please contact me.

Sincerely,

Madeline Larmon

Madeline Larmon, PE
Senior Project Manager

cc:
Mr. Alan Eriksson, Lennar Homes
Mr. John McFarland, Lennar Homes
Mr. Luke Zanoni, Mackie Consultants, LLC
Mr. Gage Berger, GRWA
Mr. Brad Sanderson, EEI
Mr. Eric Dhuse, City of Yorkville
Ms. Laurie Parzyszek, Lennar Homes
Ms. Nadia Schweisthal, EEI

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July 13, 2022

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

***Re:*** ***Windett Ridge – Unit 2***
***Engineering Plan Review –4th Submittal***
***United City of Yorkville, Kendall County, Illinois***

Dear Krysti:

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

- Final Engineering Plans for Windett Ridge Residential Subdivision Unit 2 (18 sheets) dated June 22, 2022, and prepared by Mackie Consultants, LLC.
- Engineer's Opinion of Probable Cost dated June 22, 2022, and prepared by Mackie Consultants, LLC.
- Final Plat of Subdivision dated June 16, 2022, and prepared by Mackie Consultants, LLC.
- Landscaping Plans (4 sheets) dated April 14, 2022, and prepared by Gary R. Weber Associates, Inc.
- Stormwater Management Report dated June 22, 2022, and prepared by Mackie Consultants, LLC.
- Illinois EPA Water Permit Application prepared by Mackie Consultants, LLC.
- Illinois EPA Sanitary Sewer Permit Application prepared by Mackie Consultants, LLC.

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:

**General**

1. We find the Stormwater Management Report to be in general conformance with the stormwater ordinance and recommend approval of the Stormwater Report.

2. The IEPA Water and Sanitary Permit forms are acceptable and are at the City for signature.

3. The EOPC shall include items for Turf Reinforcement Mat and Rock Check Dams in Schedule II. In addition, confirm the quantity of the water services as there are 12 lots, but only 11 water services estimated.

4. The Final Plat of Subdivision has been reviewed and found to be in conformance with City Standards and we recommend approval.

5. Landscaping Plan comments are attached.

6. It is our understanding that the developer may want to consider earthwork operations ahead of final plat approval. Note the following items need to be addressed in order for this is occur:

    a. Performance Guarantee on file with the City.

    b. If final plat not recorded, indemnification letter from Developer acknowledging that they are proceeding at their own risk.

    c. Pre-Construction Conference with City.

**Final Engineering Plans**

7. The engineer has addressed our review comments with the exception of the Lift Station comments noted below:

    a. The City's Building Inspector shall review the above grade control building requirements pertaining to IBC (e.g. structural, architectural, electrical, HVAC), as well as the foundation.

    b. Structural drawings for the control building foundation shall be provided prior to approval.

    c. Electrical drawings for the lift station and control building shall be provided and be signed and sealed by an electrical engineer prior to approval. The drawings shall include a one-line diagram, controls diagram, electrical service drop (overhead or underground), Transformer location, electrical site plan, electrical panel schedule, etc.

    d. The developer or engineer shall coordinate with ComEd and Nicor on routing utility services to the lift station site. ComEd and Nicor will require easements for their equipment which may impact the overall layout of the lift station and control building.

The design engineer should make the necessary revisions and resubmit for further review.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer/ President

BPS/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Jason Engberg, Senior Planner (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Permit Tech (via email)
Ms. Jori Behland, City Clerk (via email)
Ms. Madeline Larmon, Mackie Consultants (via email)
PGW2, EEI (Via e-mail)

# *Hey and Associates, Inc.*

Engineering, Ecology and Landscape Architecture

*Milwaukee, Wisconsin*

*8755 W. Higgins Road, Suite 853*
*Chicago, Illinois 60631*
*Phone (773) 693-9200*
*Fax (773) 693-9200*

*Volo, Illinois*


July 13 2022

Brad Sanderson, PE
COO/President
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 G

Re: Landscape Plan Review
Windett Ridge Unit 2
Windett Ridge Subdivision Southeast Corner
City of Yorkville, IL

Dear Nadia:

We have completed our second landscape plan review of the proposed Windett Ridge Unit 2 located at the southeast corner of the Windett Ridge Subdivision.

**Landscape Plan – RECOMMENDED FOR APPROVAL**

The Landscape Plan appears to meet the minimum requirements of the ordinance and the requirements set forth in memos from the City.

**REVIEW COMMENTS**

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

**Parkway Landscaping**

Parkway tree requirement is met.

**Perimeter Landscaping**

As a single family residential development abutting other single family development, these requirements are not applicable.

**Parking Lot Landscaping**

No parking lots are proposed. This requirement is not applicable.

**Lot Landscaping**

Previous comment addressed. The lot trees have been provided.

**Stormwater Storage Basin Landscaping**

Previous comment addressed. The petitioner has provided additional trees requested in the letter from Yorkville staff dated June 9, 2022.

**Tree Preservation**

As part of the larger Windett Ridge Development, this requirement is not applicable.

**General Standards**

The linetypes of utilities shall comply with industry standards. Utilities on the plans are indistinguishable.

**SUMMARY**

This review was based upon the following documents, pursuant to requirements of City's Landscape Ordinance.

- Landscape Plans, three (3) sheet, prepared by Gary Weber Associates, Inc., most recently dated 6/21/2022

Let us know if there are any questions or comments.

Sincerely,

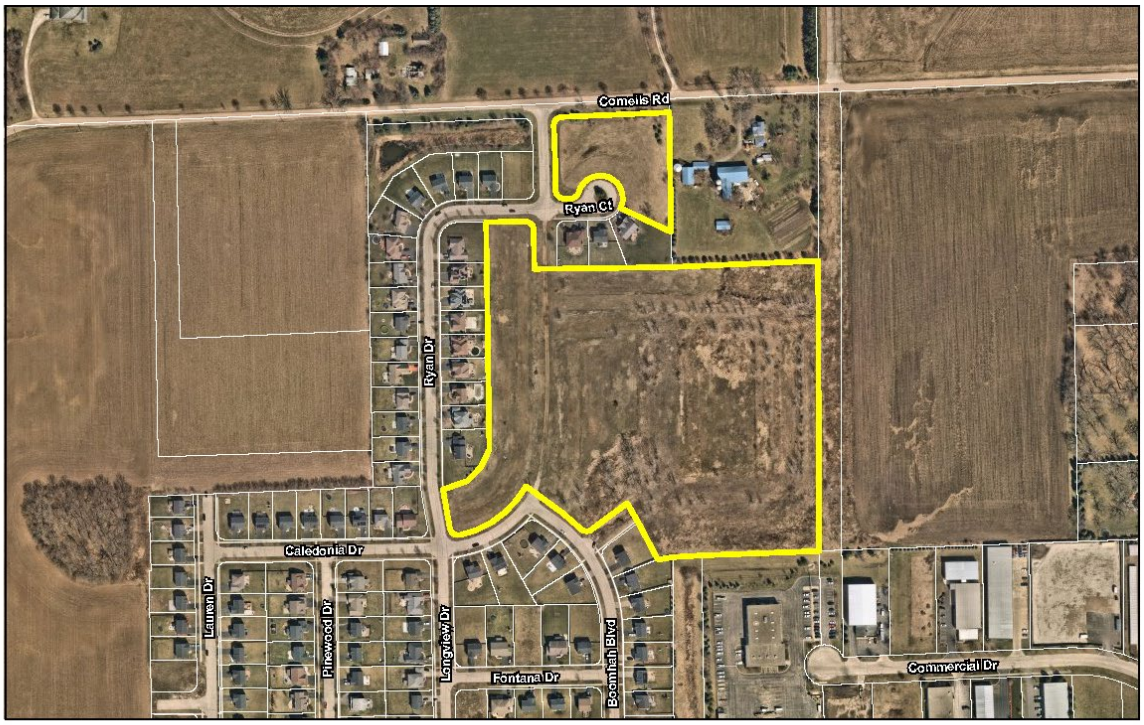
Ryan Alexander, PLA
Landscape Architect

# 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: August 3, 2022
Subject: **PZC 2022-16 Caledonia – Phase 3 (Final Plat of Subdivision)**
Proposed Final Plat Approval for 61 Single-Family Lots

**Summary:**

The petitioner, John McFarland, on behalf of CalAtlantic Group, LLC, is seeking Final Plat approval to subdivide two (2) undeveloped parcels totaling approximately 22.77 into 62 lots consisting of 61 single-family units and a 37,809-square foot open pace lot in Caledonia – Phase 3. The proposed Final Plat would complete the buildout of the overall master planned subdivision of 206 single family detached residential lots.




**Caledonia Phase 3 Location**

United City of Yorkville, Illinois
July 12, 2022

**Development Background/Request:**

In November 2004, the City approved a planned unit development (PUD) agreement via Ordinance No. 2003-72 and 2003-72A for the Caledonia subdivision. The Caledonia subdivision is generally located west of IL Rte. 47 and just south of Corneils Road and consists of approximately 85-acres zoned R-2 Single-Family Residence as a Planned Unit Development (PUD). Master planned as a 206-lot development to be built in three (3) phases as Phase 1 (73 lots), Phase 2 (72 lots) and Phase 3 (61 lots), however only Phases 1 and 2 have been final platted. Phase 3 remains unimproved as two (2) separate parcels totaling approximately 22 acres.

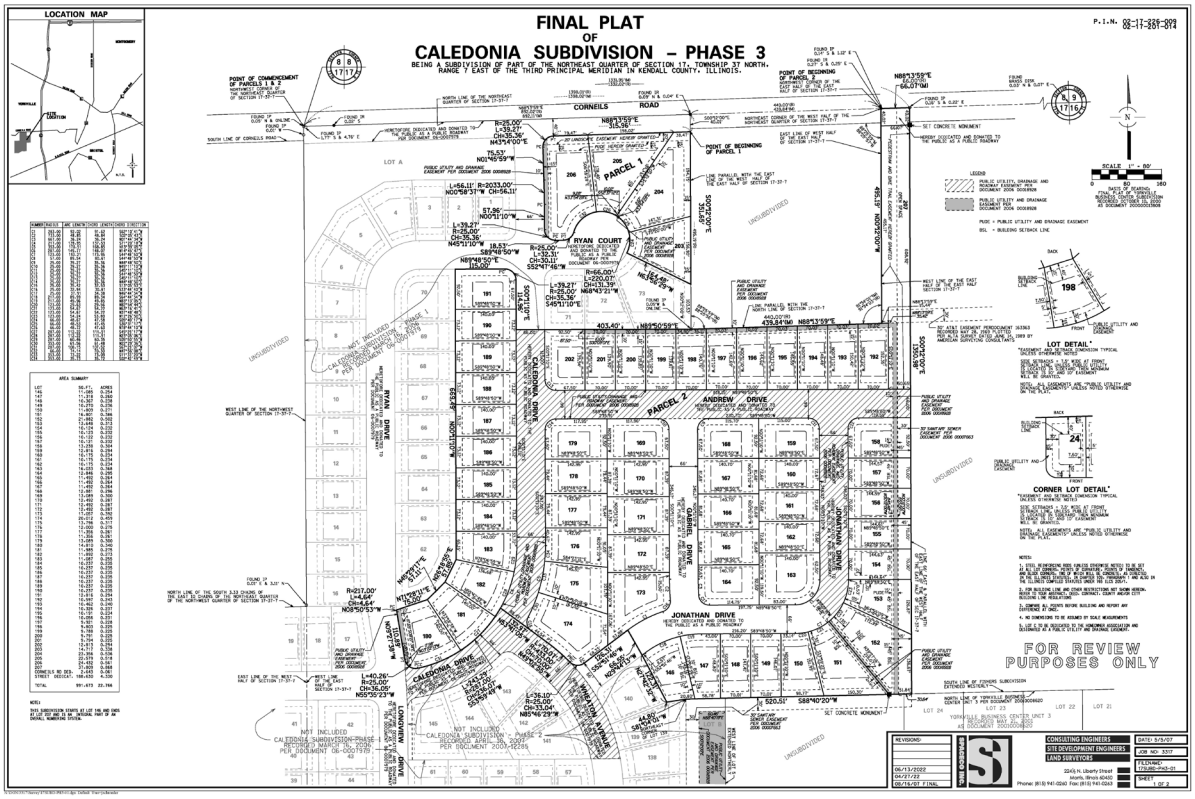
While the development stalled during the economic downturn in the late 2000's, in 2016 the successor developers requested the City reaffirm and clarify the terms of the original development

agreement with regards to developer/builder fees and obligations via Ordinance 2016-08 to position the lots for sale to interested homebuilders. The 2016 ordinance locked in reduced building permit fees until November 25, 2023, established that all parkway trees and sidewalk improvements were the responsibility of the builder, and permitted the subdivision to maintain and utilize up to three (3) offsite identification marketing signs. Additionally, Section 4 of the agreement acknowledged that a sanitary sewer connection fee of $2,000 is due upon building permit issuance for each residential unit to pay for the remaining unpaid balance for the Rob Roy Interceptor. A dormant special service area (SSA 2016-1) was also established in 2016 to ensure the open spaces and common areas of the Caledonia subdivision is maintained should the existing homeowner's association defaults.

All public infrastructure such as streets, stormwater management systems, water mains and other utilities were subsequently constructed and a majority of the lots within the platted portion of the subdivision were built upon by a successor builder. As of June 2022, approximately five (5) single family lots remain vacant in Phases 1 and 2. Therefore, the final phase of Caledonia is under contract by CalAtlantic Group to complete the subdivision as planned.

**Proposed Final Plat of Resubdivision:**

The proposed Final Plat of Subdivision for Caledonia – Phase 3 was prepared by Spaceco, Inc., date last revised 06-13-2022, illustrates the proposed 61 single-family lots and open space lot, as seen below:




**Staff Comments:**

The proposed Final Plat of Caledonia Subdivision – Phase 3 has 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 June 7, 2022 were provided to the applicant (see attached). The petitioner has addressed the comments provided and resubmitted a revised plat dated 06/13/22 which is included in the packet. **Staff supports approval of the revised final plat.**

**Proposed Motion:**

***In consideration of the proposed Final Plat of Caledonia Subdivision -Phase 3, the Planning and Zoning Commission recommends approval of the plat to the City Council as prepared by Spaceco, Inc., date last revised 06-13-2022 and further subject to {insert any additional conditions of the Planning and Zoning Commission}…***

**Attachments:**

1. Copy of Petitioner's Application
2. Final Plat of Caledonia Subdivision -Phase 3 prepared by Spaceco, Inc. date last revised 06/13/22.
3. Plan Council Packet for July 14, 2022
4. EEI Letter to the City dated June 7, 2022.

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

| DATE: | PZC NUMBER: | DEVELOPMENT NAME: |
|---|---|---|

**PETITIONER INFORMATION**

| | |
|---|---|
| NAME: John McFarland | COMPANY: CalAtlantic Group, LLC |
| MAILING ADDRESS: 1700 East Golf Road Suite 1100 | |
| CITY, STATE, ZIP: Schaumburg, IL 60173 | TELEPHONE: ○ HOME ◉ BUSINESS 773-593-9493 |
| EMAIL: john.mcfarland@lennar.com | FAX: 224-293-3101 |

**PROPERTY INFORMATION**

NAME OF HOLDER OF LEGAL TITLE: Chicago Title Land Trust Company - Trust # 8002363609

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

Wade B. Light, Shannon D. Pirron, Emma Light, Kate Light, Abigail Pirron, Jake Pirron, Cassidy Pirron, and CTIC III, LLC

PROPERTY STREET ADDRESS: Cornelis Road and Caledonia Avenue

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

Phase 3 of Caledonia Subdivision. 61 to be platted homesites

CURRENT ZONING CLASSIFICATION: PUD

| TOTAL LOT ACREAGE: 22.77 | TOTAL NUMBER OF LOTS TO BE CREATED: 22.77 61 Lots |
|---|---|

**PROPOSED LOT AREAS AND DIMENSIONS**

| LOT NUMBER | LOT DIMENSIONS (W x L, IN FEET) | LOT AREA (IN SQUARE FEET) |
|---|---|---|
| See Attached | See Attached | See Attached |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
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| | | |

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# APPLICATION FOR FINAL PLAT/REPLAT

| | |
|---|---|
| **ATTORNEY INFORMATION** | |
| NAME: | COMPANY: |
| MAILING ADDRESS: | |
| CITY, STATE, ZIP: | TELEPHONE: |
| EMAIL: | FAX: |
| **ENGINEER INFORMATION** | |
| NAME: Jason Wiesbrock | COMPANY: Space Co. |
| MAILING ADDRESS: 224 1/2 N. Liberty St. | |
| CITY, STATE, ZIP: Morris, IL | TELEPHONE: 815-941-0260 |
| EMAIL: Jwiesbrock@spacecoinc.com | FAX: 815-941-0263 |
| **LAND PLANNER/SURVEYOR INFORMATION** | |
| NAME: Jason Wiesbrock | COMPANY: Space Co. |
| MAILING ADDRESS: 224 1/2 N. Liberty St. | |
| CITY, STATE, ZIP: Morris, IL 60450 | TELEPHONE: 815-941-0260 |
| EMAIL: Jwiesbrock@spacecoinc.com | FAX: 815-941-0263 |
| **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.

Tom McFarland 4/26/22 John McFarland / Lennar Corporation / Ca

PETITIONER SIGNATURE

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

4/27/22 Beneficiary and Power of direction

Holder of title holding Trust

OWNER SIGNATURE

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

# APPLICATION FOR FINAL PLAT/REPLAT

| | |
|---|---|
| **ATTORNEY INFORMATION** | |
| NAME: | COMPANY: |
| MAILING ADDRESS: | |
| CITY, STATE, ZIP: | TELEPHONE: |
| EMAIL: | FAX: |
| **ENGINEER INFORMATION** | |
| NAME: Jason Wiesbrock | COMPANY: Space Co. |
| MAILING ADDRESS: 224 1/2 N. Liberty St. | |
| CITY, STATE, ZIP: Morris, IL | TELEPHONE: 815-941-0260 |
| EMAIL: jwiesbrock@spacecoinc.com | FAX: 815-941-0263 |
| **LAND PLANNER/SURVEYOR INFORMATION** | |
| NAME: Jason Wiesbrock | COMPANY: Space Co. |
| MAILING ADDRESS: 224 1/2 N. Liberty St. | |
| CITY, STATE, ZIP: Morris, IL 60450 | TELEPHONE: 815-941-0260 |
| EMAIL: jwiesbrock@spacecoinc.com | FAX: 815-941-0263 |

**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.

Jack McFarl 4/26/22 John McFarland / Lennar Corporation / Ca

PETITIONER SIGNATURE

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

OWNER SIGNATURE

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

# APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

| PROJECT NAME: | FUND ACCOUNT NUMBER: | PROPERTY ADDRESS: Cornelis Road and Caledonia Avenue |
|---|---|---|

**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: John McFarland | COMPANY: Lennar Corporation / Calatlantic, LLC |
|---|---|
| MAILING ADDRESS: 1700 E. Golf Road Suite 1100 | |
| CITY, STATE, ZIP: Schaumburg, IL 60173 | TELEPHONE: 773-593-9493 |
| EMAIL: john.mcfarland@lennar.com | FAX: |

**FINANCIALLY RESPONSIBLE PARTY:**

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

John McFarland
PRINT NAME

Entitlements Manager
TITLE

SIGNATURE*

4/26/22
DATE

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

**INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS**

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

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# APPLICATION FOR FINAL PLAT/REPLAT

| INVOICE & WORKSHEET PETITION APPLICATION | | | |
|---|---|---|---|
| **CONCEPT PLAN REVIEW** | ☐ Engineering Plan Review deposit | $500.00 | Total: $ |
| **AMENDMENT** | ☐ Annexation | $500.00 | Total: $ |
| | ☐ Plan | $500.00 | |
| | ☐ Plat | $500.00 | |
| | ☐ P.U.D. | $500.00 | |
| **ANNEXATION** | ☐ $250.00 + $10 per acre for each acre over 5 acres | | Total: $ |
| _____ - 5 = _____ x $10 = _____ + $250 = $ _____ | | | |
| # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount | | | |
| **REZONING** | ☐ $200.00 + $10 per acre for each acre over 5 acres | | Total: $ |
| *If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee* | | | |
| _____ - 5 = _____ x $10 = _____ + $200 = $ _____ | | | |
| # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount | | | |
| **SPECIAL USE** | ☐ $250.00 + $10 per acre for each acre over 5 acres | | Total: $ |
| _____ - 5 = _____ x $10 = _____ + $250 = $ _____ | | | |
| # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount | | | |
| **ZONING VARIANCE** | ☐ $85.00 + $500.00 outside consultants deposit | | Total: $ |
| **PRELIMINARY PLAN FEE** | ☐ $500.00 | | Total: $ |
| **PUD FEE** | ☐ $500.00 | | Total: $ |
| **FINAL PLAT FEE** | ☑ $500.00 | | Total: $ 500 |
| **ENGINEERING PLAN REVIEW DEPOSIT** | ☐ Less than 1 acre | $5,000.00 | Total: $ 15000 |
| | ☐ Over 1 acre, less than 10 acres | $10,000.00 | |
| | ☑ Over 10 acres, less than 40 acres | $15,000.00 | |
| | ☐ Over 40 acres, less than 100 acres | $20,000.00 | |
| | ☐ Over 100 acres | $25,000.00 | |
| **OUTSIDE CONSULTANTS DEPOSIT** *Legal, land planner, zoning coordinator, environmental services* | For Annexation, Subdivision, Rezoning, and Special Use: | | Total: $ 5000 |
| | ☐ Less than 2 acres | $1,000.00 | |
| | ☐ Over 2 acres, less than 10 acres | $2,500.00 | |
| | ☑ Over 10 acres | $5,000.00 | |
| | | **TOTAL AMOUNT DUE:** | 20,500 |

## Proposed Lot Areas and Dimensions

| Lot # | Diminesion |
|---|---|
| 146 | |
| 147 | |
| 148 | 70 x 147 |
| 149 | 70 x 146 |
| 150 | 70 x 152 |
| 151 | 70 x 218 |
| 152 | 70 x 173 |
| 153 | 70 x 144 |
| 154 | 70 x 144 |
| 155 | 70 x 144 |
| 156 | 70 x 144 |
| 157 | 70 x 144 |
| 158 | 92 x 144 |
| 159 | 92 x 140 |
| 160 | 72 x 140 |
| 161 | 72 x 140 |
| 162 | 72 x 140 |
| 163 | 119 x 140 |
| 164 | 92 x 140 |
| 165 | 81 x 140 |
| 166 | 81 x 140 |
| 167 | 81 x 140 |
| 168 | 92 x 140 |
| 169 | 92 x 143 |
| 170 | 87 x 143 |
| 171 | 87 x 143 |
| 172 | 87 x 143 |
| 173 | 167 x 143 |
| 174 | 140 x 167 |
| 175 | 107 x 145 |
| 176 | 91 x 143 |
| 177 | 79 x 143 |
| 178 | 79 x 143 |
| 179 | 92 x 143 |
| 180 | 75 x 140 |
| 181 | 100 x 140 |
| 182 | 100 x 140 |
| 183 | 90 x 140 |
| 184 | 73 x 140 |
| 185 | 73 x 140 |
| 186 | 73 x 140 |
| 187 | 73 x 140 |
| 188 | 73 x 140 |
| 189 | 73 x 140 |
| 190 | 73 x 140 |
| 191 | 92 x 140 |
| 192 | 70 x 152 |
| 193 | 70 x 150 |
| 194 | 70 x 148 |
| 195 | 70 x 146 |
| 196 | 70 x 144 |
| 197 | 70 x 142 |
| 198 | 70 x 140 |
| 199 | 70 x 140 |
| 200 | 70 x 140 |
| 201 | 70 x 140 |
| 202 | 92 x 140 |
| 203 | 70 x 164 |
| 204 | 70 x 233 |
| 205 | 70 x 178 |
| 206 | 70 x 178 |

Lot Dimension Summary

Lot Area Summary

| LOT | SQ.FT. | ACRES |
|---|---|---|
| 146 | 11,085 | 0.254 |
| 147 | 11,318 | 0.260 |
| 148 | 10,367 | 0.238 |
| 149 | 10,270 | 0.236 |
| 150 | 11,809 | 0.271 |
| 151 | 16,801 | 0.386 |
| 152 | 21,882 | 0.502 |
| 153 | 13,648 | 0.313 |
| 154 | 10,124 | 0.232 |
| 155 | 10,123 | 0.232 |
| 156 | 10,122 | 0.232 |
| 157 | 10,121 | 0.232 |
| 158 | 13,238 | 0.304 |
| 159 | 12,816 | 0.294 |
| 160 | 10,175 | 0.234 |
| 161 | 10,175 | 0.234 |
| 162 | 10,175 | 0.234 |
| 163 | 16,033 | 0.368 |
| 164 | 12,846 | 0.295 |
| 165 | 11,492 | 0.264 |
| 166 | 11,492 | 0.264 |
| 167 | 11,492 | 0.264 |
| 168 | 12,881 | 0.296 |
| 169 | 13,089 | 0.300 |
| 170 | 12,492 | 0.287 |
| 171 | 12,492 | 0.287 |
| 172 | 12,492 | 0.287 |
| 173 | 17,057 | 0.392 |
| 174 | 20,012 | 0.459 |
| 175 | 13,796 | 0.317 |
| 176 | 12,000 | 0.275 |
| 177 | 11,356 | 0.261 |
| 178 | 11,356 | 0.261 |
| 179 | 13,089 | 0.300 |
| 180 | 14,810 | 0.340 |
| 181 | 11,985 | 0.275 |
| 182 | 11,892 | 0.273 |
| 183 | 11,087 | 0.255 |
| 184 | 10,237 | 0.235 |
| 185 | 10,237 | 0.235 |
| 186 | 10,237 | 0.235 |
| 187 | 10,237 | 0.235 |
| 188 | 10,237 | 0.235 |
| 189 | 10,237 | 0.235 |
| 190 | 10,237 | 0.235 |
| 191 | 12,816 | 0.294 |
| 192 | 10,597 | 0.243 |
| 193 | 10,462 | 0.240 |
| 194 | 10,326 | 0.237 |
| 195 | 10,191 | 0.234 |
| 196 | 10,056 | 0.231 |
| 197 | 9,921 | 0.228 |
| 198 | 9,803 | 0.225 |
| 199 | 9,788 | 0.225 |
| 200 | 9,791 | 0.225 |
| 201 | 9,794 | 0.225 |
| 202 | 12,813 | 0.294 |
| 203 | 14,717 | 0.338 |
| 204 | 23,356 | 0.536 |
| 205 | 22,579 | 0.518 |
| 206 | 24,432 | 0.561 |
| LOT C | 37,809 | 0.868 |
| CORNERS AD DED. | 2,643 | 0.061 |
| STREET DEDICAT. | 180,630 | 4.330 |
| TOTAL | 991,673 | 22.766 |

# Exhibit A

CALEDONIA SUBDIVISION PHASE 3
LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 88 DEGREES 13 MINUTES 59 SECONDS EAST, ON AN ASSUMED BEARING BEING THE NORTH LINE OF SAID NORTHEAST QUARTER, 892.02 FEET RECORD, 892.11 MEASURED; THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 17, A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 12 MINUTES 00 SECONDS EAST 351.65 FEET; THENCE NORTH 63 DEGREES 56 MINUTES 29 SECONDS WEST 164.48 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY 220.07 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 66.00 FEET AND WHOSE CHORD BEARS NORTH 68 DEGREES 43 MINUTES 21 SECONDS WEST 131.39 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY 32.31 FEET, ALONG SAID NON-TANGENT TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS SOUTH 52 DEGREES 47 MINUTES 46 SECONDS WEST 30.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 48 MINUTES 50 SECONDS WEST 18.53 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 39.27 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS NORTH 45 DEGREES 11 MINUTES 10 SECONDS WEST 35.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 11 MINUTES 10 SECONDS WEST 57.96 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY 56.11 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2033.00 FEET AND WHOSE CHORD BEARS NORTH 00 DEGREES 58 MINUTES 37 SECONDS WEST 56.11 FEET; THENCE NORTH 01 DEGREES 45 MINUTES 59 SECONDS WEST, NON-TANGENT TO THE LAST DESCRIBED CURVE, 75.53 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 39.27 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS NORTH 43 DEGREES 14 MINUTES 00 SECONDS EAST 35.36 FEET TO A POINT OF TANGENCY ON A LINE LYING 40.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 88 DEGREES 13 MINUTES 59 SECONDS EAST ALONG SAID PARALLEL LINE 315.96 FEET TO THE POINT OF BEGINNING,

ALSO
PARCEL 2:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 88 DEGREES 13 MINUTES 59 SECONDS EAST, ON AN ASSUMED BEARING BEING THE NORTH LINE OF SAID NORTHEAST QUARTER, 1332.02 FEET RECORD, 1331.95 MEASURED TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 17, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 13 MINUTES 59 SECONDS EAST 66.07 FEET TO A POINT ON A LINE LYING 66 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS EAST ALONG THE LAST DESCRIBED PARALLEL LINE 1350.98 FEET TO A POINT ON THE SOUTH LINE OF FISHERS SUBDIVISION EXTENDED WESTERLY; THENCE SOUTH 88 DEGREES 40 MINUTES 20 SECONDS WEST ALONG THE LAST DESCRIBED LINE 520.51 FEET TO THE NORTHEAST CORNER OF LOT 139 IN CALEDONIA SUBDIVISION – PHASE 2, RECORDED APRIL 16, 2007 AS DOCUMENT NUMBER 2007-12285; THENCE WESTERLY THE FOLLOWING NINE COURSES ALONG THE NORTHERLY LINE OF SAID CALEDONIA SUBDIVISION – PHASE 2: SOUTH 81 DEGREES 04 MINUTES 01 SECONDS WEST 44.80 FEET; THENCE NORTH 27 DEGREES 42 MINUTES 32 SECONDS WEST 122.31 FEET; THENCE NORTH 29 DEGREES 44 MINUTES 13 SECONDS WEST 66.55 FEET; THENCE SOUTH 52 DEGREES 51 MINUTES 46 SECONDS WEST 126.31 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 36.10 FEET ALONG SAID A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS NORTH 85 DEGREES 46 MINUTES 29 SECONDS WEST 33.04 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 70.07 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 433.00 FEET AND WHOSE CHORD BEARS NORTH 49 DEGREES 02 MINUTES 55 SECONDS WEST 70.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 53 DEGREES 41 MINUTES 05 SECONDS WEST 132.97 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY 243.29 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 287.00 FEET AND WHOSE CHORD BEARS SOUTH 53 DEGREES 59 MINUTES 49 SECONDS WEST 236.07 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY 40.26 FEET ALONG A CURVE TO THE RIGHT HAVING A

RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS NORTH 55 DEGREES 35 MINUTES 23 SECONDS WEST 36.05 FEET TO A POINT OF TANGENCY ON THE EASTERLY LINE OF CALEDONIA SUBDIVISION – PHASE 1, RECORDED MARCH 16, 2006 AS DOCUMENT NUMBER 06-0007979; THENCE NORTH AND EAST ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID CALEDONIA SUBDIVISION – PHASE 1 THE FOLLOWING TEN COURSES: NORTH 09 DEGREES 27 MINUTES 38 SECONDS WEST 110.89 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY 4.64 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 217.00 FEET AND WHOSE CHORD BEARS NORTH 08 DEGREES 50 MINUTES 53 SECONDS WEST 4.64 FEET; THENCE NORTH 71 DEGREES 28 MINUTES 11 SECONDS EAST NON-TANGENT TO THE LAST DESCRIBED CURVE 75.00 FEET; THENCE NORTH 45 DEGREES 29 MINUTES 17 SECONDS EAST 57.11 FEET; THENCE NORTH 26 DEGREES 18 MINUTES 55 SECONDS EAST 57.85 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 10 SECONDS WEST 669.49 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 50 SECONDS EAST 115.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 39.27 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS SOUTH 45 DEGREES 11 MINUTES 10 SECONDS EAST 35.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 11 MINUTES 10 SECONDS EAST 114.96 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 59 SECONDS EAST 403.40 FEET TO A POINT ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 17; THENCE NORTH 88 DEGREES 13 MINUTES 59 SECONDS EAST ALONG SAID PARALLEL LINE 439.84 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 17; THENCE NORTH 00 DEGREES 12 MINUTES 00 SECONDS WEST ALONG THE LAST DESCRIBED LINE 495.19 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 991,673 SQUARE FEET OR 22.766 ACRES, MORE OR LESS.

PREPARED June 8, 2007
SPACECO, INC., cbl

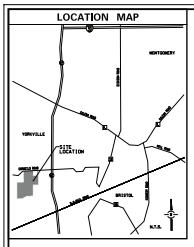
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# FINAL PLAT
## OF
# CALEDONIA SUBDIVISION – PHASE 3

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KENDALL COUNTY, ILLINOIS.

P.I.N. 02-17-226-009
02-17-201-014

LOCATION MAP




| NUMBER | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD DIRECTION |
|---|---|---|---|---|
| C1 | 183.00 | 90.00 | 89.09 | S80°41'47"E |
| C2 | 183.00 | 90.00 | 89.09 | S09°18'13"W |
| C3 | 183.00 | 100.00 | 98.83 | S41°01'07"W |
| C4 | 183.00 | 100.00 | 98.83 | S81°30'47"W |
| C5 | 183.00 | 100.00 | 98.83 | N57°59'33"W |
| C6 | 183.00 | 100.00 | 98.83 | N26°28'19"W |
| C7 | 183.00 | 90.00 | 89.09 | N09°18'13"E |
| C8 | 183.00 | 90.00 | 89.09 | N80°41'47"E |
| C9 | 183.00 | 100.00 | 98.83 | S64°30'41"E |
| C10 | 183.00 | 100.00 | 98.83 | S35°01'01"E |
| C11 | 183.00 | 100.00 | 98.83 | S05°31'21"W |
| C12 | 183.00 | 100.00 | 98.83 | S34°59'39"W |
| C13 | 183.00 | 100.00 | 98.83 | S64°28'17"W |
| C14 | 183.00 | 100.00 | 98.83 | N86°03'04"W |
| C15 | 183.00 | 100.00 | 98.83 | N56°33'44"W |
| C16 | 183.00 | 100.00 | 98.83 | N27°04'22"W |
| C17 | 183.00 | 90.00 | 89.09 | N01°38'00"W |
| C18 | 183.00 | 90.00 | 89.09 | N88°21'59"E |
| C19 | 183.00 | 100.00 | 98.83 | S61°51'40"E |
| C20 | 183.00 | 100.00 | 98.83 | S32°22'18"E |
| C21 | 183.00 | 100.00 | 98.83 | S02°52'56"W |
| C22 | 183.00 | 100.00 | 98.83 | S31°37'34"W |
| C23 | 183.00 | 100.00 | 98.83 | S61°08'12"W |
| C24 | 183.00 | 100.00 | 98.83 | N89°21'10"W |
| C25 | 183.00 | 100.00 | 98.83 | N59°50'48"W |
| C26 | 183.00 | 100.00 | 98.83 | N30°20'26"W |
| C27 | 183.00 | 100.00 | 98.83 | N00°50'04"W |
| C28 | 183.00 | 100.00 | 98.83 | N29°38'39"E |
| C29 | 183.00 | 100.00 | 98.83 | N59°09'13"E |
| C30 | 183.00 | 100.00 | 98.83 | S81°20'12"E |
| C31 | 183.00 | 100.00 | 98.83 | S51°50'48"E |
| C32 | 183.00 | 100.00 | 98.83 | S22°21'25"E |
| C33 | 183.00 | 100.00 | 98.83 | S07°08'02"W |
| C34 | 183.00 | 100.00 | 98.83 | S36°38'40"W |
| C35 | 183.00 | 100.00 | 98.83 | S66°09'17"W |
| C36 | 183.00 | 100.00 | 98.83 | N84°20'06"W |
| C37 | 183.00 | 100.00 | 98.83 | N54°50'44"W |
| C38 | 183.00 | 100.00 | 98.83 | N25°21'21"W |
| C39 | 183.00 | 100.00 | 98.83 | N04°08'03"E |
| C40 | 183.00 | 100.00 | 98.83 | N33°38'45"E |
| C41 | 183.00 | 100.00 | 98.83 | N63°09'27"E |
| C42 | 183.00 | 100.00 | 98.83 | S87°19'50"E |
| C43 | 183.00 | 100.00 | 98.83 | S57°50'32"E |
| C44 | 183.00 | 100.00 | 98.83 | S28°21'14"E |
| C45 | 183.00 | 100.00 | 98.83 | S01°08'04"E |
| C46 | 183.00 | 100.00 | 98.83 | S30°38'46"W |
| C47 | 183.00 | 100.00 | 98.83 | S60°09'28"W |
| C48 | 183.00 | 100.00 | 98.83 | N89°19'50"W |
| C49 | 183.00 | 100.00 | 98.83 | N59°50'48"W |
| C50 | 183.00 | 100.00 | 98.83 | N30°20'26"W |
| C51 | 183.00 | 100.00 | 98.83 | N00°50'04"W |
| C52 | 183.00 | 100.00 | 98.83 | N29°38'39"E |
| C53 | 183.00 | 100.00 | 98.83 | N59°09'13"E |
| C54 | 183.00 | 100.00 | 98.83 | S81°20'12"E |
| C55 | 183.00 | 100.00 | 98.83 | S51°50'48"E |
| C56 | 183.00 | 100.00 | 98.83 | S22°21'25"E |
| C57 | 183.00 | 100.00 | 98.83 | S07°08'02"W |
| C58 | 183.00 | 100.00 | 98.83 | S36°38'40"W |
| C59 | 183.00 | 100.00 | 98.83 | S66°09'17"W |
| C60 | 183.00 | 100.00 | 98.83 | N84°20'06"W |
| C61 | 183.00 | 100.00 | 98.83 | N54°50'44"W |
| C62 | 183.00 | 100.00 | 98.83 | N25°21'21"W |
| C63 | 183.00 | 100.00 | 98.83 | N04°08'03"E |
| C64 | 183.00 | 100.00 | 98.83 | N33°38'45"E |
| C65 | 183.00 | 100.00 | 98.83 | N63°09'27"E |
| C66 | 183.00 | 100.00 | 98.83 | S87°19'50"E |
| C67 | 183.00 | 100.00 | 98.83 | S57°50'32"E |
| C68 | 183.00 | 100.00 | 98.83 | S28°21'14"E |
| C69 | 183.00 | 100.00 | 98.83 | S01°08'04"E |
| C70 | 183.00 | 100.00 | 98.83 | S30°38'46"W |
| C71 | 183.00 | 100.00 | 98.83 | S60°09'28"W |
| C72 | 183.00 | 100.00 | 98.83 | N89°19'50"W |
| C73 | 183.00 | 100.00 | 98.83 | N59°50'48"W |
| C74 | 183.00 | 100.00 | 98.83 | N30°20'26"W |
| C75 | 183.00 | 100.00 | 98.83 | N00°50'04"W |
| C76 | 183.00 | 100.00 | 98.83 | N29°38'39"E |
| C77 | 183.00 | 100.00 | 98.83 | N59°09'13"E |
| C78 | 183.00 | 100.00 | 98.83 | S81°20'12"E |
| C79 | 183.00 | 100.00 | 98.83 | S51°50'48"E |
| C80 | 183.00 | 100.00 | 98.83 | S22°21'25"E |
| C81 | 183.00 | 100.00 | 98.83 | S07°08'02"W |
| C82 | 183.00 | 100.00 | 98.83 | S36°38'40"W |
| C83 | 183.00 | 100.00 | 98.83 | S66°09'17"W |
| C84 | 183.00 | 100.00 | 98.83 | N84°20'06"W |
| C85 | 183.00 | 100.00 | 98.83 | N54°50'44"W |
| C86 | 183.00 | 100.00 | 98.83 | N25°21'21"W |
| C87 | 183.00 | 100.00 | 98.83 | N04°08'03"E |
| C88 | 183.00 | 100.00 | 98.83 | N33°38'45"E |
| C89 | 183.00 | 100.00 | 98.83 | N63°09'27"E |
| C90 | 183.00 | 100.00 | 98.83 | S87°19'50"E |
| C91 | 183.00 | 100.00 | 98.83 | S57°50'32"E |
| C92 | 183.00 | 100.00 | 98.83 | S28°21'14"E |
| C93 | 183.00 | 100.00 | 98.83 | S01°08'04"E |
| C94 | 183.00 | 100.00 | 98.83 | S30°38'46"W |
| C95 | 183.00 | 100.00 | 98.83 | S60°09'28"W |
| C96 | 183.00 | 100.00 | 98.83 | N89°19'50"W |
| C97 | 183.00 | 100.00 | 98.83 | N59°50'48"W |
| C98 | 183.00 | 100.00 | 98.83 | N30°20'26"W |
| C99 | 183.00 | 100.00 | 98.83 | N00°50'04"W |
| C100 | 183.00 | 100.00 | 98.83 | N29°38'39"E |
| C101 | 183.00 | 100.00 | 98.83 | N59°09'13"E |
| C102 | 183.00 | 100.00 | 98.83 | S81°20'12"E |
| C103 | 183.00 | 100.00 | 98.83 | S51°50'48"E |
| C104 | 183.00 | 100.00 | 98.83 | S22°21'25"E |
| C105 | 183.00 | 100.00 | 98.83 | S07°08'02"W |
| C106 | 183.00 | 100.00 | 98.83 | S36°38'40"W |
| C107 | 183.00 | 100.00 | 98.83 | S66°09'17"W |
| C108 | 183.00 | 100.00 | 98.83 | N84°20'06"W |
| C109 | 183.00 | 100.00 | 98.83 | N54°50'44"W |
| C110 | 183.00 | 100.00 | 98.83 | N25°21'21"W |
| C111 | 183.00 | 100.00 | 98.83 | N04°08'03"E |
| C112 | 183.00 | 100.00 | 98.83 | N33°38'45"E |
| C113 | 183.00 | 100.00 | 98.83 | N63°09'27"E |
| C114 | 183.00 | 100.00 | 98.83 | S87°19'50"E |
| C115 | 183.00 | 100.00 | 98.83 | S57°50'32"E |
| C116 | 183.00 | 100.00 | 98.83 | S28°21'14"E |
| C117 | 183.00 | 100.00 | 98.83 | S01°08'04"E |
| C118 | 183.00 | 100.00 | 98.83 | S30°38'46"W |
| C119 | 183.00 | 100.00 | 98.83 | S60°09'28"W |
| C120 | 183.00 | 100.00 | 98.83 | N89°19'50"W |
| C121 | 183.00 | 100.00 | 98.83 | N59°50'48"W |
| C122 | 183.00 | 100.00 | 98.83 | N30°20'26"W |
| C123 | 183.00 | 100.00 | 98.83 | N00°50'04"W |
| C124 | 183.00 | 100.00 | 98.83 | N29°38'39"E |
| C125 | 183.00 | 100.00 | 98.83 | N59°09'13"E |
| C126 | 183.00 | 100.00 | 98.83 | S81°20'12"E |
| C127 | 183.00 | 100.00 | 98.83 | S51°50'48"E |
| C128 | 183.00 | 100.00 | 98.83 | S22°21'25"E |
| C129 | 183.00 | 100.00 | 98.83 | S07°08'02"W |
| C130 | 183.00 | 100.00 | 98.83 | S36°38'40"W |
| C131 | 183.00 | 100.00 | 98.83 | S66°09'17"W |
| C132 | 183.00 | 100.00 | 98.83 | N84°20'06"W |
| C133 | 183.00 | 100.00 | 98.83 | N54°50'44"W |
| C134 | 183.00 | 100.00 | 98.83 | N25°21'21"W |
| C135 | 183.00 | 100.00 | 98.83 | N04°08'03"E |
| C136 | 183.00 | 100.00 | 98.83 | N33°38'45"E |
| C137 | 183.00 | 100.00 | 98.83 | N63°09'27"E |
| C138 | 183.00 | 100.00 | 98.83 | S87°19'50"E |
| C139 | 183.00 | 100.00 | 98.83 | S57°50'32"E |
| C140 | 183.00 | 100.00 | 98.83 | S28°21'14"E |
| C141 | 183.00 | 100.00 | 98.83 | S01°08'04"E |
| C142 | 183.00 | 100.00 | 98.83 | S30°38'46"W |
| C143 | 183.00 | 100.00 | 98.83 | S60°09'28"W |
| C144 | 183.00 | 100.00 | 98.83 | N89°19'50"W |
| C145 | 183.00 | 100.00 | 98.83 | N59°50'48"W |
| C146 | 183.00 | 100.00 | 98.83 | N30°20'26"W |
| C147 | 183.00 | 100.00 | 98.83 | N00°50'04"W |
| C148 | 183.00 | 100.00 | 98.83 | N29°38'39"E |
| C149 | 183.00 | 100.00 | 98.83 | N59°09'13"E |
| C150 | 183.00 | 100.00 | 98.83 | S81°20'12"E |
| C151 | 183.00 | 100.00 | 98.83 | S51°50'48"E |
| C152 | 183.00 | 100.00 | 98.83 | S22°21'25"E |
| C153 | 183.00 | 100.00 | 98.83 | S07°08'02"W |
| C154 | 183.00 | 100.00 | 98.83 | S36°38'40"W |
| C155 | 183.00 | 100.00 | 98.83 | S66°09'17"W |
| C156 | 183.00 | 100.00 | 98.83 | N84°20'06"W |
| C157 | 183.00 | 100.00 | 98.83 | N54°50'44"W |
| C158 | 183.00 | 100.00 | 98.83 | N25°21'21"W |
| C159 | 183.00 | 100.00 | 98.83 | N04°08'03"E |
| C160 | 183.00 | 100.00 | 98.83 | N33°38'45"E |
| C161 | 183.00 | 100.00 | 98.83 | N63°09'27"E |
| C162 | 183.00 | 100.00 | 98.83 | S87°19'50"E |
| C163 | 183.00 | 100.00 | 98.83 | S57°50'32"E |
| C164 | 183.00 | 100.00 | 98.83 | S28°21'14"E |
| C165 | 183.00 | 100.00 | 98.83 | S01°08'04"E |
| C166 | 183.00 | 100.00 | 98.83 | S30°38'46"W |
| C167 | 183.00 | 100.00 | 98.83 | S60°09'28"W |
| C168 | 183.00 | 100.00 | 98.83 | N89°19'50"W |
| C169 | 183.00 | 100.00 | 98.83 | N59°50'48"W |
| C170 | 183.00 | 100.00 | 98.83 | N30°20'26"W |
| C171 | 183.00 | 100.00 | 98.83 | N00°50'04"W |
| C172 | 183.00 | 100.00 | 98.83 | N29°38'39"E |
| C173 | 183.00 | 100.00 | 98.83 | N59°09'13"E |
| C174 | 183.00 | 100.00 | 98.83 | S81°20'12"E |
| C175 | 183.00 | 100.00 | 98.83 | S51°50'48"E |
| C176 | 183.00 | 100.00 | 98.83 | S22°21'25"E |
| C177 | 183.00 | 100.00 | 98.83 | S07°08'02"W |
| C178 | 183.00 | 100.00 | 98.83 | S36°38'40"W |
| C179 | 183.00 | 100.00 | 98.83 | S66°09'17"W |
| C180 | 183.00 | 100.00 | 98.83 | N84°20'06"W |
| C181 | 183.00 | 100.00 | 98.83 | N54°50'44"W |
| C182 | 183.00 | 100.00 | 98.83 | N25°21'21"W |
| C183 | 183.00 | 100.00 | 98.83 | N04°08'03"E |
| C184 | 183.00 | 100.00 | 98.83 | N33°38'45"E |
| C185 | 183.00 | 100.00 | 98.83 | N63°09'27"E |
| C186 | 183.00 | 100.00 | 98.83 | S87°19'50"E |
| C187 | 183.00 | 100.00 | 98.83 | S57°50'32"E |
| C188 | 183.00 | 100.00 | 98.83 | S28°21'14"E |
| C189 | 183.00 | 100.00 | 98.83 | S01°08'04"E |
| C190 | 183.00 | 100.00 | 98.83 | S30°38'46"W |
| C191 | 183.00 | 100.00 | 98.83 | S60°09'28"W |
| C192 | 183.00 | 100.00 | 98.83 | N89°19'50"W |
| C193 | 183.00 | 100.00 | 98.83 | N59°50'48"W |
| C194 | 183.00 | 100.00 | 98.83 | N30°20'26"W |
| C195 | 183.00 | 100.00 | 98.83 | N00°50'04"W |
| C196 | 183.00 | 100.00 | 98.83 | N29°38'39"E |
| C197 | 183.00 | 100.00 | 98.83 | N59°09'13"E |
| C198 | 183.00 | 100.00 | 98.83 | S81°20'12"E |
| C199 | 183.00 | 100.00 | 98.83 | S51°50'48"E |
| C200 | 183.00 | 100.00 | 98.83 | S22°21'25"E |
| C201 | 183.00 | 100.00 | 98.83 | S07°08'02"W |
| C202 | 183.00 | 100.00 | 98.83 | S36°38'40"W |
| C203 | 183.00 | 100.00 | 98.83 | S66°09'17"W |
| C204 | 183.00 | 100.00 | 98.83 | N84°20'06"W |
| C205 | 183.00 | 100.00 | 98.83 | N54°50'44"W |
| C206 | 183.00 | 100.00 | 98.83 | N25°21'21"W |
| C207 | 183.00 | 100.00 | 98.83 | N04°08'03"E |
| C208 | 183.00 | 100.00 | 98.83 | N33°38'45"E |
| C209 | 183.00 | 100.00 | 98.83 | N63°09'27"E |
| C210 | 183.00 | 100.00 | 98.83 | S87°19'50"E |
| C211 | 183.00 | 100.00 | 98.83 | S57°50'32"E |
| C212 | 183.00 | 100.00 | 98.83 | S28°21'14"E |
| C213 | 183.00 | 100.00 | 98.83 | S01°08'04"E |
| C214 | 183.00 | 100.00 | 98.83 | S30°38'46"W |
| C215 | 183.00 | 100.00 | 98.83 | S60°09'28"W |
| C216 | 183.00 | 100.00 | 98.83 | N89°19'50"W |
| C217 | 183.00 | 100.00 | 98.83 | N59°50'48"W |
| C218 | 183.00 | 100.00 | 98.83 | N30°20'26"W |
| C219 | 183.00 | 100.00 | 98.83 | N00°50'04"W |
| C220 | 183.00 | 100.00 | 98.83 | N29°38'39"E |
| C221 | 183.00 | 100.00 | 98.83 | N59°09'13"E |
| C222 | 183.00 | 100.00 | 98.83 | S81°20'12"E |
| C223 | 183.00 | 100.00 | 98.83 | S51°50'48"E |
| C224 | 183.00 | 100.00 | 98.83 | S22°21'25"E |
| C225 | 183.00 | 100.00 | 98.83 | S07°08'02"W |
| C226 | 183.00 | 100.00 | 98.83 | S36°38'40"W |
| C227 | 183.00 | 100.00 | 98.83 | S66°09'17"W |
| C228 | 183.00 | 100.00 | 98.83 | N84°20'06"W |
| C229 | 183.00 | 100.00 | 98.83 | N54°50'44"W |
| C230 | 183.00 | 100.00 | 98.83 | N25°21'21"W |
| C231 | 183.00 | 100.00 | 98.83 | N04°08'03"E |
| C232 | 183.00 | 100.00 | 98.83 | N33°38'45"E |
| C233 | 183.00 | 100.00 | 98.83 | N63°09'27"E |
| C234 | 183.00 | 100.00 | 98.83 | S87°19'50"E |
| C235 | 183.00 | 100.00 | 98.83 | S57°50'32"E |
| C236 | 183.00 | 100.00 | 98.83 | S28°21'14"E |
| C237 | 183.00 | 100.00 | 98.83 | S01°08'04"E |
| C238 | 183.00 | 100.00 | 98.83 | S30°38'46"W |
| C239 | 183.00 | 100.00 | 98.83 | S60°09'28"W |
| C240 | 183.00 | 100.00 | 98.83 | N89°19'50"W |
| C241 | 183.00 | 100.00 | 98.83 | N59°50'48"W |
| C242 | 183.00 | 100.00 | 98.83 | N30°20'26"W |
| C243 | 183.00 | 100.00 | 98.83 | N00°50'04"W |
| C244 | 183.00 | 100.00 | 98.83 | N29°38'39"E |
| C245 | 183.00 | 100.00 | 98.83 | N59°09'13"E |
| C246 | 183.00 | 100.00 | 98.83 | S81°20'12"E |
| C247 | 183.00 | 100.00 | 98.83 | S51°50'48"E |
| C248 | 183.00 | 100.00 | 98.83 | S22°21'25"E |
| C249 | 183.00 | 100.00 | 98.83 | S07°08'02"W |
| C250 | 183.00 | 100.00 | 98.83 | S36°38'40"W |
| C251 | 183.00 | 100.00 | 98.83 | S66°09'17"W |
| C252 | 183.00 | 100.00 | 98.83 | N84°20'06"W |
| C253 | 183.00 | 100.00 | 98.83 | N54°50'44"W |
| C254 | 183.00 | 100.00 | 98.83 | N25°21'21"W |
| C255 | 183.00 | 100.00 | 98.83 | N04°08'03"E |
| C256 | 183.00 | 100.00 | 98.83 | N33°38'45"E |
| C257 | 183.00 | 100.00 | 98.83 | N63°09'27"E |
| C258 | 183.00 | 100.00 | 98.83 | S87°19'50"E |
| C259 | 183.00 | 100.00 | 98.83 | S57°50'32"E |
| C260 | 183.00 | 100.00 | 98.83 | S28°21'14"E |
| C261 | 183.00 | 100.00 | 98.83 | S01°08'04"E |
| C262 | 183.00 | 100.00 | 98.83 | S30°38'46"W |
| C263 | 183.00 | 100.00 | 98.83 | S60°09'28"W |
| C264 | 183.00 | 100.00 | 98.83 | N89°19'50"W |
| C265 | 183.00 | 100.00 | 98.83 | N59°50'48"W |
| C266 | 183.00 | 100.00 | 98.83 | N30°20'26"W |
| C267 | 183.00 | 100.00 | 98.83 | N00°50'04"W |
| C268 | 183.00 | 100.00 | 98.83 | N29°38'39"E |
| C269 | 183.00 | 100.00 | 98.83 | N59°09'13"E |
| C270 | 183.00 | 100.00 | 98.83 | S81°20'12"E |
| C271 | 183.00 | 100.00 | 98.83 | S51°50'48"E |
| C272 | 183.00 | 100.00 | 98.83 | S22°21'25"E |
| C273 | 183.00 | 100.00 | 98.83 | S07°08'02"W |
| C274 | 183.00 | 100.00 | 98.83 | S36°38'40"W |
| C275 | 183.00 | 100.00 | 98.83 | S66°09'17"W |
| C276 | 183.00 | 100.00 | 98.83 | N84°20'06"W |
| C277 | 183.00 | 100.00 | 98.83 | N54°50'44"W |
| C278 | 183.00 | 100.00 | 98.83 | N25°21'21"W |
| C279 | 183.00 | 100.00 | 98.83 | N04°08'03"E |
| C280 | 183.00 | 100.00 | 98.83 | N33°38'45"E |
| C281 | 183.00 | 100.00 | 98.83 | N63°09'27"E |
| C282 | 183.00 | 100.00 | 98.83 | S87°19'50"E |
| C283 | 183.00 | 100.00 | 98.83 | S57°50'32"E |
| C284 | 183.00 | 100.00 | 98.83 | S28°21'14"E |
| C285 | 183.00 | 100.00 | 98.83 | S01°08'04"E |
| C286 | 183.00 | 100.00 | 98.83 | S30°38'46"W |
| C287 | 183.00 | 100.00 | 98.83 | S60°09'28"W |
| C288 | 183.00 | 100.00 | 98.83 | N89°19'50"W |
| C289 | 183.00 | 100.00 | 98.83 | N59°50'48"W |
| C290 | 183.00 | 100.00 | 98.83 | N30°20'26"W |
| C291 | 183.00 | 100.00 | 98.83 | N00°50'04"W |
| C292 | 183.00 | 100.00 | 98.83 | N29°38'39"E |
| C293 | 183.00 | 100.00 | 98.83 | N59°09'13"E |
| C294 | 183.00 | 100.00 | 98.83 | S81°20'12"E |
| C295 | 183.00 | 100.00 | 98.83 | S51°50'48"E |
| C296 | 183.00 | 100.00 | 98.83 | S22°21'25"E |
| C297 | 183.00 | 100.00 | 98.83 | S07°08'02"W |
| C298 | 183.00 | 100.00 | 98.83 | S36°38'40"W |
| C299 | 183.00 | 100.00 | 98.83 | S66°09'17"W |
| C300 | 183.00 | 100.00 | 98.83 | N84°20'06"W |
| C301 | 183.00 | 100.00 | 98.83 | N54°50'44"W |
| C302 | 183.00 | 100.00 | 98.83 | N25°21'21"W |
| C303 | 183.00 | 100.00 | 98.83 | N04°08'03"E |
| C304 | 183.00 | 100.00 | 98.83 | N33°38'45"E |
| C305 | 183.00 | 100.00 | 98.83 | N63°09'27"E |
| C306 | 183.00 | 100.00 | 98.83 | S87°19'50"E |
| C307 | 183.00 | 100.00 | 98.83 | S57°50'32"E |
| C308 | 183.00 | 100.00 | 98.83 | S28°21'14"E |
| C309 | 183.00 | 100.00 | 98.83 | S01°08'04"E |
| C310 | 183.00 | 100.00 | 98.83 | S30°38'46"W |
| C311 | 183.00 | 100.00 | 98.83 | S60°09'28"W |
| C312 | 183.00 | 100.00 | 98.83 | N89°19'50"W |
| C313 | 183.00 | 100.00 | 98.83 | N59°50'48"W |
| C314 | 183.00 | 100.00 | 98.83 | N30°20'26"W |
| C315 | 183.00 | 100.00 | 98.83 | N00°50'04"W |
| C316 | 183.00 | 100.00 | 98.83 | N29°38'39"E |
| C317 | 183.00 | 100.00 | 98.83 | N59°09'13"E |
| C318 | 183.00 | 100.00 | 98.83 | S81°20'12"E |
| C319 | 183.00 | 100.00 | 98.83 | S51°50'48"E |
| C320 | 183.00 | 100.00 | 98.83 | S22°21'25"E |
| C321 | 183.00 | 100.00 | 98.83 | S07°08'02"W |
| C322 | 183.00 | 100.00 | 98.83 | S36°38'40"W |
| C323 | 183.00 | 100.00 | 98.83 | S66°09'17"W |
| C324 | 183.00 | 100.00 | 98.83 | N84°20'06"W |
| C325 | 183.00 | 100.00 | 98.83 | N54°50'44"W |
| C326 | 183.00 | 100.00 | 98.83 | N25°21'21"W |
| C327 | 183.00 | 100.00 | 98.83 | N04°08'03"E |
| C328 | 183.00 | 100.00 | 98.83 | N33°38'45"E |
| C329 | 183.00 | 100.00 | 98.83 | N63°09'27"E |
| C330 | 183.00 | 100.00 | 98.83 | S87°19'50"E |
| C331 | 183.00 | 100.00 | 98.83 | S57°50'32"E |
| C332 | 183.00 | 100.00 | 98.83 | S28°21'14"E |
| C333 | 183.00 | 100.00 | 98.83 | S01°08'04"E |
| C334 | 183.00 | 100.00 | 98.83 | S30°38'46"W |
| C335 | 183.00 | 100.00 | 98.83 | S60°09'28"W |
| C336 | 183.00 | 100.00 | 98.83 | N89°19'50"W |
| C337 | 183.00 | 100.00 | 98.83 | N59°50'48"W |
| C338 | 183.00 | 100.00 | 98.83 | N30°20'26"W |
| C339 | 183.00 | 100.00 | 98.83 | N00°50'04"W |
| C340 | 183.00 | 100.00 | 98.83 | N29°38'39"E |
| C341 | 183.00 | 100.00 | 98.83 | N59°09'13"E |
| C342 | 183.00 | 100.00 | 98.83 | S81°20'12"E |
| C343 | 183.00 | 100.00 | 98.83 | S51°50'48"E |
| C344 | 183.00 | 100.00 | 98.83 | S22°21'25"E |
| C345 | 183.00 | 100.00 | 98.83 | S07°08'02"W |
| C346 | 183.00 | 100.00 | 98.83 | S36°38'40"W |
| C347 | 183.00 | 100.00 | 98.83 | S66°09'17"W |
| C348 | 183.00 | 100.00 | 98.83 | N84°20'06"W |
| C349 | 183.00 | 100.00 | 98.83 | N54°50'44"W |
| C350 | 183.00 | 100.00 | 98.83 | N25°21'21"W |
| C351 | 183.00 | 100.00 | 98.83 | N04°08'03"E |
| C352 | 183.00 | 100.00 | 98.83 | N33°38'45"E |
| C353 | 183.00 | 100.00 | 98.83 | N63°09'27"E |
| C354 | 183.00 | 100.00 | 98.83 | S87°19'50"E |
| C355 | 183.00 | 100.00 | 98.83 | S57°50'32"E |
| C356 | 183.00 | 100.00 | 98.83 | S28°21'14"E |
| C357 | 183.00 | 100.00 | 98.83 | S01°08'04"E |
| C358 | 183.00 | 100.00 | 98.83 | S30°38'46"W |
| C359 | 183.00 | 100.00 | 98.83 | S60°09'28"W |
| C360 | 183.00 | 100.00 | 98.83 | N89°19'50"W |
| C361 | 183.00 | 100.00 | 98.83 | N59°50'48"W |
| C362 | 183.00 | 100.00 | 98.83 | N30°20'26"W |
| C363 | 183.00 | 100.00 | 98.83 | N00°50'04"W |
| C364 | 183.00 | 100.00 | 98.83 | N29°38'39"E |
| C365 | 183.00 | 100.00 | 98.83 | N59°09'13"E |
| C366 | 183.00 | 100.00 | 98.83 | S81°20'12"E |
| C367 | 183.00 | 100.00 | 98.83 | S51°50'48"E |
| C368 | 183.00 | 100.00 | 98.83 | S22°21'25"E |
| C369 | 183.00 | 100.00 | 98.83 | S07°08'02"W |
| C370 | 183.00 | 100.00 | 98.83 | S36°38'40"W |
| C371 | 183.00 | 100.00 | 98.83 | S66°09'17"W |
| C372 | 183.00 | 100.00 | 98.83 | N84°20'06"W |
| C373 | 183.00 | 100.00 | 98.83 | N54°50'44"W |
| C374 | 183.00 | 100.00 | 98.83 | N25°21'21"W |
| C375 | 183.00 | 100.00 | 98.83 | N04°08'03"E |
| C376 | 183.00 | 100.00 | 98.83 | N33°38'45"E |
| C377 | 183.00 | 100.00 | 98.83 | N63°09'27"E |
| C378 | 183.00 | 100.00 | 98.83 | S87°19'50"E |
| C379 | 183.00 | 100.00 | 98.83 | S57°50'32"E |
| C380 | 183.00 | 100.00 | 98.83 | S28°21'14"E |
| C381 | 183.00 | 100.00 | 98.83 | S01°08'04"E |
| C382 | 183.00 | 100.00 | 98.83 | S30°38'46"W |
| C383 | 183.00 | 100.00 | 98.83 | S60°09'28"W |
| C384 | 183.00 | 100.00 | 98.83 | N89°19'50"W |
| C385 | 183.00 | 100.00 | 98.83 | N59°50'48"W |
| C386 | 183.00 | 100.00 | 98.83 | N30°20'26"W |
| C387 | 183.00 | 100.00 | 98.83 | N00°50'04"W |
| C388 | 183.00 | 100.00 | 98.83 | N29°38'39"E |
| C389 | 183.00 | 100.00 | 98.83 | N59°09'13"E |
| C390 | 183.00 | 100.00 | 98.83 | S81°20'12"E |
| C391 | 183.00 | 100.00 | 98.83 | S51°50'48"E |
| C392 | 183.00 | 100.00 | 98.83 | S22°21'25"E |
| C393 | 183.00 | 100.00 | 98.83 | S07°08'02"W |
| C394 | 183.00 | 100.00 | 98.83 | S36°38'40"W |
| C395 | 183.00 | 100.00 | 98.83 | S66°09'17"W |
| C396 | 183.00 | 100.00 | 98.83 | N84°20'06"W |
| C397 | 183.00 | 100.00 | 98.83 | N54°50'44"W |
| C398 | 183.00 | 100.00 | 98.83 | N25°21'21"W |
| C399 | 183.00 | 100.00 | 98.83 | N04°08'03"E |
| C400 | 183.00 | 100.00 | 98.83 | N33°38'45"E |
| C401 | 183.00 | 100.00 | 98.83 | N63°09'27"E |
| C402 | 183.00 | 100.00 | 98.83 | S87°19'50"E |
| C403 | 183.00 | 100.00 | 98.83 | S57°50'32"E |
| C404 | 183.00 | 100.00 | 98.83 | S28°21'14"E |
| C405 | 183.00 | 100.00 | 98.83 | S01°08'04"E |
| C406 | 183.00 | 100.00 | 98.83 | S30°38'46"W |
| C407 | 183.00 | 100.00 | 98.83 | S60°09'28"W |
| C408 | 183.00 | 100.00 | 98.83 | N89°19'50"W |
| C409 | 183.00 | 100.00 | 98.83 | N59°50'48"W |
| C410 | 183.00 | 100.00 | 98.83 | N30°20'26"W |
| C411 | 183.00 | 100.00 | 98.83 | N00°50'04"W |
| C412 | 183.00 | 100.00 | 98.83 | N29°38'39"E |
| C413 | 183.00 | 100.00 | 98.83 | N59°09'13"E |
| C414 | 183.00 | 100.00 | 98.83 | S81°20'12"E |
| C415 | 183.00 | 100.00 | 98.83 | S51°50'48"E |
| C416 | 183.00 | 100.00 | 98.83 | S22°21'25"E |
| C417 | 183.00 | 100.00 | 98.83 | S07°08'02"W |
| C418 | 183.00 | 100.00 | 98.83 | S36°38'40"W |
| C419 | 183.00 | 100.00 | 98.83 | S66°09'17"W |
| C420 | 183.00 | 100.00 | 98.83 | N84°20'06"W |
| C421 | 183.00 | 100.00 | 98.83 | N54°50'44"W |
| C422 | 183.00 | 100.00 | 98.83 | N25°21'21"W |
| C423 | 183.00 | 100.00 | 98.83 | N04°08'03"E |
| C424 | 183.00 | 100.00 | 98.83 | N33°38'45"E |
| C425 | 183.00 | 100.00 | 98.83 | N63°09'27"E |
| C426 | 183.00 | 100.00 | 98.83 | S87°19'50"E |
| C427 | 183.00 | 100.00 | 98.83 | S57°50'32"E |
| C428 | 183.00 | 100.00 | 98.83 | S28°21'14"E |
| C429 | 183.00 | 100.00 | 98.83 | S01°08'04"E |
| C430 | 183.00 | 100.00 | 98.83 | S30°38'46"W |
| C431 | 183.00 | 100.00 | 98.83 | S60°09'28"W |
| C432 | 183.00 | 100.00 | 98.83 | N89°19'50"W |
| C433 | 183.00 | 100.00 | 98.83 | N59°50'48"W |
| C434 | 183.00 | 100.00 | 98.83 | N30°20'26"W |
| C435 | 183.00 | 100.00 | 98.83 | N00°50'04"W |
| C436 | 183.00 | 100.00 | 98.83 | N29°38'39"E |
| C437 | 183.00 | 100.00 | 98.83 | N59°09'13"E |
| C438 | 183.00 | 100.00 | 98.83 | S81°20'12"E |
| C439 | 183.00 | 100.00 | 98.83 | S51°50'48"E |
| C440 | 183.00 | 100.00 | 98.83 | S22°21'25"E |
| C441 | 183.00 | 100.00 | 98.83 | S07°08'02"W |
| C442 | 183.00 | 100.00 | 98.83 | S36°38'40"W |
| C443 | 183.00 | 100.00 | 98.83 | S66°09'17"W |
| C444 | 183.00 | 100.00 | 98.83 | N84°20'06"W |
| C445 | 183.00 | 100.00 | 98.83 | N54°50'44"W |
| C446 | 183.00 | 100.00 | 98.83 | N25°21'21"W |
| C447 | 183.00 | 100.00 | 98.83 | N04°08'03"E |
| C448 | 183.00 | 100.00 | 98.83 | N33°38'45"E |
| C449 | 183.00 | 100.00 | 98.83 | N63°09'27"E |
| C450 | 183.00 | 100.00 | 98.83 | S87°19'50"E |
| C451 | 183.00 | 100.00 | 98.83 | S57°50'32"E |
| C452 | 183.00 | 100.00 | 98.83 | S28°21'14"E |
| C453 | 183.00 | 100.00 | 98.83 | S01°08'04"E |
| C454 | 183.00 | 100.00 | 98.83 | S30°38'46"W |
| C455 | 183.00 | 100.00 | 98.83 | S60°09'28"W |
| C456 | 183.00 | 100.00 | 98.83 | N89°19'50"W |
| C457 | 183.00 | 100.00 | 98.83 | N59°50'48"W |
| C458 | 183.00 | 100.00 | 98.83 | N30°20'26"W |
| C459 | 183.00 | 100.00 | 98.83 | N00°50'04"W |
| C460 | 183.00 | 100.00 | 98.83 | N29°38'39"E |
| C461 | 183.00 | 100.00 | 98.83 | N59°09'13"E |
| C462 | 183.00 | 100.00 | 98.83 | S81°20'12"E |
| C463 | 183.00 | 100.00 | 98.83 | S51°50'48"E |
| C464 | 183.00 | 100.00 | 98.83 | S22°21'25"E |
| C465 | 183.00 | 100.00 | 98.83 | S07°08'02"W |
| C466 | 183.00 | 100.00 | 98.83 | S36°38'40"W |
| C467 | 183.00 | 100.00 | 98.83 | S66°09'17"W |
| C468 | 183.00 | 100.00 | 98.83 | N84°20'06"W |
| C469 | 183.00 | 100.00 | 98.83 | N54°50'44"W |
| C470 | 183.00 | 100.00 | 98.83 | N25°21'21"W |
| C471 | 183.00 | 100.00 | 98.83 | N04°08'03"E |
| C472 | 183.00 | 100.00 | 98.83 | N33°38'45"E |
| C473 | 183.00 | 100.00 | 98.83 | N63°09'27"E |
| C474 | 183.00 | 100.00 | 98.83 | S87°19'50"E |
| C475 | 183.00 | 100.00 |

# FINAL PLAT
## OF
# CALEDONIA SUBDIVISION – PHASE 3

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KENDALL COUNTY, ILLINOIS.

### OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK )

THIS IS TO CERTIFY THAT CALATLANTIC GROUP, LLC IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS 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 DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND, PUBLIC SERVICES, AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, TELEPHONE, GAS OR CABLE TELEVISION COMPANY, PUBLIC UTILITY OR GOVERNMENTAL AGENCY HAVING AN ORDINANCE OR 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 SCHAUMBURG, ILLINOIS THIS____DAY OF _____, 2022.

CALATLANTIC GROUP, LLC
1700 E. GOLF RD. SUITE 1100
SCHAUMBURG, IL 60173

BY: _____
PRESIDENT

ATTEST:
_____
SECRETARY

### NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK )

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID. DO HEREBY CERTIFY THAT _____, AND _____, PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF CALATLANTIC GROUP, LLC AS SHOWN ABOVE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT 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 LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THE____DAY OF _____, 2022.

(SEAL) _____ NOTARY PUBLIC

### DRAINAGE CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF _____)

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

DATED THIS____DAY OF _____, 2022.

_____
ENGINEER

_____
OWNER OR ATTORNEY

### CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE. ILLINOIS.

THIS____DAY OF _____, 2022.

_____
CITY ADMINISTRATOR

PREPARED FOR: CALATLANTIC GROUP, LLC
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

### CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I, _____, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED SUBDIVIDER'S COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT YORKVILLE. ILLINOIS THIS____DAY OF _____, 2022.

_____
CITY ENGINEER

### CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE. ILLINOIS.

THIS____DAY OF _____, 2022.

_____
MAYOR

### CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE. ILLINOIS. BY ORDINANCE NO._____ AT A MEETING HELD THIS____DAY OF _____, 2022.

_____
CITY CLERK

### CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE UNITED CITY OF YORKVILLE. ILLINOIS.

THIS____DAY OF _____, 2022.

_____
CHAIRMAN

### COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I, _____, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS. DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE. ILLINOIS. THIS_____DAY OF _____, 2022.

_____
COUNTY CLERK

### 765 ILCS 205/3 CONVEYANCE AND ACCEPTANCE

ALL DEDICATIONS LISTED IN THE PLAT AS "HEREBY DEDICATED AND DONATED TO THE PUBLIC" OR "DEDICATION FOR ROADWAY PURPOSES" ARE A DONATION AND/OR GRANT TO THE PUBLIC OF THE REAL ESTATE SPECIFIED HEREIN FOR USE AS ROADS, RIGHT-OF-WAYS AND FOR THE INSTALLATION OF UTILITIES. AND EXECUTION OF THE PLAT BY THE UNITED CITY OF YORKVILLE IS THE ACCEPTANCE OF THE CONVEYANCE OF FEE SIMPLE TITLE TO SUCH PARCELS PURSUANT TO THE PROVISIONS OF 765 ILCS 205/3.

### UNITED CITY OF YORKVILLE EASEMENT PROVISIONS

#### PUBLIC UTILITY AND DRAINAGE EASEMENT

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NIPC AND NICOR GAS COMPANY AND TO THOSE INTERESTED OTHER PUBLIC UTILITIES, AND AMERICAN TELEPHONE AND TELEGRAPH COMPANY, THEIR SUCCESSORS AND ASSIGNS (HEREIN GRANTED THE RIGHT TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, REMOVE AND REPLACE, WATER MAINS, SANITARY AND STORM SEWERS, GAS MAINS, ELECTRIC AND TELEPHONE LINES, AND CABLE TELEVISION LINES, UNDER AND THROUGH THE PUBLIC UTILITY EASEMENT AREAS AS DESIGNATED ON THIS PLAT, TOGETHER WITH THE RIGHT OF ACCESS THERETO. THE GRANTEE SHALL HAVE THE RIGHT TO CUT TREES, BRUSH, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT INTERFERE WITH THE USE OF SAID EASEMENTS. THE GRANTEE SHALL USE REASONABLE CARE IN CONSTRUCTING AND MAINTAINING ITS FACILITIES AND RESTORING THE PROPERTY, BUT SHALL NOT BE RESPONSIBLE FOR THE REMOVAL OR RESTORATION OF ANY IMPROVEMENTS OR LANDSCAPING INSTALLED ON THE EASEMENT WHICH ARE NOT REQUIRED FOR THE RELOCATION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REMOVAL OR REPLACEMENT OF THE GRANTEE'S FACILITIES.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY, AMERITECH ILLINOIS D/B/A ILLINOIS BELL TELEPHONE COMPANY, GRANTEE, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, REMOVE, RELOCATE, SUPPLEMENT, RENEW AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN ON THE PLAT AND MARKED OR DEFINED AS "PUBLIC UTILITY EASEMENT", "PUE" OR SIMILAR DESIGNATION, THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THIS

# Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: June 16, 2022
Subject: **PZC 2022-16 Caledonia – Phase 3 (Final Plat of Subdivision)**
Proposed Final Plat Approval for 61 Single-Family Homes

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I have reviewed the application for Final Plat of Subdivision for Caledonia – Phase 3, as submitted by John McFarland on behalf of CalAtlantic Group, LLC, Petitioner. The Final Plat Caledonia Subdivision – Phase 3 was prepared by Spaceco, Inc. and date last revised 06/13/22.

The petitioner is seeking Final Plat approval to subdivide the approximately 22.77-acre parcel into 62 lots consisting of 61 single-family units and a 37,809-square foot open space lot (Lot C or Lot 203) in Caledonia – Phase 3. 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. 2003-72A, the subject property is currently zoned R-2 Single-Family Traditional Residence District as a Planned Unit Development (PUD).
2. **VARIATIONS**– Per Ordinance No. 2003-72, the Caledonia PUD Agreement permitted the following bulk regulation variances:
    - Lot size minimum of 9,350 sq. ft.
    - Minimum front yard setback of 30 feet.
    - Minimum rear yard setback of 40 feet.
    - Minimum side yard setback of 7.5 feet.
    - Minimum lot width of 70 feet.
    - Minimum corner lot width of 92.5 feet.
    - Minimum radius to centerlines of a minor street of 90 feet.
    - Minimum roadway width of 30 feet measured from back of curb.
    - Minimum right of way of 66 feet.
3. **BUILDING PERMIT FEES** – Per Ordinance No. 2016-08 the Clarification and Restatement of the PUD Agreement for Caledonia, the attached building permit fee schedule which is set to expire **November 25, 2023.**
4. **PARKWAY TREES & SIDEWALKS -** Per Ordinance No. 2016-08 the Clarification and Restatement of the PUD Agreement for Caledonia, the successor builder agrees that all parkway trees and sidewalk improvements required in the subdivision will be the responsibility of the builder.

5. **OFF-SITE PROJECT SIGNS** – Per Ordinance No. 2016-08 the Clarification and Restatement of the PUD Agreement for Caledonia, the subdivision is permitted to maintain and utilize up to three (3) offsite identification, marketing and location signs, subject to the following:
    - Each offsite sign may be double faced.
    - Each sign may not exceed twenty feet (20') in height.
    - Each sign may not exceed two hundred (200) square feet in area.

**FINAL PLAT OF RESUBDIVISION COMMENTS:**

1. **DORMANT SPECIAL SERVICE AREA** – Per Ordinance No. 2016-39, the City established Special Service Area **(SSA) No. 2016-1** for the certain lots within the Caledonia subdivision. The SSA was created as a backup mechanism should the maintenance, repair or reconstruction be needed of infrastructure in common areas indicated as Lot A, Lot B and Lot C.

June 7, 2022

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

***Re: Caledonia – Unit 3***
***Final Plat of Subdivision Review***
***United City of Yorkville, Kendall County, Illinois***

Dear Krysti:

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

- Final Plat for Caledonia Subdivision – Phase 3 dated May 5, 2007 and prepared by Spaceco, Inc.

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:

**General**

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
    - Subdivision Bond or Letter of Credit
2. 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 Subdivision Bond or Letter of Credit.
3. Updated engineering plans with current standards and details should be submitted for review.
4. An updated landscape plan should be submitted for review.

**Final Plat**

5. The City Planning and Zoning certificate should be modified to say Planning and not Plan.
6. All lots shall be numbered and not lettered.

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

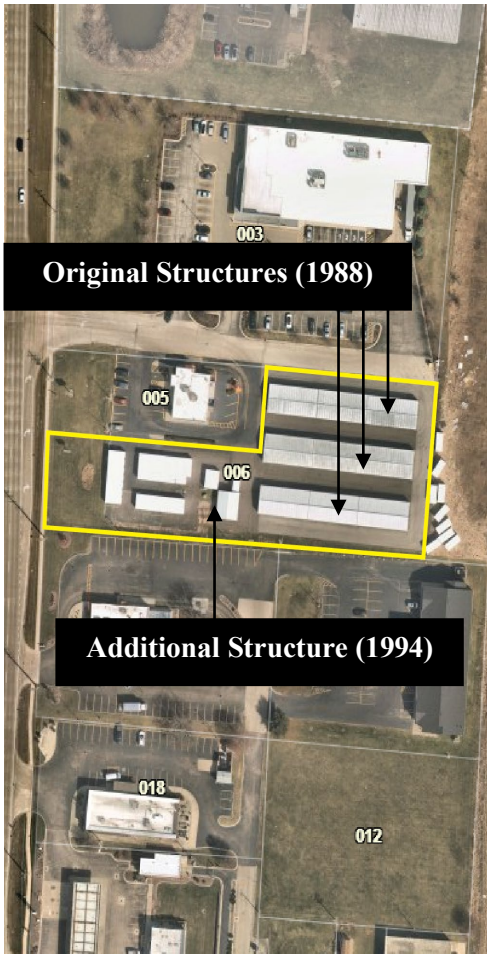
pc: Mr. Bart Olson, City Administrator (via e-mail)
Ms. Erin Willrett, Assistant City Administrator (via e-mail)
Mr. Jason Engberg, Senior Planner (via e-mail)
Mr. Eric Dhuse, Director of Public Works (via e-mail)
Mr. Pete Ratos, Building Department (via e-mail)
Ms. Dee Weinert, Permit Tech (via e-mail)
Ms. Jori Behland, City Clerk (via e-mail)
Mr. John McFarland, Lennar (via e-mail)
Mr. Jason Wiesbrock, Spaceco, Inc. (via e-mail)
NLS EEI (Via e-mail)

# Memorandum

To: Planning and Zoning Commission
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: August 3, 2022
Subject: **PZC 2022-17 Yorkville Self Storage (Variance)**

**SUMMARY:**

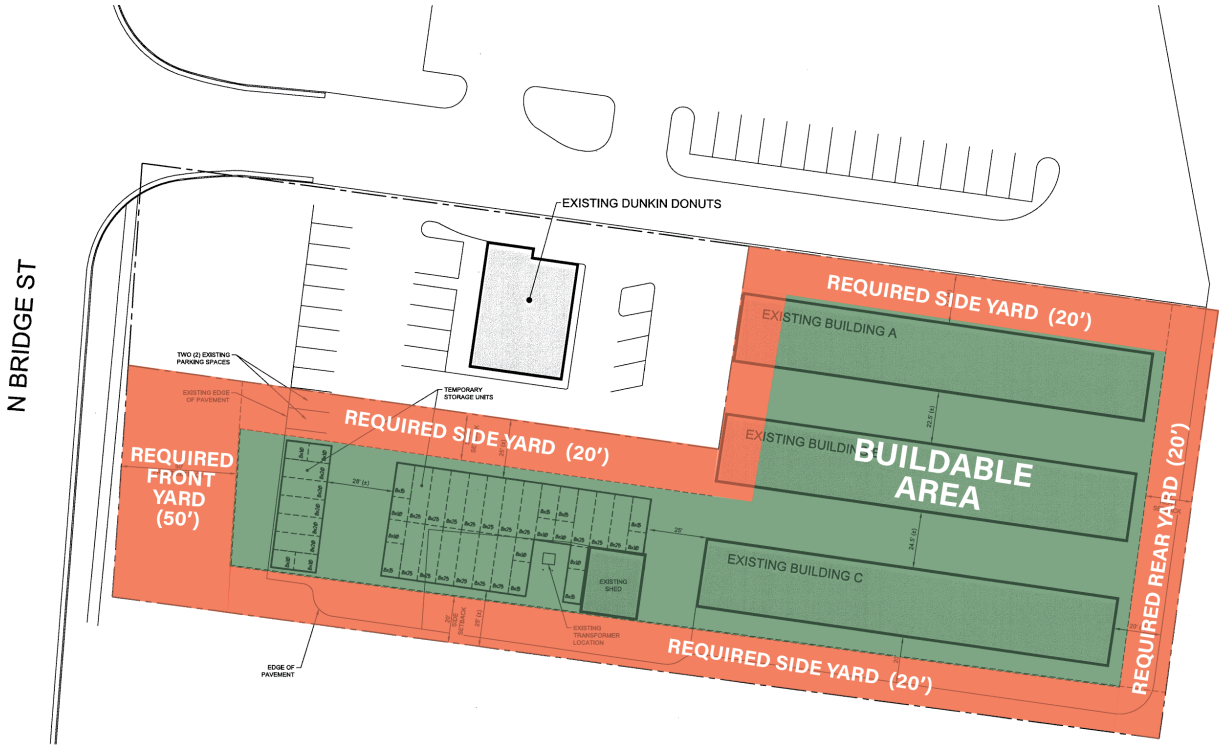
David Courtright, attorney on behalf of the petitioners CIG TSP LLC, GIG TSP AP LLC, CIG TSP CFP LLC, CIG TSP K&SM II LLC, is seeking variance approval to permit permanent accessory structures closer to the public way than the principal building on a lot as stated in Section 10-3-5-B of the Yorkville Municipal Code. Additionally, the petitioner is seeking variance approval to permit expansion of a nonconforming use as stated in Section 10-15-2-C if the Yorkville Municipal Code. The real property is located at 1602 N Bridge Street on the east side of Bridge Street (State Route 47) and north of Veterans Parkway (U.S. 34). The petitioner is seeking to keep their temporary storage containers currently located on the property as permitted through a temporary building permit.




**PROPERTY BACKGROUND:**

The current land use at 1602 N Bridge Street is defined by the City's zoning ordinance as a "public storage facilities/miniwarehouse storage" and the parcel is currently zoned B-3 General Business District. The property was originally annexed into the City in 1979 as part of a larger territory which included the parcel to the northwest which is currently a Dunkin coffee and baked goods store. It was later subdivided into its current layout in 1993. The existing three (3) primary storage facilities on the east of the parcel were erected in 1988 and a smaller storage structure was built in 1994 (see image to the left). Additionally, there was an oil and tire shop built on the western side of the parcel in 1988 but it was demolished in 2006 due to a fire and was never rebuilt.

At the time of their construction, all of these uses were permitted in the B-3 District by the Yorkville zoning ordinance. But in the early 2000's, the Zoning Ordinance was amended to only permit public storage facilities/miniwarehouse storage facilities as special uses in the M-1 Limited Manufacturing District and M-2 General Manufacturing District. Since the use was lawfully established prior to the current regulations and now does not conform to the use regulations for the district in which it is located, Section 10-15-1-A states that the use shall be deemed to be a legal nonconforming use and may be continued subject to the provisions in Section 10-15. The property has continued to operate as a storage facility throughout this time.




**TEMPORARY STORAGE UNITS:**

In the spring of 2021, the business owner received a building permit to install 38 storage units temporarily within the buildable area of the site. The units were to be installed for a short period of time when demand for storage was high in the area and once demand decreases, move them to a different site where they are needed. Due to the irregular shape of the lot (flag lot) and the approximately seventy (70) foot setback from Route 47, the buildable area for the lot (the space remaining on a zoning parcel after the minimum yard requirements have been met) has a substantial amount of space in front of the existing permanent structures. The submitted plan illustrated all of the temporary structures were located within the buildable area and not in any required yard within the B-3 District (Section 10-7-1) as shown above.

However, during the issuance of the temporary storage units in the fall of 2021, the initial layout was not consistent with the approved permitted plan. The units were encroaching upon the property lines, required side yards and were outside the permitted buildable area. Staff notified the petitioner at that time, Ron Shorkey, who stated he received different units than what was ordered and arranged them on the site to what he thought were appropriate. The permit was revoked on September 14, 2021 until the temporary storage units met all setback and bulk regulations of the zoning ordinance and was consistent with the original submitted layout.

The layout was corrected, and the permit was reinstated on January 31, 2022 (see attached letter of reinstatement). The conditions set upon the reinstatement was as follows:

1. The structures are permitted for six (6) months from the date of issuance.
2. The site maintains a minimum of two (2) off-street parking spaces.
3. If the owner(s) wants to have the structures permanently, they can apply for a variance.

**Therefore, the termination of the temporary building permit was July 31, 2022 and the business owner has applied for a variance to keep the structures in their location permanently.**

**REQUEST SUMMARY:**

To keep the proposed storage units as permanent accessory structures. In order to comply with the Zoning Ordinance for this request, there are two (2) sections which will require variance approval:

**10-3-5-c:**
*Location:* No part of any accessory building or structure shall be located closer than five feet (5') from any side or rear property line of a zoning lot. No accessory building or structure shall be closer than ten feet (10') to any main building or closer to the public way than the principal building on any zoning lot.

**10-15-2-b:**
Expansion: A nonconforming use shall not be extended, expanded, enlarged or increased in any manner including, but not limited to, the following:

1. A nonconforming use that does not involve a structure or which is accessory to the nonconforming use of a structure shall not be expanded or extended to any land area not occupied by such nonconforming use.
2. A nonconforming use shall not be expanded within a structure to any portion of the floor area that was not occupied by such nonconforming use. A use permitted in the district in which it is located may expand in a nonconforming structure.

If the accessory structures are to remain as currently situated and considered permanent, they will be closer to the public way (Route 47) and they will expand the existing nonconforming use.

**VARAITION STANDARDS:**

Section 10-4-7 identifies six (6) standards that need to be met when approving a zoning variation. The petitioner has provided their responses to these standards within their attached application:

a. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

b. The conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classification.

c. The alleged difficulty or hardship is caused by this title and has not been created by any person presently having an interest in the property.

d. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

e. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger to the public safety, or substantially diminish or impair property values within the neighborhood.

f. The proposed variation is consistent with the official comprehensive plan and other development standards and policies of the City.

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

**COMPREHENSIVE PLAN:**

The 2016 Comprehensive Plan designates this site for Destination Commercial (DC). This land use is designated for small to medium scale auto-oriented commercial uses, such as retail centers and restaurants located near residential areas. Some of the features associated with this land use include being located along Route 47 and Veteran's Parkway, higher quality building design and landscaping requirements, and visual and business operational impacts being minimized from the adjacent neighbors through buffering and landscaping treatments.

This public/miniwarehouse storage facility land use fits into some of the characteristics of this future land use designation but could also be considered part of the General Industrial (GI) category which features generally small to large-scale industrial uses for warehousing, assembly and low-impact manufacturing which aligns with the City's M-1 and M-2 Manufacturing Districts. This is why currently public/miniwarehouse storage facilities are permitted as a special use in only those two districts. While the existing and proposed expansion of the land use does not fit perfectly into either land use category, should the City Council approve the request to allow the accessory structures to remain, an increase in landscaping and buffering between the right-of-way and neighbors will help provide more features that are consistent with a Destination Commercial designation.

**STAFF COMMENTS:**

Staff recognizes that the current irregular shape of the parcel does provide a potential hardship on the owner as flag lots are now discouraged within the zoning ordinance (10-3-1-E) and is a unique characteristic than other typical B-3 Districts. In regard to the variance standards, the property does meet the requirements for standards (a) and (b).

Per staff's estimation, the request of the accessory structures seems to stem from the limited capacity of storage space on the property which tends to show the property is obsolete for the use. Within the last 10 years, the City has approved only one other self-storage use. It was a special use in the M-1 Limited Manufacturing District and was approximately 3.6 acres in size and accommodated 322 units. For comparison, the table below details the number of units and size of other existing public storage uses within Yorkville:

| Name | Address | # of Units | Acres | Units/Acre |
|---|---|---|---|---|
| Red Dot Storage | 1410 S Bridge Street | 364 | 3.62 | 101 |
| Red Dot Storage | 204 Wolf Street | 192 | 1.87 | 103 |
| Space Center Self Storage | 147 Commercial Drive | 322 | 3.6 | 89 |
| **Yorkville Self Storage** | **1602 N Bridge Street** | **134** | **1.48** | **91** |

The request for additional permanent storage units on the property may be a result of competing with similar uses within the region and therefore, the hardship may be considered self-imposed, addressing the variance standard (c).

Finally, the property has continued to operate and function as a storage facility for over 34 years and does not seem to impact the surrounding land uses in a significant way. This also includes the recent installation of the temporary structures. Therefore, staff does not believe the variance would be detrimental to the public safety or generate additional traffic.

**STAFF RECOMMENDATIONS:**

If the commission feels that the petitioner meets the standards for a variance, staff recommends the following conditions be attached to any approved variance to ensure any detrimental effects the units may have are brought to a minimum:

1. The placement of the accessory structures must be consistent with the current layout of units as illustrated in the submitted site plan dated 6-30-2022.
2. An eight (8) foot privacy fence be installed along the rear property line to buffer the land use from adjacent properties.
3. A landscape plan must be submitted and approved which is consistent with the conditions of the Landscape Ordinance regulations for perimeter parking lot landscaping, per Section 8-12-2-C-2-b, as listed below:

    b. When a parking lot is adjacent to a public right-of-way, a landscape buffer yard shall be provided and shall be the width of the required parking lot setback or thirty feet (30'), whichever is less. The buffer yard shall consist of one (1) shade tree, one (1) evergreen tree and thirty-three (33) shrubs per one hundred (100) linear feet of buffer yard.

**PROPOSED MOTION:**

***In consideration of testimony presented during a Public Hearing on August 10, 2022 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to permit accessory structures closer to the public right-of-way than the principal building and to permit the expansion of a nonconforming use for the property located at 1602 N Bridge Street, subject to staff recommendations in a staff memo dated August 3, 2022, and further subject to {insert any additional conditions of the Planning and Zoning Commission}…***

**ATTACHMENTS:**

1. Application for Variance
2. Legal Description
3. Change of Ownership Letter
4. Permit Application 2021-0103 (with layout and reinstatement letter)
5. New Layout Exhibit (6-30-2022)
6. American National Survey (7-5-2022)

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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 VARIANCE

## INTENT AND PURPOSE

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

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

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

## APPLICATION PROCEDURE

**STEP 1**
**APPLICATION SUBMITTAL**

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

The following must be submitted:

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

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

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

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

**STEP 2**
**PLAN COUNCIL**

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

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

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

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# APPLICATION FOR VARIANCE

**STEP 3**

**ECONOMIC DEVELOPMENT COMMITTEE**

## MEETS ON THE 1ST TUESDAY OF THE MONTH

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

**STEP 4**

**PLANNING & ZONING COMMISSION**

## MEETS ON THE 2ND WEDNESDAY OF THE MONTH

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

If the variance request adheres to any of the following standards then the variance may be granted by the Planning and Zoning Commission without City Council approval:

- ☐ Reducing a required setback by no more than twenty-five percent (25%).
- ☐ Reducing the lot width or lot size regulation not less than ninety percent (90%) of the required width or area.
- ☐ Permitting the same off street parking spaces for two or more uses provided each use does not take place at approximately the same hours of the same days of the week.
- ☐ Reducing the required off street parking spaces or loading spaces by no more than one (1) or twenty percent (20%) of the regulations (whichever is greater).
- ☐ Increasing by not more than twenty-five percent (25%) the maximum distance that required parking spaces are permitted to be located from the use served.
- ☐ Allowing for the deferment of required parking facilities for a reasonable period of time as specified in the variance.
- ☐ Increasing no more than ten percent (10%) the maximum gross floor area of any use so limited by the applicable regulations.
- ☐ If eminent domain by any authorized government agency results in exceeding one of the previously listed variance requests.

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

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

**STEP 5**

**CITY COUNCIL**

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

***This step may be skipped if the variance request adheres to the authorized requests listed above.***

The petitioner will attend the City Council meeting where the recommendation of the variance will be considered. City Council will make the final approval of the variance. 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.

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# APPLICATION FOR VARIANCE

## SUMMARY OF RESPONSIBILITIES

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

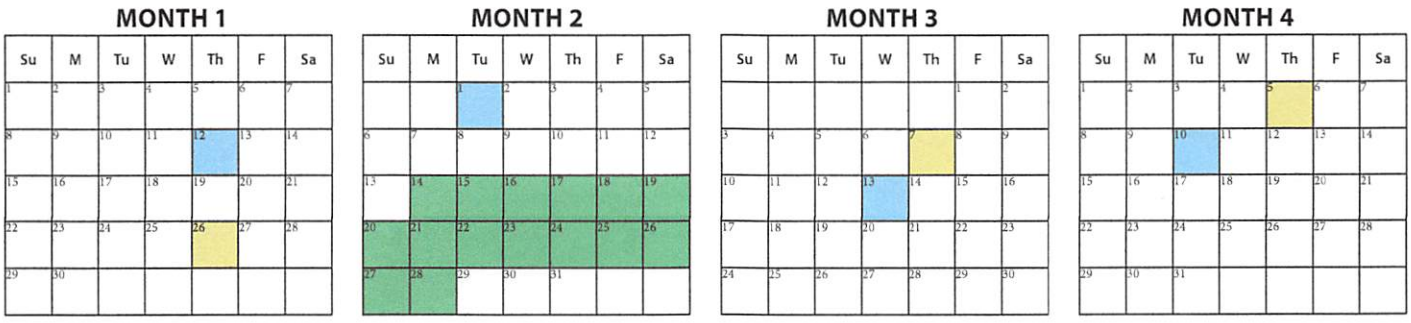
**PETITIONER**

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

**CITY STAFF**

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

## SAMPLE MEETING SCHEDULE




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

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# APPLICATION FOR VARIANCE

## DORMANT APPLICATIONS

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

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

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

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

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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 VARIANCE

| INVOICE & WORKSHEET PETITION APPLICATION | | | |
|---|---|---|---|
| **CONCEPT PLAN REVIEW** | ☐ Engineering Plan Review deposit | $500.00 | Total: $ |
| **AMENDMENT** | ☐ Annexation<br>☐ Plan<br>☐ Plat<br>☐ P.U.D. | $500.00<br>$500.00<br>$500.00<br>$500.00 | Total: $ |
| **ANNEXATION** | ☐ $250.00 + $10 per acre for each acre over 5 acres<br>_____ - 5 = _____ x $10 = _____ + $250 = $ _____<br># of Acres / Acres over 5 / Amount for Extra Acres / Total Amount | | Total: $ |
| **REZONING**<br>*If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee* | ☐ $200.00 + $10 per acre for each acre over 5 acres<br>_____ - 5 = _____ x $10 = _____ + $200 = $ _____<br># of Acres / Acres over 5 / Amount for Extra Acres / Total Amount | | Total: $ |
| **SPECIAL USE** | ☐ $250.00 + $10 per acre for each acre over 5 acres<br>_____ - 5 = _____ x $10 = _____ + $250 = $ _____<br># of Acres / Acres over 5 / Amount for Extra Acres / Total Amount | | Total: $ |
| **ZONING VARIANCE** | ☒ $85.00 + $500.00 outside consultants deposit | | Total: $ 585.00 |
| **PRELIMINARY PLAN FEE** | ☐ $500.00 | | Total: $ |
| **PUD FEE** | ☐ $500.00 | | Total: $ |
| **FINAL PLAT FEE** | ☐ $500.00 | | Total: $ |
| **ENGINEERING PLAN REVIEW DEPOSIT** | ☐ Less than 1 acre<br>☐ Over 1 acre, less than 10 acres<br>☐ Over 10 acres, less than 40 acres<br>☐ Over 40 acres, less than 100 acres<br>☐ Over 100 acres | $5,000.00<br>$10,000.00<br>$15,000.00<br>$20,000.00<br>$25,000.00 | Total: $ |
| **OUTSIDE CONSULTANTS DEPOSIT** *Legal, land planner, zoning coordinator, environmental services*<br>For Annexation, Subdivision, Rezoning, and Special Use: | ☐ Less than 2 acres<br>☐ Over 2 acres, less than 10 acres<br>☐ Over 10 acres | $1,000.00<br>$2,500.00<br>$5,000.00 | Total: $ |
| | | **TOTAL AMOUNT DUE:** | |

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Fax: 630-553-7575
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# APPLICATION FOR VARIANCE

| DATE: | PZC NUMBER: | DEVELOPMENT NAME: |
|---|---|---|

**PETITIONER INFORMATION**

NAME: Jack and Rossetta Fletcher — COMPANY:

MAILING ADDRESS: 14870 US Highway 65

CITY, STATE, ZIP: Zearing, IA 50278 — TELEPHONE: ○ BUSINESS ○ HOME 708.907.3080

EMAIL: staff@getcourtright.com — FAX: 708.876.1822

**PROPERTY INFORMATION**

NAME OF HOLDER OF LEGAL TITLE: John K. "Jack" Fletcher and Rossetta Fletcher, husband and wife as Joint Tenants

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

PROPERTY STREET ADDRESS: 1602 Bridge Street, Yorkville, IL 60560

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

Part of Lot 1 of resubdivision of lot 2, in Hatcher commercial development, Yorkville, Kendall County, Illinois.
On Illinois Rt 47, to the South and East of Dunkin/Baskin Robbins. (East of Illinois Rt 47; North of US 34)

CURRENT ZONING CLASSIFICATION: 0060 Improved Commercial B3 General Business District

**ZONING AND LAND USE OF SURROUNDING PROPERTIES**

NORTH: B3 General Business District Commercial Retail (Dunkin/Baskin Robbins and Aldi)

EAST: B3 General Business District Commercial Retail (Flood Basin)

SOUTH: B3 General Business District Commercial Retail (Arby's)

WEST: B2 Planned Unit Development Retail (Commerce Kendall Crossing/NCG Cinema Xtreme)

**KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)**

| | | | |
|---|---|---|---|
| 02-28-126-006 | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

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United City of Yorkville
800 Game Farm Road
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Telephone: 630-553-4350
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# APPLICATION FOR VARIANCE

| | |
|---|---|
| **ATTORNEY INFORMATION** | |
| NAME: David A. Courtright | COMPANY: Courtright Law LLC |
| MAILING ADDRESS: 12624 S. Ridgeland Avenue | |
| CITY, STATE, ZIP: Palos Heights, Illinois 60463 | TELEPHONE: 708.907.3080 |
| EMAIL: dc@getcourtright.com | FAX: 708-876-1822 |
| **ENGINEER INFORMATION** | |
| NAME: | COMPANY: |
| MAILING ADDRESS: | |
| CITY, STATE, ZIP: | TELEPHONE: |
| EMAIL: | FAX: |
| **LAND PLANNER/SURVEYOR INFORMATION** | |
| NAME: | COMPANY: |
| MAILING ADDRESS: | |
| CITY, STATE, ZIP: | TELEPHONE: |
| EMAIL: | FAX: |

**ATTACHMENTS**

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

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

**VARIANCE STANDARDS**

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

The Proposed variation is consistent with the official comprehensive plan and other development standards by facilitating a buffer for property owners within 500 feet.

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# APPLICATION FOR VARIANCE

## VARIANCE STANDARDS

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

Owner is requesting a variance to have portable storage units become permanent accessory structures, and therefore requesting variance from the following sections of the Zoning Ordinance:

Section 10-3-5-B
...No accessory building or structure shall be closer than ten feet (10') to any main building or closer to the public way than the principal building on any zoning lot.

Section 10-15-2-C
Expansion: A nonconforming use shall not be extended, expanded, enlarged or increased in any manner...

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

All parcels are intended to be square or rectangular in shape as consistent with the comprehensive plan and other development standards. However, the Property at issue is "L" shaped with reduced public way frontage and access. The Property and its current use predates the current Zoning Ordinance and any restriction to use accessory structures on the west half of the parcel. The principle buildings were erected far off the public way, on the east side of the parcel, and the thinner section of the parcel with reduced public way frontage, which constitutes the west half of the parcel, was left to accommodate accessory structures and improvements. At the time this "L" shaped lot and its use was planned, it conformed to the Zoning Ordinance in all respects. If the strict letter of the current Zoning Ordinance were enforced, a particular hardship resulting in the lost use of west half of the parcel would result.

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

The property is an "L" shaped/"flag" shaped lot, having ingress and egress behind Dunkin/Baskin Robbins, on its North side property line. All adjoining lots, and all other lots situated on this stretch of IL Rt 47, are rectangular or square in shape with ingress/egress driveways on IL Rt 47. The property uniquely orients its minimal traffic in and out to the North. The property further installed paved right of ways throughout to navigate the parcel and permit use of the parcel without direct access to IL Rt 47. No other parcel in the immediate area is "L" shaped having 50% reduced frontage property line on IL Rt 47. No other parcel in similarly oriented with access to its north side rather than IL Rt 47. The principal buildings on the parcel are situated on the East side of the parcel, whereas the other similarly zoned lots all situate their main buildings and parking to the east towards IL Rt 47.

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

The property is legally non-conforming use as a self storage facility zoned B3 General Business District. The property has operated as a self storage facility since prior to the adoption of the current Zoning Ordinance, when such use conformed to B3 General Business District zoning classification. The "L" shape of the property preexists the current comprehensive plan. The Property was purchased, planned, developed and zoned as a self storage business all in keeping with the comprehensive plan and regulations as they existed at the time. The Owner's continued use of it's land has not changed but has rather been restricted by this Title which contemplated applicability to rectangular and square parcels of land oriented toward the public way with ingress and egress thereon. Moreover, it is likely that the Title was intended to prevent the expansion of non-conforming commercial activity along this stretch of IL Rt 47, but never intended to restrict or burden a self storage business from being allowed to continue it's existing operations in keeping with its current orientations.

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

# APPLICATION FOR VARIANCE

## VARIANCE STANDARDS

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

The self storage units are aesthetically pleasing and naturally partition two other private businesses with entry and parking lots on IL Rt 47. The Property is situated half behind one of those other businesses on IL Rt 47. The self storage business generates practically no noise and traffic, and acts as a buffer for those adjoining parcels. Owner remains committed to improving the property, low waste and high efficiency. Overflow parking from the adjoining Aldi and Dunkin/Baskin Robbins appreciate the rarely used parking spaces and low traffic provided by the self storage facility. Moreover, the purpose and use of the land serves to maintain clean storage for the community whereas alternative storage means pose more risk to public welfare.

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

The proposed variation permits the continued operations of self storage, facilitates the continued orientation of low traffic to the north, and maintains safe and aesthetic use of the property in an organized fashion that buffers neighboring lots. The business generates virtually no noise, emissions, traffic, and waste. It permits the adequate flow of light and air to all adjacent property. It reduces congestion and merging onto IL Rt 47 by utilizing an entry on a drive shared with the adjacent Aldi. It poses no threat or nuisance to public safety and welfare. Moreover, it provides a public service of storage for the community which can thereby reduce otherwise dangerous and unsightly alternative storage measures, and ultimately increase property values.

## 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.

D. Courtright — 5/13/2022

PETITIONER SIGNATURE — DATE

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

DocuSigned by:
John K. "Jack" Fletcher
13D9A21C724549E...

OWNER SIGNATURE — 5/13/2022 DATE

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

State of Illinois, County of Cook
Signed and Sworn to before me this 13th Day of May, 2022
D. Courtright, Notary Public

DAVID COURTRIGHT
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 6, 2022

EXHIBIT A

Legal Description

PART OF LOT 1 OF RESUBDIVISION OF LOT 2, IN HATCHER COMMERCIAL DEVELOPMENT, YORKVILLE, KENDALL COUNTY, ILLINOIS, LYING WEST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 IN RESUBDIVISION OF LOT 2, IN HATCHER COMMERCIAL DEVELOPMENT, YORKVILLE, KENDALL COUNTY, ILLINOIS, RUNNING THENCE SOUTHWESTERLY DIRECTION ALONG THE EXTENSION OF THE EAST LINE OF SAID LOT 2 TERMINATING ON THE SOUTH LINE OF SAID LOT 1, 207.69 FEET NORTHEAST FROM THE SOUTHEAST CORNER OF SAID LOT 1, IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

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800 Game Farm Road
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Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

# APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

| PROJECT NUMBER: | FUND ACCOUNT NUMBER: | PROPERTY ADDRESS: 1602 N. Bridge Street Yorkville, IL 60560 |
|---|---|---|

**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: David Courtright | COMPANY: Courtright Law LLC |
|---|---|
| MAILING ADDRESS: 12624 S. Ridgeland Avenue | |
| CITY, STATE, ZIP: Palos Heights, IL 60463 | TELEPHONE: 708-907-3080 |
| EMAIL: dc@getcourtright.com / staff@getcourtright.com | FAX: 708-876-1822 |

**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.

David Courtright
PRINT NAME

Owner/Attorney
TITLE

SIGNATURE*

5/13/22
DATE

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

**INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS**

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

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

# APPLICATION FOR PUBLIC HEARING SIGN

| | |
|---|---|
| **PERMIT NUMBER:** | **DATE/TIME RECEIVED:** |
| SITE ADDRESS: 1602 N. Bridge Street | PARCEL NUMBER: 02-28-126-006 |
| SUBDIVISION: | LOT/UNIT: |
| **APPLICANT INFORMATION** | |
| NAME: Jack & Rossetta Fletcher | TELEPHONE: O HOME O BUSINESS |
| ADDRESS: 14870 US Highway 65 | E-MAIL: O HOME O BUSINESS |
| CITY, STATE, ZIP: Zearing, IA 50278 | FAX: |
| **SIGN INFORMATION** | |
| DATE OF PICK UP: | NUMBER OF SIGNS: |
| DATE OF PUBLIC HEARING: | SIGN RETURN DATE: |

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

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

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

SIGNATURE/AUTHORIZED AGENT _____ DATE _____

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

DocuSign Envelope ID: BA2AC3A4-5906-4932-9B4E-82967DFB9129

# CERTIFIED MAILING
# AFFIDAVIT

STATE OF ILLINOIS )
) SS
COUNTY OF KENDALL )

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

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public

FORT SMITH FD PARTNERS LLC
1155 CAMINO DEL MAR STE 480
DEL MAR, CA, 92014
02-28-176-014

JOHN K JACK & ROSSETTA FLETCHER
3810 66TH ST
URBANDALE , IA, 50322
Address of Property Owners

TOD & KARLA DUY TR
1290 CINDY LN
SANDWICH, IL, 60548
02-28-176-023

% GRAHAM C STORES MACKIN LAND COMPANY LLC
39109 N US HIGHWAY 41
WADSWORTH, IL, 600838915
02-28-176-019

JAY LLC CHEHAR
1604 BRIDGE ST N
YORKVILLE, IL, 60560
02-28-126-005

KENDALL CROSSING LLC
207 W KENDALL DR
YORKVILLE, IL, 60560
02-28-104-039
02-28-104-033

YORKVILLE MOOSE LODGE 2371
1502 N BRIDGE ST
P O BOX 233
YORKVILLE, IL, 60560
02-28-176-018

JWG LLC
% JOSEPH GRUBER
302 COUNTRYSIDE PKWY
YORKVILLE, IL, 60560
02-28-126-013

MENARD INC
4777 MENARD DR
EAU CLAIRE, WI, 54703
02-28-126-015

WILLIAMS GROUP LLC VETERANS PLAZA
1905 MARKETVIEW STE 255
YORKVILLE, IL, 60560
02-28-176-021

H D & B PARTNERSHIP ELLIS CHARLES RICHARD & RITA ANNE TRUST &
416 SAN CARLOS RD
MINOOKA, IL, 60447
02-28-176-025

1ST ST BANK TR OF HAN PK
% EQUILON ENTERPRISES LLC
P O BOX 347
COLUMBUS, IN, 47202
02-28-104-025

FIRST NATIONAL BANK OF OMAHA TR NO 1695
% KISHOR PATEL
1510 N BRIDGE ST
YORKVILLE, IL, 60560
02-28-176-012
02-28-176-015

PARKVIEW CHRISTIAN ACADEMY INC
202 E COUNTRYSIDE PKWY
YORKVILLE, IL, 60560
02-28-126-019

% JAMES RATOS CASTLE BANK NA TRUST
207 W KENDALL DR
YORKVILLE, IL, 60560
02-28-104-038

COUNTRYSIDE 1780 LLC
207 W KENDALL
YORKVILLE, IL, 60560
02-28-126-009

% THOMAS POLK ITASCA BANK & TRUST TR 10397
P.O. BOX 642
ELBURN, IL, 60119
02-28-176-024

NELSON MEMORIAL SERV P C
410 COUNTRYSIDE PKWY E
YORKVILLE, IL, 60560
02-28-104-023

ALDI INC
1 ALDI DR
DWIGHT, IL, 60420
02-28-126-003

FIRST NATIONAL BANK OF OMAHA TR NO 1695
% KISHOR PATEL
1510 N BRIDGE ST
YORKVILLE, IL, 60560

YORKVILLE HOSPITALITY LLC
1510 A N BRIDGE ST
YORKVILLE, IL, 60560
02-28-126-017

NCG YORKVILLE INC
314 E COMSTOCK
OWOSSO, MI, 48867
02-28-104-032

KENDALL CROSSING LLC
207 W KENDALL DR
YORKVILLE, IL, 60560

%L SYREGELAS AMERICAN NATIONAL BANK TRUST
2520 BOEGER AVE
WESTCHESTER, IL, 60154
02-28-176-026

HAIR CREATIONS
202 E COUNTRYSIDE PKWY
UNIT C
YORKVILLE, IL, 60560
02-28-126-020

BRENART EYE CLINIC
120 E COUNTRYSIDE PKWY
YORKVILLE, IL, 60560
02-28-12-009

COURTRIGHT LAW
Honesty. Integrity. Trust.

12624 S. Ridgeland Avenue
Palos Heights, IL 60463
O: (708) 907-3080 C: 312.451.7579

June 15, 2022

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560

Via email: knoble@yorkville.il.us

Re: Yorkville Self Storage Variance Request – Ownership Change
1602 N. Bridge Street, Yorkville, IL

Community Development Department

On June 14, 2022, the subject property was sold by Jack and Rossetta Fletcher to the investment groups of CIG TSP LLC, GIG TSP AP LLC, CIG TSP CFP LLC, CIG TSP K&SM II LLC. Please be advised my office represents both the prior owner and the new owner of real property located at 1602 N. Bridge Street Yorkville, IL., dba, Yorkville Self Storage Facility. My client offers this letter as explanation for requesting the same variance for the application that was submitted to the United City of Yorkville on May 13, 2022.
Please advise if the United City of Yorkville would like any additional information regarding this matter or amendments to the application for variance.

Respectfully,

David Courtright

United City of Yorkville
800 Game Farm Road, Yorkville, Illinois, 60560
630-553-8545
630-553-7264
bzpermits@yorkville.il.us

# COMMERCIAL PERMIT APPLICATION

| | |
|---|---|
| **PERMIT NUMBER:** 2021-0103 | **DATE/TIME RECEIVED:** '21 FEB 11 PM2:1 |
| SITE ADDRESS: 1602 N. Bridge Street | PARCEL NUMBER: 02-28-126-006 |
| SUBDIVISION: Lot 1 of Resubdivision of lot 2 Hatcher Commercial Development | LOT/UNIT: Lot 1-2 |

**APPLICANT INFORMATION**

| | |
|---|---|
| APPLICANT/BUSINESS NAME: Yorkville Self-Storage / Ron Shorkey | TELEPHONE: ○ HOME ◉ BUSINESS (515) 528-5525 |
| ADDRESS: 3810 66th Street | E-MAIL: ○ HOME ◉ BUSINESS ron@jrggp.com |
| CITY, STATE, ZIP: Urbandale, IA 50322 | FAX: |
| DESCRIPTION OF WORK: Placement of Temporary Storage Units | |

**OWNER INFORMATION**

○ CHECK IF INFORMATION PROVIDED ABOVE IS THE SAME

| | |
|---|---|
| NAME: Yorkville Self-Storage | TELEPHONE: ⊗ HOME ◉ BUSINESS 630 553-0070 |
| ADDRESS: 1602 Bridge st | E-MAIL: ○ HOME ○ BUSINESS |
| CITY, STATE, ZIP: Yorkville IL 60560 | FAX: |

**PROJECT INFORMATION (IF APPLICABLE)**

| | |
|---|---|
| TENANT OR BUSINESS NAME: John Fletcher / Rose Ann Fletcher | |
| TYPE OF BUSINESS/LAND USE: Self Storage | ◉ EXISTING BUSINESS ○ NEW BUSINESS |
| PROJECT TOTAL AREA: 5760 SQ feet | PROJECT CONSTRUCTION VALUE: 160,000.00 |

**PLEASE INCLUDE WITH APPLICATION:**
- 3 SETS OF PAPER PLANS
- 1 SET CD OR PDF
- SITE PLAN
- COMCHECK
- PLUMBER LICENSE & LETTER OF INTENT
- PROJECT PROFESSIONAL LIST

**SUBMIT PLANS TO YORKVILLE-BRISTOL SANITARY DISTRICT AND KENDALL COUNTY HEALTH DEPARTMENT IF APPLICABLE**

**TERMS:** In consideration of this application and attached forms being made a part hereof, and the issuance of this permit, I/we agree to the following terms: All work performed under said permit shall be in accordance with the plans which accompany this permit application, except for such changes as may be authorized or required by the Building Official; the proposed work is authorized by the owner of record, and that I/we have been authorized by the owner to make the application and/or schedule all necessary inspections as an agent; all work will conform to all applicable codes, laws, and ordinances of the United City of Yorkville. I/we as owner of record or authorized agent are responsible to abide by all covenants and association restrictions as may apply to the proposed work associated with this permit. I/WE AGREE TO NOT OCCUPY THE BUILDING UNTIL ALL INSPECTIONS HAVE BEEN PERFORMED AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. **This Permit is a public document and all information on it is subject to public review pursuant to the Illinois Freedom of Information Act.**

**SIGNATURE/AUTHORIZED AGENT:** Ron Shorkey **DATE:** 01/15/2021

**REVIEW CONCLUSIONS** (*all staff comments on back of application*):

**BUILDING CODE COMPLIANCE:** ⊗ APPROVED ○ NOT APPROVED **DATE:** 2-26-21

**ZONING CODE COMPLIANCE:** Jason Engberg ⊗ APPROVED ○ NOT APPROVED **DATE:** 2-25-21

**RE-SUBMITTAL:** **DATE:** _____ ○ APPROVED ○ NOT APPROVED

**DATE/TIME ISSUED:** 3-11-21

3-1-21

**United City of Yorkville**
**800 Game Farm Road**
**Yorkville, Illinois, 60560**
**Telephone: 630-553-4350**

January 31, 2022

Mr. Ron Shorkey
C/o John and Rose Fletcher
Yorkville Self Storage
1602 N. Bridge Street
Yorkville, Illinois 60560

RE: **Reinstatement of Permit #2021-0103 (Temporary Storage Units)**
1602 N. Bridge Street, Yorkville IL, 60560
PIN # 02-28-126-006

Mr. Shorkey/Mr. and Mrs. Fletcher,

The above referenced permit issued to you on March 11, 2021 had been revoked effective 9/14/2021. This action was taken pursuant to the 2018 International Building Code, Section A105.6 Suspension or Revocation, which states "*The Building Official is authorized to suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or of any provision of this code.*"

As of January 31,2022, permit #2021-0103 has been reinstated and shall be considered valid for a term of not more the six (6) months with a final termination date of July 31, 2022. This permit has been reinstated with the following conditions per the Community Development department:

1. The structures are permitted for six (6) months from the date of issuance.
2. The site maintains a minimum of two (2) off-street parking spaces.
3. If the owner(s) wants to have the structures permanently, they can apply for a variance.

Should you have any questions, please contact me via email at pratos@yorkville.il.us or via telephone at 630-553-8549.

Pete Ratos
Building Code Official
United City of Yorkville

YORKVILLE
Building Department
800 GAME FARM RD.
YORKVILLE, IL 60560
Tel # (630) 553-8545 Fax # (630) 553-7264

Issue Date : 00/00/0000
Applied for : 02/11/2021
Expires : 00/00/0000

Permit # 20210103
Type : COMMERCIAL BUILDING
Parcel # 02-28-126-006-

Address : 1602 N BRIDGE ST
YORKVILLE, IL 606560
YORKVILLE, IL

Owner : YORKVILLE SELF STORAGE

Building :
Unit :

Value : $ 160,000.00
Square Footage : 5,760

## FEE SCHEDULE

| | | |
|---|---|---|
| BUILDING PERMIT FEE | $ | 750.00 |
| PLAN REVIEW FEE | $ | 177.50 |
| SUBTOTAL FEES | $ | 927.50 |
| PAYMENTS | $ | 0.00 |
| BALANCE DUE | $ | 927.50 |

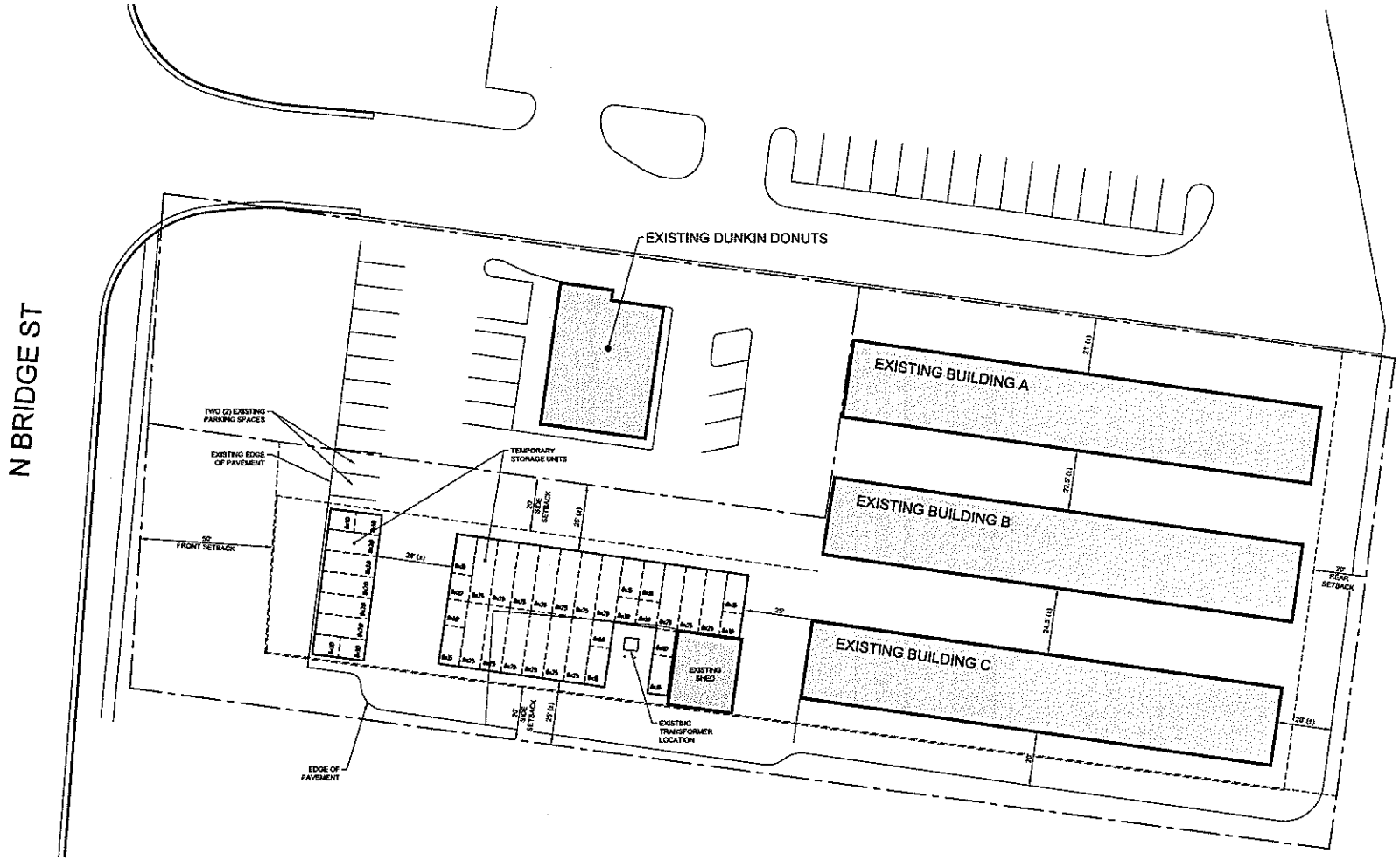
NOTE: Fees must be paid in full prior to the permit being issued.

Forms of Payment Accepted are: Cash, Check and Credit Card.
Checks are made payable to the City of Yorkville.

20210103

# SITE PLAN

SELF-STORAGE FACILITY
1602 NORTH BRIDGE STREET
YORKVILLE, IL
JANUARY 15, 2021




N

0 10' 20' 40'

Groundwork, Ltd.
Architects / Planners / Engineers
Ph. (847) 541-4151
© 2020
www.groundworkltd.com
CC21 0121

United City of Yorkville
800 Game Farm Road, Yorkville, Illinois, 60560
630-553-8545
630-553-7264
bzpermits@yorkville.il.us

# CONDITIONS OF PERMIT

By signing below, I acknowledge and understand the conditions listed below associated with the issuance of a building permit. This includes all items listed for accessory structures as well as the more detailed conditions listed for my individual request.

**ALL ACCESSORY STRUCTURES (EXCLUDES FENCES)**

- No part of an accessory structure may be closer than five (5) feet from any side or rear property line;
- No part of an accessory structure may be closer than ten (10) feet to any main building;
- No accessory structure shall exceed fifteen (15) feet in height as measured from the mid-line of the roof;
- If the accessory structure is located on a reversed corner lot and within fifteen (15) feet of any adjacent residential property to the rear, no part of the structure may be located closer to the side lot line adjacent to the public street than a distance equal to sixty percent (60%) of the depth of the required front yard setback on the adjacent property;
- If the accessory structure is being constructed on an adjacent vacant lot owned by the same property owner, the sidewalks and parkway trees will be required to be installed prior to the issuance of an accessory structure which requires a building permit; and
- It is the responsibility of the property owner to verify if their accessory structure requires Home Owner's Association approval prior to construction. The City does not review, enforce, or keep copies of Home Owner's Association covenants.

**FENCE**

- The fence may be built up to the property line;
- The fence shall not extend beyond the front plane of the primary structure's façade;
- The fence may be constructed within an easement, though a separate hold harmless agreement must be signed;
- The fence must be erected so that the finished side of the fence faces outward or away from the lot;
- The property owner is responsible for locating property lines, prior to the installation of the fence; and
- If the fence is being constructed on an adjacent vacant lot owned by the same property owner, the sidewalks and parkway trees will be required to be installed prior to the issuance of a building permit.;
- It is the responsibility of the property owner to verify if their fence requires Home Owner's Association approval prior to construction. The City does not review, enforce, or keep copies of Home Owner's Association covenants.

**DECK**

- No part of a free-standing deck may be closer than ten (10) feet to any main building, although decks attached to the primary structure on the property is permitted.

**POOL**

- Above ground pools higher than 48 inches do not require a fence but must have a removable/collapsible ladder;
- If the pool is lower than 48 inches or is an in-ground pool, the pool or yard must be fenced in or have an automatic pool cover that meets ASTM F1346 installed;
- Gates and doors on the fence must be self-closing and self-latching; and
- The release for the latch shall be no lower then 54 inch above grade.

It is the responsibility of the applicant to schedule inspections. Please schedule inspections 1 business day in advance.

*Ron Shorkey*
Signature

3/3/2021
Date

**PERMIT RECEPTION PREFERENCE:**

☐ Please e-mail the permit to the address given on the permit application.
☐ Please mail the permit via the United States Post Office to the address given on the permit application.

| PERMIT NUMBER: | |
|---|---|

| SITE ADDRESS: | 1602 N Bridge St |
|---|---|

Security features are included. Details on back.

060041

Lincoln Savings Bank
72-552/739

**Yorkville Self Storage**
3810 66th St
Urbandale, IA 50322

03/05/2021

PAY TO THE ORDER OF United City of Yorkville $ **927.50

Nine hundred twenty-seven and 50/100********** DOLLARS

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

MEMO

⑈060041⑈ ⑆073905527⑆ 3000785242⑈

**Yorkville Self Storage**

060041

**03/05/2021** **United City of Yorkville**

| Date | Type | Reference | Original Amount | Balance Due | Payment |
|---|---|---|---|---|---|
| 03/02/2021 | Bill | Permit 3/21 | 927.50 | 927.50 | 927.50 |
| | | Check Amount | | | 927.50 |

**Yorkville Self Storage** 927.50

UNITED CITY OF YORKVILLE
*** CUSTOMER RECEIPT ***
DATE: 03/11/21 TIME: 09:38:04

CUST NAME: YORKVILLE SELF STORAGE

| DESCRIPTION | PAY CD | AMOUNT |
|---|---|---|
| BUILDING PERMIT 20210103 | CHK 60041 | 927.50 |

TOTAL AMOUNT DUE 927.50
AMOUNT TENDERED 927.50
CHANGE DUE .00

TRANS #: 1 CASHIER CODE: DEE
BATCH #: C210311 REGISTER ID: 003

# BUILDING PERMIT

**FOR** Commercial STORAGE UNITS

**# 2021-0103**

**ADDRESS** 1602 N BRIDGE ST

**DATE ISSUED** 3-11-21 **BY** _____

**INSPECTIONS - 24 HOUR NOTICE**
**SCHEDULE NEXT DAY INSPECTIONS BEFORE 3:30 PM**

**CALL: 630-553-8545**

**UNITED CITY OF YORKVILLE**
**800 GAME FARM RD**
**YORKVILLE, IL 60560**

**BUILDING PERMIT MUST BE DISPLAYED**
**PLANS MUST BE KEPT ON SITE**

**PUBLIC NOTICE**
**NOTICE OF PUBLIC HEARING**
**BEFORE**
**THE UNITED CITY OF YORKVILLE**
**PLANNING & ZONING COMMISSION**
**PZC 2022-17**

NOTICE IS HEREWITH GIVEN THAT Jack and Rossetta Fletcher, petitioners, have filed an application with the United City of Yorkville, Kendall County, Illinois, requesting variance approval to permit permanent accessory structures closer to the public way than the principal building on a lot as stated in Section 10-3-5-B of the Yorkville Municipal Code. Additionally, the petitioner is seeking variance approval to permit expansion of a nonconforming use as stated in Section 10-15-2-C if the Yorkville Municipal Code. The real property is generally located on the east side of Bridge Street (State Route 47) and north of Veterans Parkway (U.S. 34) in Yorkville, Illinois. The petitioner is seeking to keep their temporary storage containers currently located on the property as permitted through a temporary building permit.

The legal description is as follows:

PART OF LOT 1 OF RESUBDIVISION OF LOT 2, IN HATCHER COMMERCIAL DEVELOPMENT, YORKVILLE, KENDALL COUNTY, ILLINOIS, LYING WEST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 IN RESUBDIVISION OF LOT 2, IN HATCHER COMMERCIAL DEVELOPMENT, YORKVILLE, KENDALL COUNTY, ILLINOIS, RUNNING THENCE SOUTHWESTERLY DIRECTION ALONG THE EXTENSION OF THE EAST LINE OF SAID LOT 2 TERMINATING ON THE SOUTH LINE OF SAID LOT 1, 207.69 FEET NORTHEAST FROM THE SOUTHEAST CORNER OF SAID LOT 1, IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

Tax PIN: 02-28-126-006
Address: 1602 N Bridge Street, Yorkville, IL 60560

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing on said application on **Wednesday, August 10, 2022** at 7:00 pm at the United City of Yorkville, City Council Chambers, located at 800 Game Farm Road, Yorkville, Illinois 60560.

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

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

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

JORI BEHLAND
City Clerk

6/29/2022

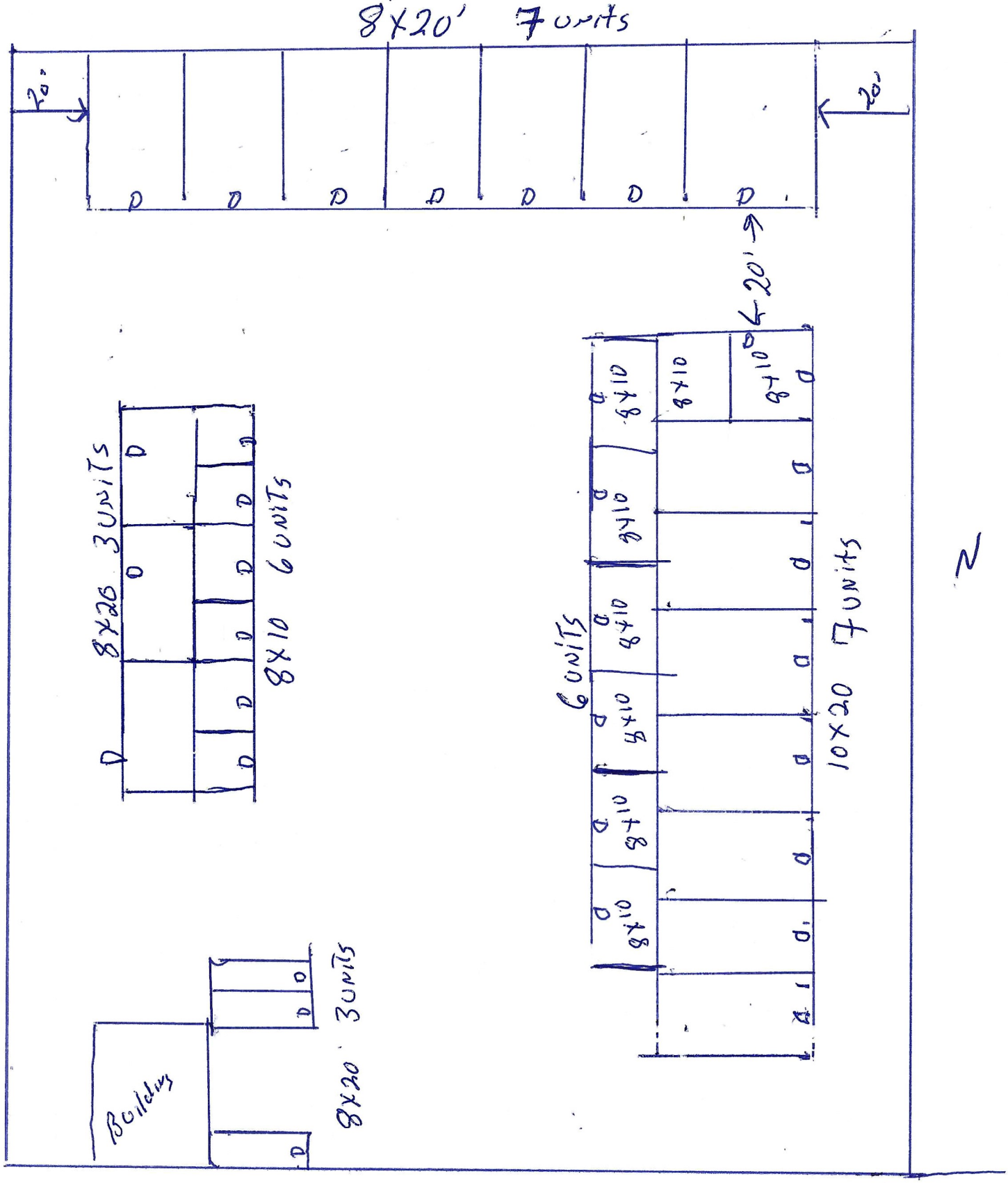
RT 47

Yorkville Self Storage
1602 Bridge ST.

20 = 8X20 units
13 = 8X10 units

D = DOOR

NOT to SCALE




EXISTING Buildings

Submitted: 6-30-2022

American National

Commercial Real Estate
Due Diligence Management

3465 S. Arlington Rd. Suite E #183
Akron, OH 44312

330-294-1077
www. amnational.net

# ALTA/NSPS LAND TITLE SURVEY

## Titan 10

**Surveyor Certification**

## Yorkville Self Storage

**1602 N. Bridge Street, aka State Hwy 47**
**Yorkville, IL 60560**
**County of Kendall**

To: Morgan Stanley Bank, N.A., a national banking association, its successors and/or assigns as their interests may appear; CIG TSP LLC; CIG TSP AP LLC; CIG TSP CFP LLC; CIG TSP K&SM LLC; and CIG TSP K&SM II LLC, each a Delware limited liability company, as tenants-in-common; Fidelity National Title Insurance Company; and American National, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on April 15, 2022.

Roland Sarko

Roland F. Sarko
Licensed Illinois Professional Land Surveyor
License Number 035-002401
License Expires: 11-30-2022
Date of Survey: 4-15-2022
Date of Last Revision: 5-16-2022

Network reference #20221017-006

ILLINOIS
ROLAND F. SARKO
MT. HOREB, WI
35-2401
PROFESSIONAL LAND SURVEYOR

## Record Legal Description

Parcel 1:
Lot 1 of Resubdivision of Lot 2 in Hatcher Commercial Development, Yorkville, Kendall County, Illinois in the United City of the Village of Yorkville, Kendall County, Illinois.

Parcel 2:
A non-exclusive easement for ingress and egress as created by that certain Common Driveway Easement Agreement recorded May 6, 1994 as document number 940566 in the records of Kendall County, Illinois, described as follows:

A strip of land across part of Lot 1, Hatcher Commercial Development, Yorkville, Kendall County, Illinois, described as follows: Beginning at the Southwest corner of said lot; thence Northerly along the West line of said Lot, 40.0 feet; thence Easterly, parallel with the South line of said Lot 130.0 feet; thence Southerly parallel with said West line, 19.96 feet; thence Easterly parallel with said South line 136.83 feet; thence Southerly at right angles to the last described course, 20.0 feet to said South line; thence Westerly along said South line, 263.49 feet to the point of beginning in the United City of the Village of Yorkville, Kendall County, Illinois.

This description describes all the land described in the title commitment identified as Fidelity National Title Insurance Company Commitment Number FCHI2200280LD bearing an effective date of April 22, 2022.

SURVEYOR'S NOTE: The subject property does not have continuous access to a dedicated public right of way through an insured easement parcel as per the title commitment identified as Fidelity National Title Insurance Company Commitment Number FCHI2200280LD bearing an effective date of April 22, 2022.

Survey Performed By:
**Sarko Surveying Inc.**
847 County Highway JG
Mount Horeb, WI 53572
Phone: 608-848-3868
Fax: 608-848-3859
Email: rsarko@tds.net

## Legend of Symbols & Abbreviations

- Power Pole
- Power Pole w/Light
- Light Pole
- Telephone Pole
- Guy Wire
- Street Light
- Ground Light
- Electric Manhole
- Telephone Manhole
- Electric Service Entrance
- Communications Service Entrance
- Flag Pole
- Sign (As Noted)
- Well Head
- Satellite Dish
- Tower
- Water Valve
- Fire Hydrant
- Siamese Fire Hydrant
- Water Manhole
- Water Service
- Water Meter
- Indicates Handicapped Parking
- Storm Manhole
- Storm Inlet (Square)
- Storm Inlet (Round)
- Curb Storm Inlet
- Storm Pipe
- Sanitary Sewer
- Sanitary Clean Out
- Gas Valve
- Gas Manhole
- Gas Service Entrance
- Communications Pedestal
- ACCESS POINT OF ACCESS DRIVE ENTRANCE

(XX.XX) DENOTES RECORDED AS DATA

## Encroachment Statement

A. Prefabricated portable metal storage units, as currently positioned, encroach from 3.5 to 7.0 feet into the 75.00 foot wide Detention Easement recorded as Document Numbers 895158 and 9312768.

B. Prefabricated portable metal storage units, as currently positioned, encroach 10.0 feet into the 10.00 foot wide Sanitary Easement recorded as Document Number 9312768.

C. Prefabricated portable metal storage units, as currently positioned, encroach from 13.1 to 13.5 feet into the 15.00 foot wide Water, Gas, Electric and Telephone Easement recorded as Document Number 9312768.

D. A prefabricated portable metal storage unit, as currently positioned, encroaches from 0.4 to 8.4 feet East of the East property line onto the adjacent property to the East.

E. A prefabricated portable metal storage unit, as currently positioned, encroaches from 4.8 to 14.8 feet East of the East property line onto the adjacent property to the East.

F. A prefabricated portable metal storage unit, as currently positioned, encroaches from 6.4 to 6.6 feet East of the East property line onto the adjacent property to the East.

G. A prefabricated portable metal storage unit, as currently positioned, encroaches from 7.7 to 16.2 feet East of the East property line onto the adjacent property to the East.

H. A prefabricated portable metal storage unit, as currently positioned, encroaches from 5.4 to 23.6 feet East of the East property line onto the adjacent property to the East.

I. A prefabricated portable metal storage unit, as currently positioned, encroaches from 8.1 to 28.1 feet East of the East property line onto the adjacent property to the East.

J. A prefabricated portable metal storage unit, as currently positioned, encroaches from 1.5 to 26.8 feet East of the East property line onto the adjacent property to the East.

K. A prefabricated portable metal storage unit, as currently positioned, encroaches from 12.7 to 32.8 feet East of the East property line onto the adjacent property to the East.

L. A prefabricated portable metal storage unit, as currently positioned, encroaches from 20.9 to 40.7 feet East of the East property line onto the adjacent property to the East.

M. The users of the subject property access the subject property, including the storage unit doors on the North side of the North building, by utilizing a portion of the adjacent property to the North which lines East of the East end of an existing beneficial Access Easement recorded as Document Number 9405066, with no apparent easement as per the subject title commitment.

N. Bollards encroach from 0.6 to 0.7 feet North of the South line of the beneficial Access Easement recorded as Document Number 9405066, into said beneficial Access Easement.

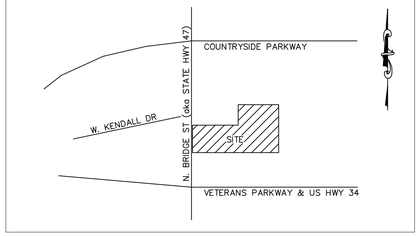
O. Improvements on the adjacent property to the North prohibit use of portions of the beneficial Access Easement recorded as Document Number 9312768. There are striped automobile parking spaces located within the Westerly portion of the easement. Additionaly, the North end of the 1 story concrete block and stucco building and the drive thru area are located within the Northerly portion of the easement.

P. The 1 story brick and metal building encroaches 19.6 feet into the current minimum required 20.00 foot interior side yard zoning setback.

Q. The 1 story brick and metal building encroaches 19.3 feet into the current minimum required 20.00 foot interior side yard zoning setback.

FLOOD NOTE: Said surveyed property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 17093C 0037H, with a date of identification of 1-8-2014, for Community Number 170347, in Kendall County, State of Illinois, which is the current Flood Insurance Rate Map for the community in which said surveyed property is situated.

## VICINITY MAP – NOT TO SCALE




## General Notes

1. All measured and recorded dimensions are the same unless noted otherwise.
2. There is no visible evidence of cemeteries, individual gravesites or burial grounds on the subject property.
3. There were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.
4. There was no observable evidence of substantial refuse located on the subject property and no observable evidence of site use as a solid waste dump.
5. The location of utilities existing on or serving the subject property are depicted based on observed above ground evidence only. Surveyor was not provided with utility plans or markings to determine any subsurface locations.
6. This survey was made in accordance with the laws and/or Minimum Standards of the State of Illinois.
7. The property has indirect access to North Bridge Street (aka State Hwy 47), a dedicated public right of way as per Document Number 9312768 and Document Number 9405066.
8. There is no observed evidence of current earth moving work, building construction or building additions at the property, or recent street or sidewalk construction or repairs affecting the property.
9. On the date of this survey, no division or party walls were observed.
10. On the date of this survey, no visible surface evidence of public waterways such as lakes, streams or creeks was observed on the subject property.
11. The offsite easements or servitudes affecting the subject property reflected in the title commitment or that the surveyor has been made aware of are noted hereon.
12. The subject property does not have continuous access to a dedicated public right of way through an insured easement parcel as per the title commitment identified as Fidelity National Title Insurance Company Commitment Number FCHI2200280LD bearing an effective date of April 22, 2022.
13. There are no gaps, gores or overlaps between property and adjacent property or right of ways.

BASIS OF BEARINGS:

All bearings are referenced to the South line of Lot 1, Resubdivision of Lot 2 Hatcher Commercial Development, City of Yorkville, Kendall County, Illinois recorded November 30, 1993 in Cabinet 3 of Plats, Slot 489A as Document Number 9312768, having a recorded bearing of North 82° 34' 05" West.

LOT AREA:

64,450 square feet
1.4796 acres

PARKING NOTE:

0 Striped Regular Stalls
0 Striped Handicap Stalls

## Notes Corresponding to Schedule B

(9) Notation on the plat of subdivision recorded as document 895158, also shown on plat of resubdivision recorded as document 9312768 that "Neither Lot 1 (nor Lot 2) shown hereon shall use or apply for any further entrance onto Route 47 except via the 'Common Driveway Easement'.". This item is not plotted hereon as it is blanket in nature and does affect the entire subject property. This notation is not shown on Document 9312768, and is only shown on Document 895158.

(10) Easement for public utilities granted to the Commonwealth Edison Company and the Illinois Bell Telephone Company, their successors and assigns, for serving the subdivision recorded as document 895158 and other property with electric and communications service as shown on plat of Hatcher Commercial Development over the West 75 feet of the land East of the East right of way line of Route 47 and that part of the land in Route 47 together with the right to install connections over or under the surface of said lot to service improvements thereon or on adjacent lots and the right to cut, trim or remove trees, bushes and roots and a right of entry for all purposes. This item is plotted hereon and does affect the subject property. We note the West 75 feet of the subject property is labeled as "75' Detention Easement" on said Document 895158 and also on Document 9312768.

(11) Easement for public utilities purposes granted to Northern Illinois Gas Company, its successors and assigns, as shown on the plat of Hatcher Commercial Development recorded as document 895158 over that part of the land in Route 47 and over the West 75 feet of the land East of the East right of way line of Route 47. This item is plotted hereon and does affect the subject property. We note the West 75 feet of the subject property is labeled as "75' Detention Easement" on said Document 895158 and also on Document 9312768.

(12) An easement is hereby served for and granted to the subdivision plat recorded as document 9312768 to Northern Illinois Gas Company, the Commonwealth Edison Company, the Illinois Bell Telephone Company and the local franchise cable television operation, their successors and assigns in all platted "Easement" areas. This item is plotted hereon and does affect the subject property.

(13) A 20 foot city utility easement runs along the West line of Lot 1 as shown on the plat recorded as document 9312768. This item is plotted hereon and does affect the subject property.

(14) A 10 foot sanitary easement as shown on plat recorded as document 9312768 running through Lot 1. This item is plotted hereon and does affect the subject property.

(15) Storm sewer easement 55 feet by 10 feet shown on the plat recorded as document 9312768 running through Lot 1. This item is plotted hereon and does affect the subject property.

(16) The "Access Easement" on Lot 2 is for ingress and egress to Lot 1 and is to be subject to a maintenance agreement and easement restrictions in recorded conveyances and is not to be publicly maintained, as shown on the plat recorded as document 9312768. This item is plotted hereon. This item does not affect the subject property. This item does benefit the subject property.

(17) The 10 foot "Sanitary Sewer Easement" across Lot 1 is for the benefit of Lot 2 for the purposes of installing, maintaining and repairing a sanitary sewer line to serve Lot 2, as shown on the plat recorded as document 9312768. This item is plotted hereon and does affect the subject property.

(18) The 15 foot "Water, Gas, Electric and Telephone Easement" is to benefit Lot 2 for the purposes of installing, maintaining and repairing the named utility service lines and appurtenances and for a water supply line to serve Lot 2, as shown on plat recorded as document 9312768. This item is plotted hereon and does affect the subject property.

(19) Easement for ingress and egress created by a reservation in a deed dated December 29, 1993 and recorded December 30, 1993 as document 9314121 from Greatbanc Trust Company as Trustee under trust agreement dated May 13, 1988 known as Trust Number 53310 to B.R.M. Partnership for the benefit of Parcel 1 over those portions of Lot 2 of the Resubdivision of Lot 2, Hatcher Commercial Development, Yorkville, Kendall County, Illinois, in the United City of the Village of Yorkville, Kendall County, Illinois identified as "access easement" on the final plat of said resubdivision recorded November 30, 1993 as document 9312768. This item is plotted hereon. This item does not affect the subject property. This item does benefit the subject property.

(20) Easement for ingress and egress created by grant in a Common Driveway Easement Agreement dated April 27, 1994 and recorded May 6, 1994 as Document 9405066 made by and between Aldi's Inc., Greatbanc Trust Company as Trustee under trust agreement dated May 13, 1988 known as Trust Number 53310 and B.R.M. Partnership for the benefit of Parcel one over "That part of Lot 1 in Hatcher Commercial Development, Yorkville, Kendall County, Illinois described as follows: Beginning at the Southwest corner of said Lot; thence Northerly along the West line of said Lot, 40.0 feet; thence Easterly, parallel with the South line of said Lot 130.0 feet; thence Southerly, parallel with said West line, 19.96 feet; thence Easterly parallel with said South line 136.83 feet; thence Southerly at right angles to the last described course, 20.0 feet to said South line; thence Westerly along said South line, 265.49 feet to the point of beginning, in the United City of the Village of Yorkville, Kendall County, Illinois." This item is plotted hereon. This item does not affect the subject property. This item does benefit the subject property.

## Zoning Data

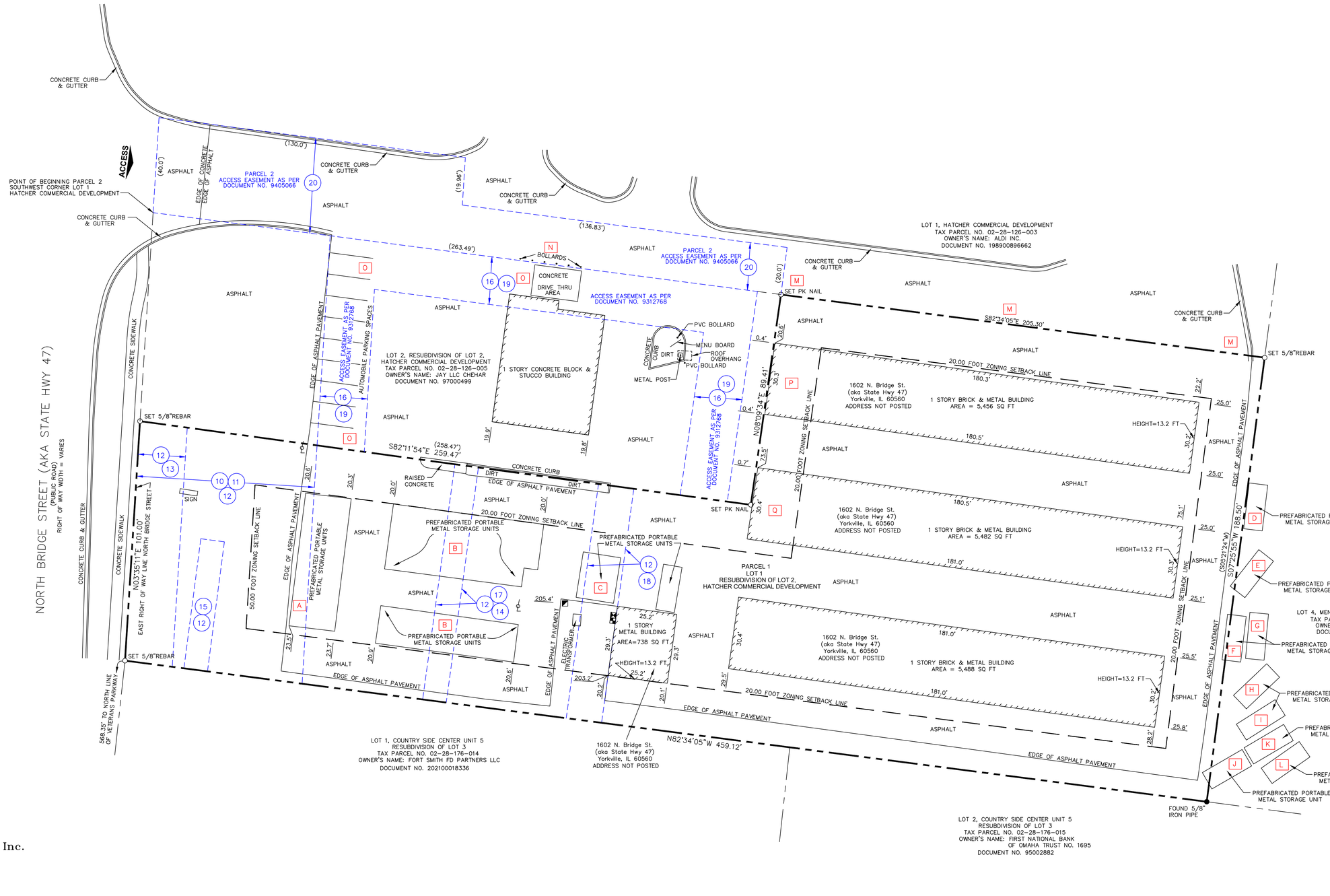
| STATUS | | |
|---|---|---|
| ITEM | REQUIRED | OBSERVED |
| PROPERTY USE | SELF STORAGE* | SELF STORAGE |
| MIN. LOT AREA | 10,000 SQ FT | 64,450 SQ FT |
| MIN. LOT WIDTH | NONE REQUIRED | 101.00 FT |
| MAX. LOT COVERAGE | 80% | 81.52% +/- |
| MIN. SETBACKS FRONT | 50.00 FT | 67.67 FT +/- |
| MIN. SETBACKS STREET SIDE | 30.00 FT | NOT APPLICABLE |
| MIN. SETBACKS INTERIOR SIDE | 20.00 FT | 0.4 FT |
| MIN. SETBACKS REAR | 20.00 FT | 25.0 FT |
| MAX. BUILDING HEIGHT | 6 STORIES/80.00 FT | 1 STORY/13.2 FT |
| PARKING REGULAR | | 0 |
| PARKING HANDICAP | | 0 |
| PARKING TOTAL | 3 | 0 |

Current Zoning of Property: B-3, General Business District

* Public Storage Facilities/Miniwarehouse Storage Use is not permitted in the B-3 District; however, the use is Legal Nonconforming due to changes in the Zoning Code subsequent to development

The zoning information noted hereon is as per Zoning Compliance Report dated May 16, 2022, Global Zoning Job No. GZ 18478, prepared by Laura Lynch with Global Zoning LLC. Phone: 1-405-421-5377

American National
Commercial Real Estate
Due Diligence Management
3465 S. Arlington Rd. Suite E #183
Akron, OH 44312
330-294-1077
www. amnational.net




Survey Performed By:
Sarko Surveying Inc.
847 County Highway JG
Mount Horeb, WI 53572
Phone: 608-848-3868
Fax: 608-848-3859
Email: rsarko@tds.net