



United City of Yorkville

651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4350
www.yorkville.il.us

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, June 4, 2024

6:00 p.m.

East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: May 7, 2024

New Business:

1. EDC 2024-35 Building Permit Report for April 2024
2. EDC 2024-36 Building Inspection Report for April 2024
3. EDC 2024-37 Property Maintenance Report for April 2024
4. EDC 2024-38 Economic Development Report for May 2024
5. EDC 2024-39 102 Worsley Street – Rezone
6. EDC 2024-40 Grande Reserve – Units 10A & 11A – Final Plat
7. EDC 2024-41 Cyrus One – Preliminary PUD Plan
8. EDC 2024-42 Ordinance Repealing and Replacing Title 3, Chapter 10 of the Yorkville City Code (Tattoo and Body Piercing Establishments)

Old Business:

Additional Business:

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, June 4, 2024
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. May 7, 2024
 - Approved _____
 - As presented
 - With corrections

NEW BUSINESS:

1. EDC 2024-35 Building Permit Report for April 2024
 - Informational Item
 - Notes _____

2. EDC 2024-36 Building Inspection Report for April 2024

Informational Item

Notes _____

3. EDC 2024-37 Property Maintenance Report for April 2024

Informational Item

Notes _____

4. EDC 2024-38 Economic Development Report for May 2024

Informational Item

Notes _____

5. EDC 2024-39 102 Worsley Street – Rezone

Moved forward to CC _____

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

6. EDC 2024-40 Grande Reserve – Units 10A & 11A – Final Plat

Moved forward to CC _____

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

7. EDC 2024-41 Cyrus One – Preliminary PUD Plan

Moved forward to CC _____

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

8. EDC 2024-42 Ordinance Repealing and Replacing Title 3, Chapter 10 of the Yorkville City Code
(Tattoo and Body Piercing Establishments)

Moved forward to CC _____

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

ADDITIONAL BUSINESS:



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

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – May 7, 2024

Meeting and Date: Economic Development Committee – June 4, 2024

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker
Name Department

Agenda Item Notes:

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, May 7, 2024, 6:00pm
East Conference Room, #337
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Chairman Joe Plocher
Alderman Seaver Tarulis

Alderman Dan Transier
Alderman Chris Funkhouser

Other City Officials

City Administrator Bart Olson
Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble

Planner I Sara Mendez
Code Official Pete Ratos

Other Guests

Attorney Dan Kramer
City Consultant Lynn Dubajic Kellogg
David Petesch, *Kendall County Record* via Zoom

Dan Nagel
Marilex Toro

The meeting was called to order at 6:00pm by Chairman Joe Plocher.

Citizen Comments None

Minutes for Correction/Approval: April 2, 2024

The minutes were approved as presented.

Chairman Plocher asked to move items 5, 6, 7, 8, and 9 forward on the agenda.

New Business

(out of sequence)

5. EDC 2024-30 East Village of Westbury

- a. Ordinance Repealing a Planned Unit Development Agreement for the East Village of Westbury
- b. Ordinance Approving a Memorandum of Understanding Regarding the East Village of Westbury

Ms. Noble gave a brief history of this subdivision and said the city had annexed 260 acres of the property in 1997 and then later another parcel of 70 acres for a PUD called East Village of Westbury consisting of 9 pods for various uses. Pod 6 was approved for a final plat, but never recorded. In 2006 the city confirmed developer obligations and the city extended funds for sanitary sewer and the East Village of Westbury was responsible for \$1.78 million and \$1.26 remains outstanding. The property sat vacant for 20 years until 8 owners assumed ownership. The new property owners wish to repeal the entitlements of the PUD for Pod 6 and unburden themselves of the obligations of the site. The R-2 zoning would remain as well as the existing R-2 and R-4 zoning in Pod 6. The PUD will allow for a separate phase development agreement

for Pod 6. A school site dedication written release is contingent upon school district approval within 18 months. A sum of \$420,000 in development fees will also be paid to the city for outstanding financial obligations. Staff is supportive of these requirements.

The committee discussed other points including the original ownership, the rights to be retained by the new owners and the utilities. Ms. Noble said the entire annexation agreement has expired and the Final Plat will need to be re-done. Alderman Funkhouser asked if Waterpark Way will be aligned with the property and Ms. Noble replied that a new land plan has not been received yet. It was noted that the school/park site cash donation will still be required however, the land obligation will be released. Ms. Noble noted that the PUD will be repealed except for the density and land use for Pod 6. Mr. Funkhouser asked why the city would not create a new PUD instead of retaining the former one. Ms. Noble said the development agreement will spell out all the new requirements and the rezoning will not have to be re-done. Mr. Olson noted the developers will not be able to move forward until all approvals are made. A payment of \$418,000 will be needed which represents storm sewer outfall and other costs. All MOU's have been signed.

Attorney Dan Kramer said Dan Nagel is the property owner of 74 acres on the west side of the drainage ditch and is leasing his property for a solar field. Mr. Kramer also represents the Toro's who live in the former Undesser home. They are both OK with the repeal.

6. EDC 2024-31 Blackberry Oaks – Kennedy Road Expansion and Golf Clubhouse Annexation

Ms. Noble said Chicago Title Land and Trust is the annexation petitioner. Blackberry Oaks has 5 acres of unincorporated land used for their clubhouse and the city wishes to annex that portion of their property since the city is looking at construction along Kennedy Rd. When it is annexed, it will automatically be zoned R-1 with no need for rezoning. Thirteen large oak trees will be removed in the road improvements and the city will plant 60 other trees of varying heights. All property taxes will be rebated to the owner for 10 years. They would gain city water with installation provided by the city and no sewer service fees will be collected until the owner connects to a sewer line. This moves to Public Hearing at City Council on May 14th.

Alderman Transier asked if tax on liquor sold on the golf course would belong to the city or the county. Mr. Olson said the liquor license is issued to the physical space/clubhouse so tax revenue would come to the city. Alderman Funkhouser asked for details on the trees to be planted. They will be based on the preservation ordinance, however, caliper sizes are not indicated in the ordinance. Mr. Olson said staff will draft more descriptive language.

7. EDC 2024-32 Kendall County Petition 24-04 – 1.5 Mile Review (1520 Cannonball Trail)

This property is owned by the Fox Valley YMCA. For a period of time, this property was annexed into the city, however, it was later de-annexed. It is zoned B-4 and the YMCA wishes to build a new facility there. Ms. Noble described the plans and the property. The YMCA currently has a septic and well, though the well location has not been indicated. The Comp Plan designates this as estate conservation/agriculture and if approved by Kendall County, the Plan will need to be revised to destination/commercial land use. The facility would be built to county codes, which Mr. Ratos indicated are similar to the city's codes. This item moves to the PZC on May 8th.

8. EDC 2024-33 Kendall County Petition 24-05 – 1.5 Mile Review (7709 and 7731 Bentgrass Circle - Lots 223 and 224 of Whitetail Ridge)

Ms. Mendez reported on this petition. George and Heidi Oliver wish to vacate a 10 foot drainage and utility easement to construct a home on Bentgrass Circle. The property is

unimproved at this time. The county engineering firm and Whitetail Ridge do not oppose this request. This is consistent with the Comprehensive Plan and staff is OK with this petition. Attorney Kramer said he represents the petitioner.

9. EDC 2024-34 Kendall County Petition 24-06 – 1.5 Mile Review (7789 Route 47)

Ms. Mendez also reported on this petition from Jerry Styrzula on behalf of A & D Properties. He is requesting a map amendment from B-3 to M-1 to operate a trucking business with semi-trailers at 7789 Route 47, just southwest of the city limits. The petitioner is working on a site approval plan. It is 2 parcels totaling about 16 acres. She described the existing buildings and the property. In 1975 the property was rezoned to B-3 from A-1. She said it was important to note that a proposal was submitted in December by the owner Grainco and contract purchaser A.B. Schwartz. An amendment was made to the Kendall County Future Land Use Map from transportation corridor to mixed use business. This petition has staff support.

Attorney Kramer also represents this client and gave an in-depth history of the property. He said Mr. Styrzula will not run a trucking terminal from this location. He is a dealer for Fruehof trailers and the existing trailers there will be removed. Mr. Styrzula has agreed that he will only use 1 entrance out of the property. Mr. Kramer requested a positive recommendation and the committee was OK with this.

(return to regular order of agenda)

1. EDC 2024-26 Building Permit Report for March 2024

Mr. Ratos said there were a total of 133 permits, including 31 single family detached and 16 commercial. He said they are ready to issue additional ones as well.

2. EDC 2024-27 Building Inspection Report for March 2024

In March there were 586 inspections, mostly for single family detached homes. Mr. Ratos is waiting for multi-family homes to start and Bristol Bay is set for the end of the month.

3. EDC 2024-28 Property Maintenance Report for March 2024

The vast majority of the issues were resolved with compliance. One case was on Beaver St. and involved noise, occupancy issues, etc. Also, Popeyes had issues with improper cleaning of the vent. Mr. Ratos spoke with the corporate office who will assist in resolving the problem.

4. EDC 2024-29 Economic Development Report for April 2024

Ms. Kellogg will be meeting with Mr. Sonny Shah of the Holiday Inn Express and he will present plans for the new hotel. The brand name has yet to be revealed. She also noted the Hometown Takeover will begin in June.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:43pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker



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

Agenda Item Number

New Business #1

Tracking Number

EDC 2024-35

Agenda Item Summary Memo

Title: Building Permit Report for April 2024

Meeting and Date: Economic Development Committee – June 4, 2024

Synopsis: All permits issued in April 2024.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:



UNITED CITY OF YORKVILLE
BUILDING PERMIT REPORT
 April 2024
 TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	SFA <i>Single Family Attached</i>	Multi-Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
April 2024	177	31	0	0	4	0	142	7,633,526.00	340,566.32
Calendar Year 2024	447	96	0	0	32	0	319	94,028,537.00	1,220,420.13
Fiscal Year 2024	2270	276	109	0	92	0	1793	176,438,593.00	5,692,367.09
April 2023	138	10	4	0	9	0	115	3,579,884.00	169,823.34
Calendar Year 2023	447	88	38	0	32	0	287	24,408,904.00	1,161,115.33
Fiscal Year 2023	1552	198	141	0	111	0	1102	72,256,600.00	3,467,857.51
April 2022	133	12	4	0	5	0	112	3,850,576.00	127,363.13
Calendar Year 2022	401	59	12	0	33	0	297	18,759,555.00	493,882.15
Fiscal Year 2022	1519	209	148	0	108	0	1054	70,278,932.00	2,425,315.04
April 2021	253	32	2	0	23	0	196	8,588,651.00	272,385.41
Calendar Year 2021	536	99	24	0	50	0	363	24,710,660.00	890,237.69
Fiscal Year 2021	1975	272	118	0	101	0	1484	73,332,344.00	3,185,398.02



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

Agenda Item Number

New Business #2

Tracking Number

EDC 2024-36

Agenda Item Summary Memo

Title: Building Inspection Report for April 2024

Meeting and Date: Economic Development Committee – June 4, 2024

Synopsis: All inspections scheduled in April 2024.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:

DATE: 05/29/2024
TIME: 07:45:23
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	-----	108-FIN FINAL INSPECTION Comments1: 9 SETTLER LANE	10000001	COUNTY INSPECTIONS	0		04/05/2024
PR	-----	109-PLR PLUMBING - ROUGH Comments1: 5491 WHITETAIL PARKWAY					04/23/2024
BC	-----	007-REI REINSPECTION Comments1: IGP	20211085	1220 PATRICK CT	15		04/10/2024
BC	13:00	057-RFR ROUGH FRAMING RESCHECK SF Comments1: OFFICES -- ALAN	20220474	1555 W CORNEILS RD			04/02/2024
BC	13:00	058-REL ROUGH ELECTRICAL Comments1: OFFICES					04/02/2024
PR	10:30	059-MIS MISCELLANEOUS Comments1: ALLAN -- MTG RE: OCCUPANCY				04/03/2024	
BC	-----	060-INS INSULATION					04/02/2024
PR	12:00	061-FTG FOOTING Comments1: WASTE ROOM -- RYMAN 630-903-5796					04/05/2024
BC	12:00	062-FOU FOUNDATION Comments1: WASTE ROOM					04/08/2024
PR	10:30	063-FTG FOOTING Comments1: RETAINING WALL -- RAYMOND 630-903-5796				04/19/2024	
PR	10:30	064-FOU FOUNDATION Comments1: RAYMOND 630-903-5796				04/22/2024	
BC	-----	PM 004-FIN FINAL INSPECTION Comments1: DECK -- PATTY 630-327-0251 -- SEE INSPEC Comments2: TION REPORT	20220555	407 BRUELL ST			04/18/2024
ED	-----	025-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20220739	2810 BERRYWOOD LN	826		04/03/2024
ED	-----	020-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20220909	2802 BERRYWOOD LN	828		04/03/2024
ED	-----	020-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20220910	2798 BERRYWOOD LN	829		04/03/2024
ED	-----	021-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20220912	2788 BERRYWOOD LN	831		04/11/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
ED	_____	022-EFL ENGINEERING FINAL SITE	20220913	2806 BERRYWOOD LN	827		04/03/2024
		Comments1: TEMP TO FINAL					
BC	11:00	001-RFR ROUGH FRAMING RESCHECK SF	20221011	1555 W CORNEILS RD			04/16/2024
		Comments1: ALAN 630-640-9301					
BC	_____	002-ELS ELECTRIC SERVICE					04/16/2024
PR	09:00	003-PLR PLUMBING - ROUGH					04/19/2024
		Comments1: ALAN					
PR	_____	004-FTG FOOTING					04/19/2024
		Comments1: RETAINING WALL					
BC	11:00	005-PPS PRE-POUR, SLAB ON GRADE					04/23/2024
		Comments1: FLOOR FOR ORGANIC WASTE BUILDING					
PR	_____	006-FOU FOUNDATION					04/22/2024
		Comments1: RETAINING WALL					
PR	09:30	007-ABC ABOVE CEILING					04/26/2024
		Comments1: ALEX 331-758-2564					
BC	_____ PM	001-FIN FINAL INSPECTION	20221076	407 BRUELL ST			04/18/2024
		Comments1: AGP -- PATTY - NOT BONDED -- ELEC RECEP					
		Comments2: WITHIN 6' OF POOL SHELL					
ED	_____	025-EFL ENGINEERING FINAL SITE	20221220	2780 BERRYWOOD LN	833		04/11/2024
		Comments1: TEMP TO FINAL					
ED	_____	021-EFL ENGINEERING FINAL SITE	20221221	2776 BERRYWOOD LN	834		04/11/2024
		Comments1: TEMP TO FINAL					
ED	_____	023-EFL ENGINEERING FINAL SITE	20221222	2777 BERRYWOOD LN	791		04/11/2024
		Comments1: TEMP TO FINAL					
BC	13:30	005-FIN FINAL INSPECTION	20221238	2288 FAIRFAX WAY	501		04/03/2024
		Comments1: BASEMENT -- NICK					
BC	13:30	006-FEL FINAL ELECTRIC					04/03/2024
BC	13:30	007-FMC FINAL MECHANICAL					04/03/2024
BF	_____ PM	008-RFR ROUGH FRAMING RESCHECK SF	20221493	1020 GILLESPIE LN	243		04/04/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM -- APPROVED					
		Comments2: AS NOTED					
BF	_____ PM	009-REL ROUGH ELECTRICAL					04/04/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	PM 010-RMC ROUGH MECHANICAL					04/04/2024
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					04/04/2024
GH	_____	PM 012-INS INSULATION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					04/05/2024
GH	_____	AM 013-WK SERVICE WALK Comments1: JENN					04/19/2024
GH	_____	AM 014-PTO PREPOUR BASE FOR PATIO					04/19/2024
GH	_____	AM 015-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/19/2024
GH	_____	AM 016-STP STOOPS					04/19/2024
GH	_____	PM 008-RFR ROUGH FRAMING RESCHECK SF 20221494 1018 GILLESPIE LN Comments1: ABBYPROPERTIES.LLC@GMAIL.COM			244		04/02/2024
GH	_____	PM 009-REL ROUGH ELECTRICAL					04/02/2024
GH	_____	PM 010-RMC ROUGH MECHANICAL Comments1: RELOCATE BATH EXHAUST - HALL AND BASEMEN Comments2: T					04/02/2024
PBF	_____	PM 011-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					04/02/2024
BF	_____	PM 012-INS INSULATION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					04/04/2024
BF	_____	013-REI REINSPECTION Comments1: INSULATION ABBYPROPERTIES.LLC@GMAIL.COM					04/05/2024
GH	_____	AM 014-WK SERVICE WALK Comments1: JENN					04/19/2024
GH	_____	AM 015-PTO PREPOUR BASE FOR PATIO					04/19/2024
GH	_____	AM 016-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/19/2024
GH	_____	AM 017-STP STOOPS					04/19/2024
JP	_____	AM 008-RFR ROUGH FRAMING RESCHECK SF 20221495 1016 GILLESPIE LN Comments1: ABBYPROPERTIES.LLC@GMAIL.COM			245		04/02/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	AM 009-REL ROUGH ELECTRICAL					04/02/2024
JP	_____	AM 010-RMC ROUGH MECHANICAL					04/02/2024
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					04/02/2024
JP	_____	PM 012-INS INSULATION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					04/03/2024
GH	_____	AM 013-WK SERVICE WALK Comments1: JENN					04/19/2024
GH	_____	AM 014-PTO PREPOUR BASE FOR PATIO					04/19/2024
GH	_____	AM 015-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/19/2024
GH	_____	AM 016-STP STOOPS					04/19/2024
GH	_____	AM 013-WK SERVICE WALK Comments1: JENN	20221496	1014 GILLESPIE LN	246		04/19/2024
GH	_____	AM 014-PTO PREPOUR BASE FOR PATIO					04/19/2024
GH	_____	AM 015-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/19/2024
GH	_____	AM 016-STP STOOPS					04/19/2024
GH	_____	AM 013-WK SERVICE WALK Comments1: JENN	20221497	1012 GILLESPIE LN	247		04/19/2024
GH	_____	AM 014-PTO PREPOUR BASE FOR PATIO					04/19/2024
GH	_____	AM 015-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/19/2024
GH	_____	AM 016-STP STOOPS					04/19/2024
GH	_____	AM 017-WK SERVICE WALK Comments1: JENN	20221498	1010 GILLESPIE LN	248		04/19/2024
GH	_____	AM 018-PTO PREPOUR BASE FOR PATIO					04/19/2024
GH	_____	AM 019-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/19/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 020-STP STOOPS					04/19/2024
GH	10:00	002-PHF POST HOLE - FENCE Comments1: SARAH -- 815-836-8731	20230183	1868 COLUMBINE DR	75		04/10/2024
BC	12:00	001-RFR ROUGH FRAMING RESCHECK SF Comments1: NICK 630-408-9719 BASEMENT FINISH 11-2PM	20230205	1972 MEADOWLARK LN	147		04/04/2024
BC	_____	002-INS INSULATION					04/04/2024
PR	_____	AM 022-ABC ABOVE CEILING Comments1: RYAN 630-220-6263	20230570	105 W FOX ST	2		04/26/2024
BC	_____	003-FIN FINAL INSPECTION Comments1: DECK -- ANDY	20230734	542 HEARTLAND DR	184		04/24/2024
JP	_____	AM 021-WKS PUBLIC & SERVICE WALKS Comments1: 730 AM -- MONICA 815-254-5748	20230814	2933 CRYDER WAY	467		04/22/2024
BC	_____	016-FIN FINAL INSPECTION Comments1: CHRIS.DANIEL@MBHOMES.COM	20230818	2853 ROOD ST	317		04/04/2024
BC	_____	017-FEL FINAL ELECTRIC					04/04/2024
BC	_____	018-FMC FINAL MECHANICAL					04/04/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: CHRIS.DANIEL@MBHOMES.COM					04/04/2024
ED	_____	020-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					04/04/2024
BC	_____	AM 021-REI REINSPECTION Comments1: FINAL FRAMING -- CHRIS					04/08/2024
JP	_____	AM 022-WKS PUBLIC & SERVICE WALKS Comments1: 730-- MONICA					04/22/2024
JP	_____	AM 023-PTO PREPOUR BASE FOR PATIO Comments1: 730 -- MONICA					04/22/2024
BC	_____	020-EPW PUBLIC WALK	20231190	3069 CONSTITUTION WAY	512		04/16/2024
JP	_____	AM 019-WKS PUBLIC & SERVICE WALKS Comments1: COMEX	20231198	3366 CALEDONIA DR	174		04/12/2024
ED	_____	020-ADA ADA ACCESSIBLE WALK WAY					04/12/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	021-EPW PUBLIC WALK Comments1: PARTIAL - BOOMBAH TO JONATHAN - ADA RAMP Comments2: S INSPECTED BY OTHERS					04/23/2024
ED	_____	022-ADA ADA ACCESSIBLE WALK WAY					04/24/2024
BC	_____	PM 023-WKS PUBLIC & SERVICE WALKS Comments1: COMEX				04/25/2024	
JP	_____	AM 021-WKS PUBLIC & SERVICE WALKS Comments1: COMEX	20231199	3372 CALEDONIA DR	175		04/12/2024
BC	_____	001-FIN FINAL INSPECTION Comments1: PAVER PATIO	20231261	542 HEARTLAND DR	184		04/24/2024
GH	_____	AM 023-EPW PUBLIC WALK Comments1: LATE AM -- MW	20231313	2745 CURTIS CT	117		04/12/2024
GH	_____	AM 024-WKS PUBLIC & SERVICE WALKS Comments1: MW					04/15/2024
ED	_____	023-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20231318	401 BISCAYNE LN	1987		04/26/2024
ED	_____	020-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20231319	4469 TAMPA DR	1966		04/24/2024
ED	_____	021-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20231320	428 MONTEREY ST	2020		04/24/2024
ED	_____	022-EFL ENGINEERING FINAL SITE Comments1: SIDE WALKS	20231338	363 BISCAYNE LN	1983		04/26/2024
GH	_____	AM 016-WKS PUBLIC & SERVICE WALKS Comments1: UPLAND	20231359	2618 SEELEY ST	748		04/17/2024
GH	_____	AM 022-WKS PUBLIC & SERVICE WALKS Comments1: UPLAND	20231360	2614 SEELEY ST	749		04/17/2024
JP	_____	015-FIN FINAL INSPECTION Comments1: TIM 815-603-0589	20231373	2925 CRYDER WAY	468		04/16/2024
JP	_____	016-FEL FINAL ELECTRIC					04/16/2024
JP	_____	017-FMC FINAL MECHANICAL					04/16/2024
PBF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: TIM 815-603-0589					04/16/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____ AM	019-WKS PUBLIC & SERVICE WALKS					04/22/2024
		Comments1: 7:30 AM -- MONICA					
PW	_____	020-EFL ENGINEERING FINAL SITE					04/16/2024
		Comments1: BBOX AND OSR PASSED					
JP	_____ AM	021-REI REINSPECTION					04/18/2024
		Comments1: FINAL FRAMING -- TIM					
JP	_____ AM	022-REI REINSPECTION					04/18/2024
		Comments1: FINAL ELECTRIC					
PR	_____ AM	017-FIN FINAL INSPECTION	20231404	848 HAYDEN DR	60		04/18/2024
		Comments1: REMY					
PR	_____ AM	018-FEL FINAL ELECTRIC					04/18/2024
PR	_____ AM	019-FMC FINAL MECHANICAL					04/18/2024
PR	_____ AM	020-PLF PLUMBING - FINAL OSR READ					04/18/2024
PR	_____	021-EFL ENGINEERING FINAL SITE					04/18/2024
GH	_____ AM	020-WKS PUBLIC & SERVICE WALKS	20231420	2606 SEELEY ST	751		04/17/2024
		Comments1: UPLAND					
GH	_____ AM	019-WKS PUBLIC & SERVICE WALKS	20231421	2610 SEELEY ST	750		04/17/2024
		Comments1: UPLAND					
ED	_____	022-EFL ENGINEERING FINAL SITE	20231425	4449 TAMPA DR	1962		04/26/2024
		Comments1: TEMP TO FINAL					
ED	_____	021-EFL ENGINEERING FINAL SITE	20231426	372 BISCAYNE LN			04/26/2024
		Comments1: 3 SIDEWALK SQUARES					
ED	_____	023-EFL ENGINEERING FINAL SITE	20231427	362 BISCAYNE LN	1980		04/25/2024
		Comments1: TEMP TO FINAL					
BF	_____ AM	018-FIN FINAL INSPECTION	20231463	552 TIMBER OAK LN	43		04/04/2024
		Comments1: JASON					
BF	_____ AM	019-FEL FINAL ELECTRIC					04/04/2024
BF	_____ AM	020-FMC FINAL MECHANICAL					04/04/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ					04/04/2024
		Comments1: JJACOBC@RALLYHOMES.NET					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____ AM	022-REI REINSPECTION					04/05/2024
		Comments1: FINAL FRAMING -- JASON					
JP	_____ AM	023-REI REINSPECTION					04/05/2024
		Comments1: FINAL ELECTRIC					
GH	_____	024-EPW PUBLIC WALK					04/17/2024
		Comments1: PARTIAL - NEED REBAR AT B-BOX					
GH	_____	008-RFR ROUGH FRAMING RESCHECK SF	20231515	983 S CARLY CIR	90		04/16/2024
		Comments1: TIM 773-225-7166					
GH	_____	009-REL ROUGH ELECTRICAL					04/16/2024
		Comments1: TIM 773-225-7166					
GH	_____	010-RMC ROUGH MECHANICAL					04/16/2024
		Comments1: TIM 773-225-7166					
PBF	_____	011-PLR PLUMBING - ROUGH					04/17/2024
		Comments1: TIM 773-225-7166 TIM.KIRKBY@MBHOMES.COM					
GH	_____ AM	012-REI REINSPECTION					04/23/2024
		Comments1: ROUGH FRAMING -- TIM 815-603-0589					
PBF	_____	013-REI REINSPECTION					04/23/2024
		Comments1: ROUGH PLUMBING -- TIM 815-603-0589 TIM.K					
		Comments2: IRKBY@MBHOMES.COM					
GH	_____ AM	014-REI REINSPECTION					04/25/2024
		Comments1: ROUGH FRAMING -- TIM					
GH	_____ AM	015-INS INSULATION					04/29/2024
		Comments1: TUM 815-603-0589					
GH	_____ AM	020-EPW PUBLIC WALK	20231622	2651 GOULD CT	69		04/12/2024
		Comments1: LATE AM-- MW					
GH	_____ AM	020-EPW PUBLIC WALK	20231624	4443 TAMPA DR	1961		04/11/2024
		Comments1: MW					
GH	_____ AM	016-FIN FINAL INSPECTION	20231633	576 ALDER CT	41		04/11/2024
		Comments1: JASON					
GH	_____	017-FEL FINAL ELECTRIC					04/11/2024
GH	_____	018-FMC FINAL MECHANICAL					04/11/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					04/11/2024
		Comments1: JJACOBS@RALLYHOMES.NET					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
ED		020-EFL ENGINEERING FINAL SITE					04/10/2024
		Comments1: WINTER CONDITIONS -- PETE SCODRO -- FAIL					
		Comments2: ED BBOX					
GH		PM 021-REI REINSPECTION					04/12/2024
		Comments1: FINAL FRAMING -- JASON					
PW		022-EFL ENGINEERING FINAL SITE					04/15/2024
		Comments1: PETE SCODRO -- WINTER CONDITIONS					
GH		AM 020-WK SERVICE WALK	20231634	492 TIMBER OAK LN	40		04/11/2024
		Comments1: MW					
ED		AM 021-ADA ADA ACCESSIBLE WALK WAY					04/17/2024
		Comments1: GRADE NEEDS TO BE 2%					
GH		022-EPW PUBLIC WALK					04/16/2024
		Comments1: (2) ADA RAMPS BY OTHERS					
JP		023-FIN FINAL INSPECTION					04/24/2024
		Comments1: FOUND SEVERAL ITEMS THAT NEEDED TO BE AD					
		Comments2: DRESSED, ITEMS FIXED ON 4/24 AND REINSPE					
		Comments3: CTED. PASS					
JP		024-FEL FINAL ELECTRIC					04/24/2024
JP		025-FMC FINAL MECHANICAL					04/24/2024
PBF		026-PLF PLUMBING - FINAL OSR READ					04/23/2024
		Comments1: JJACOBS@RALLYHOMES.NET					
PW		027-EFL ENGINEERING FINAL SITE					04/18/2024
		Comments1: BBOX AND OUTSIDE READER ARE OK					
JP		AM 021-WKS PUBLIC & SERVICE WALKS	20231641	301 ANDREW DR	198		04/12/2024
		Comments1: COMEX					
JP		AM 021-WKS PUBLIC & SERVICE WALKS	20231642	307 ANDREW DR	199		04/12/2024
		Comments1: COMEX					
ED		022-ADA ADA ACCESSIBLE WALK WAY					04/12/2024
JP		AM 020-WKS PUBLIC & SERVICE WALKS	20231643	311 ANDREW DR	200		04/12/2024
		Comments1: COMEX					
JP		AM 020-WKS PUBLIC & SERVICE WALKS	20231644	321 ANDREW DR	201		04/12/2024
		Comments1: COMEX					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____ AM	021-WKS PUBLIC & SERVICE WALKS	20231645	327 ANDREW DR	202		04/12/2024
		Comments1: COMEX					
ED	_____	022-ADA ADA ACCESSIBLE WALK WAY					04/12/2024
GH	_____	001-FIN FINAL INSPECTION	20231647	2011 WREN RD	24		04/30/2024
		Comments1: SHED -- DIANE 630-777-0252					
GH	_____ AM	013-PTO PREPOUR BASE FOR PATIO	20231653	803 FREEMONT ST	45		04/12/2024
		Comments1: CLAYTON					
PR	_____	014-WKS PUBLIC & SERVICE WALKS					04/08/2024
PR	_____	015-GAR GARAGE FLOOR					04/08/2024
PW	_____	016-EFL ENGINEERING FINAL SITE					04/17/2024
		Comments1: OSR INSTALLED, BBOX PASSED					
PR	_____ AM	017-FIN FINAL INSPECTION					04/26/2024
		Comments1: CLAYTON					
PR	_____ AM	018-FEL FINAL ELECTRIC					04/26/2024
PR	_____ AM	019-FMC FINAL MECHANICAL					04/26/2024
PR	_____ AM	020-PLF PLUMBING - FINAL OSR READ					04/26/2024
PR	_____	021-EFL ENGINEERING FINAL SITE					04/26/2024
		Comments1: FULL SITE					
JP	_____ AM	020-WKS PUBLIC & SERVICE WALKS	20231663	3397 GABRIEL DR	169		04/15/2024
		Comments1: COMEX					
ED	_____	021-ADA ADA ACCESSIBLE WALK WAY					04/15/2024
GH	_____	022-FIN FINAL INSPECTION	20231664	3388 GABRIEL DR	168		04/03/2024
		Comments1: JEFF					
GH	_____	023-FEL FINAL ELECTRIC					04/03/2024
GH	_____	024-FMC FINAL MECHANICAL					04/03/2024
PBF	_____	025-PLF PLUMBING - FINAL OSR READ					04/03/2024
		Comments1: JEFFREY.LEADER@LENNAR.COM					
ED	_____	026-EFL ENGINEERING FINAL SITE					04/03/2024
		Comments1: WINTER CONDITIONS					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____ AM	021-WKS PUBLIC & SERVICE WALKS	20231665	3377 GABRIEL DR	170		04/15/2024
		Comments1: COMEX					
GH	_____	015-FIN FINAL INSPECTION	20231666	3358 GABRIEL DR	166		04/18/2024
		Comments1: JEFF					
GH	_____	016-FEL FINAL ELECTRIC					04/18/2024
GH	_____	017-FMC FINAL MECHANICAL					04/18/2024
PBF	_____	018-PLF PLUMBING - FINAL OSR READ					04/18/2024
		Comments1: JEFFREY.LEADER@LENNAR.COM					
ED	_____	019-EFL ENGINEERING FINAL SITE					04/18/2024
		Comments1: WINTER CONDITIONS					
PBF	_____ AM	020-SUM SUMP					04/22/2024
		Comments1: CATHYHMDCONST@GMAIL.COM					
BC	_____	021-WKS PUBLIC & SERVICE WALKS					04/18/2024
GH	_____ AM	022-WKS PUBLIC & SERVICE WALKS	20231667	3357 GABRIEL DR	171		04/18/2024
		Comments1: COMEX					
BC	_____	017-FIN FINAL INSPECTION	20231668	3328 GABRIEL DR	164		04/11/2024
		Comments1: JEFF					
BC	_____	018-FEL FINAL ELECTRIC					04/11/2024
BC	_____	019-FMC FINAL MECHANICAL					04/11/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ					04/11/2024
		Comments1: JEFFREY.LEADER@LENNAR.COM					
ED	_____	022-EFL ENGINEERING FINAL SITE					04/11/2024
		Comments1: WINTER CONDITIONS					
ED	_____	023-ADA ADA ACCESSIBLE WALK WAY					04/25/2024
BC	_____	024-WKS PUBLIC & SERVICE WALKS					04/25/2024
GH	_____ AM	019-WKS PUBLIC & SERVICE WALKS	20231750	2742 BERRYWOOD LN	762		04/17/2024
		Comments1: UPLAND					
GH	_____	020-WK SERVICE WALK	20231751	3221 LEHMAN CROSSING	758		04/17/2024
		Comments1: UPLAND					
GH	_____	019-WK SERVICE WALK	20231752	3229 LEHMAN CROSSING	760		04/17/2024
		Comments1: UPLAND					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	020-WK SERVICE WALK	20231753	3225 LEHMAN CROSSING	759		04/17/2024
		Comments1: UPLAND					
GH	_____	019-WK SERVICE WALK	20231754	3233 LEHMAN CROSSING	761		04/17/2024
		Comments1: UPLAND					
BC	_____	022-EPW PUBLIC WALK	20231758	3057 CONSTITUTION WAY	514		04/16/2024
BC	_____	021-EPW PUBLIC WALK	20231760	3072 JETER ST	568		04/16/2024
BC	_____	006-GPL GREEN PLATE INSPECTION	20231779	2182 HENNING LN	341		04/17/2024
		Comments1: TIM					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231787	2107 NORTHLAND LN	89		04/08/2024
		Comments1: A&B					
PBF	_____ AM	014-SUM SUMP	20231796	3338 GABRIEL DR	165		04/22/2024
		Comments1: CATHYHMDCONST@GMAIL.COM					
GH	_____ AM	015-WKS PUBLIC & SERVICE WALKS					04/24/2024
		Comments1: COMEX					
GH	_____ AM	016-WKS PUBLIC & SERVICE WALKS	20231797	3337 GABRIEL DR	172		04/18/2024
		Comments1: COMEX					
PW	_____	016-EFL ENGINEERING FINAL SITE	20231798	3385 JONATHAN DR	161		04/12/2024
		Comments1: BBOX PASSED AND OSR INSTALLED					
GH	_____	017-FIN FINAL INSPECTION					04/24/2024
		Comments1: JEFF					
GH	_____	018-FEL FINAL ELECTRIC					04/24/2024
GH	_____	019-FMC FINAL MECHANICAL					04/24/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ					04/25/2024
		Comments1: JEFFREY.LEADER@LENNAR.COM					
ED	_____	021-EFL ENGINEERING FINAL SITE					04/25/2024
		Comments1: WINTER CONDITIONS					
GH	_____ AM	023-EPW PUBLIC WALK	20231812	4459 TAMPA DR	1964		04/11/2024
		Comments1: MW					
JP	_____	022-EPW PUBLIC WALK	20231813	4444 SARASOTA AVE	2005		04/11/2024
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231837	411 E PARK ST			04/24/2024
		Comments1: BRIAN 224-612-3718					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	001-PTO PREPOUR BASE FOR PATIO	20231845	2333 FAIRFIELD AVE	498		04/18/2024
		Comments1: JOHN					
JP	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20231848	3032 GRANDE TR	538		04/17/2024
		Comments1: JOHN 630-862-8053					
JP	_____	019-FIN FINAL INSPECTION	20231897	685 TIMBER OAK LN	19		04/29/2024
		Comments1: JASON					
JP	_____	020-FEL FINAL ELECTRIC					04/29/2024
JP	_____	021-FMC FINAL MECHANICAL					04/29/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					04/25/2024
		Comments1: JJACOBS@RALLYHOMES.NET					
JP	_____ AM	023-WKS PUBLIC & SERVICE WALKS					04/25/2024
		Comments1: MW					
PR	_____	024-REI REINSPECTION					04/26/2024
		Comments1: FINAL PLUMBING -- JJACOBS@RALLYHOMES.NET					
GH	_____ AM	024-EPW PUBLIC WALK	20231898	2653 GOULD CT	68		04/12/2024
		Comments1: LATE AM -- MW					
GH	_____ AM	022-EPW PUBLIC WALK	20231899	2655 GOULD CT	67		04/12/2024
		Comments1: MW					
GH	_____	019-FIN FINAL INSPECTION	20231900	3127 JETER CT	502		04/05/2024
		Comments1: AUSTIN					
GH	_____	020-FEL FINAL ELECTRIC					04/05/2024
GH	_____	021-FMC FINAL MECHANICAL					04/05/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					04/05/2024
		Comments1: ASUSONG@NVRINC.NET					
ED	_____	023-EFL ENGINEERING FINAL SITE					04/04/2024
		Comments1: WINTER CONDITIONS					
GH	_____	024-EPW PUBLIC WALK					04/15/2024
GH	_____ PM	022-EPW PUBLIC WALK	20231901	420 MONTEREY ST	2022		04/11/2024
		Comments1: MW					
PW	_____	014-EFL ENGINEERING FINAL SITE	20231926	1105 GRACE DR	59		04/17/2024
		Comments1: OSR INSTALLED, BBOX PASSED					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	015-PWK PRIVATE WALKS					04/24/2024
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231937	209B LEISURE ST			04/15/2024
		Comments1: A&B					
GH	_____ AM	014-WKS PUBLIC & SERVICE WALKS	20231939	2712 BERRYWOOD LN	769		04/17/2024
		Comments1: UPLAND					
GH	_____ AM	020-WKS PUBLIC & SERVICE WALKS	20231940	2708 BERRYWOOD LN	770		04/17/2024
		Comments1: UPLAND					
GH	_____	015-FIN FINAL INSPECTION	20231941	2704 BERRYWOOD LN	771		04/12/2024
		Comments1: MT FOY					
GH	_____	016-FEL FINAL ELECTRIC					04/12/2024
GH	_____	017-FMC FINAL MECHANICAL					04/12/2024
PBF	_____	018-PLF PLUMBING - FINAL OSR READ					04/12/2024
		Comments1: MTFOY@DRHORTON.COM					
ED	_____	019-EFL ENGINEERING FINAL SITE					04/12/2024
		Comments1: WINTER CONDITIONS					
GH	_____ AM	020-WKS PUBLIC & SERVICE WALKS					04/17/2024
		Comments1: UPLAND					
GH	_____	014-FIN FINAL INSPECTION	20231942	2702 BERRYWOOD LN	772		04/03/2024
		Comments1: MT FOY					
GH	_____	015-FEL FINAL ELECTRIC					04/03/2024
GH	_____	016-FMC FINAL MECHANICAL					04/03/2024
PBF	_____	017-PLF PLUMBING - FINAL OSR READ					04/04/2024
		Comments1: MTFOY@DRHORTON.COM					
ED	_____	018-EFL ENGINEERING FINAL SITE					04/04/2024
GH	_____ AM	019-WKS PUBLIC & SERVICE WALKS					04/17/2024
		Comments1: UPLAND					
GH	_____	014-FIN FINAL INSPECTION	20231943	2701 BERRYWOOD LN	773		04/24/2024
		Comments1: MT FOY					
GH	_____	015-FEL FINAL ELECTRIC					04/24/2024
GH	_____	016-FMC FINAL MECHANICAL					04/24/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	017-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					04/24/2024
ED	_____	018-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					04/26/2024
GH	_____	015-FIN FINAL INSPECTION Comments1: MT FOY	20231944	2705 BERRYWOOD LN	774		04/16/2024
GH	_____	016-FEL FINAL ELECTRIC					04/16/2024
GH	_____	017-FMC FINAL MECHANICAL					04/16/2024
PBF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					04/16/2024
ED	_____	019-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					04/12/2024
GH	_____	015-FIN FINAL INSPECTION Comments1: MT FOY	20231945	2709 BERRYWOOD LN	775		04/24/2024
GH	_____	016-FEL FINAL ELECTRIC					04/24/2024
GH	_____	017-FMC FINAL MECHANICAL					04/24/2024
PBF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					04/24/2024
ED	_____	019-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					04/24/2024
PR	_____	PM 005-FIN FINAL INSPECTION Comments1: CLEAN EDGE	20231974	2656 GOULD CT	63		04/04/2024
PR	_____	PM 006-FEL FINAL ELECTRIC					04/04/2024
PR	_____	PM 007-FMC FINAL MECHANICAL					04/04/2024
PR	_____	PM 008-PLF PLUMBING - FINAL OSR READ					04/04/2024
GH	_____	001-FIN FINAL INSPECTION Comments1: FENCE ROBERT 773-387-2358	20231982	511 W MADISON ST	2		04/26/2024
GH	_____	017-EPW PUBLIC WALK	20231991	3135 JETER CT	501		04/15/2024
PW	_____	018-EFL ENGINEERING FINAL SITE Comments1: OSR INSTALLED -- BBOX PASSED					04/17/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	019-FIN FINAL INSPECTION Comments1: 224-828-3245					04/19/2024
GH	_____	020-FEL FINAL ELECTRIC					04/19/2024
GH	_____	021-FMC FINAL MECHANICAL					04/19/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: JFLAHERT@NVRINC.COM					04/19/2024
GH	_____ PM	023-REI REINSPECTION Comments1: FINAL ELEACTRIC -- JIM					04/23/2024
GH	_____ AM	025-EPW PUBLIC WALK Comments1: LATE AM MW	20231992	2652 GOULD CT	61		04/15/2024
BC	_____	017-FIN FINAL INSPECTION Comments1: AUSTIN	20231993	3049 CONSTITUTION WAY	516		04/04/2024
BC	_____	018-FEL FINAL ELECTRIC					04/04/2024
BC	_____	019-FMC FINAL MECHANICAL					04/04/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: ASUSONG@NVRINC.NET					04/04/2024
ED	_____	021-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					04/04/2024
GH	_____	022-EPW PUBLIC WALK					04/25/2024
BC	_____	004-FIN FINAL INSPECTION Comments1: CODY 224-775-4225	20231998	319 E ORANGE ST			04/24/2024
BC	_____	005-FEL FINAL ELECTRIC					04/24/2024
BC	_____	006-FMC FINAL MECHANICAL					04/24/2024
PR	_____	007-PLF PLUMBING - FINAL OSR READ				04/24/2024	
BC	_____	008-FIN FINAL INSPECTION Comments1: DECK					04/24/2024
BC	_____ AM	018-EPW PUBLIC WALK Comments1: MW	20232022	3075 JETER ST	575		04/15/2024
ED	_____	019-EFL ENGINEERING FINAL SITE					04/18/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ AM	005-WK SERVICE WALK	20232038	1050 GILLESPIE LN	218		04/11/2024
		Comments1: JENN					
GH	_____ AM	006-PTO PREPOUR BASE FOR PATIO					04/11/2024
GH	_____ AM	007-PPS PRE-POUR, SLAB ON GRADE					04/11/2024
		Comments1: A/C PAD					
GH	_____ AM	008-STP STOOPS					04/11/2024
GH	_____ AM	005-WK SERVICE WALK	20232039	1052 GILLESPIE LN	217		04/11/2024
		Comments1: JENN					
GH	_____ AM	006-PTO PREPOUR BASE FOR PATIO					04/11/2024
GH	_____ AM	007-PPS PRE-POUR, SLAB ON GRADE					04/11/2024
		Comments1: A/C					
GH	_____ AM	008-STP STOOPS					04/11/2024
GH	_____ AM	005-WK SERVICE WALK	20232040	1054 GILLESPIE LN	216		04/11/2024
GH	_____ AM	006-PTO PREPOUR BASE FOR PATIO					04/11/2024
GH	_____ AM	007-PPS PRE-POUR, SLAB ON GRADE					04/11/2024
		Comments1: A/C PAD					
GH	_____ AM	008-STP STOOPS					04/11/2024
GH	_____ AM	005-WK SERVICE WALK	20232041	1056 GILLESPIE LN	215		04/11/2024
		Comments1: JENN					
GH	_____ AM	006-PTO PREPOUR BASE FOR PATIO					04/11/2024
GH	_____ AM	007-PPS PRE-POUR, SLAB ON GRADE					04/11/2024
		Comments1: A/C PAD					
GH	_____ AM	008-STP STOOPS					04/11/2024
GH	_____ AM	005-WK SERVICE WALK	20232042	1058 GILLESPIE LN	214		04/11/2024
		Comments1: JENN					
GH	_____ AM	006-PTO PREPOUR BASE FOR PATIO					04/11/2024
GH	_____ AM	007-PPS PRE-POUR, SLAB ON GRADE					04/11/2024
GH	_____ AM	008-STP STOOPS					04/11/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ AM	005-WK SERVICE WALK	20232043	1060 GILLESPIE LN	213		04/11/2024
		Comments1: JENN					
GH	_____ AM	006-PTO PREPOUR BASE FOR PATIO					04/11/2024
GH	_____ AM	007-PPS PRE-POUR, SLAB ON GRADE					04/11/2024
		Comments1: A/C PAD					
GH	_____ AM	008-STP STOOPS					04/11/2024
GH	_____ PM	006-WK SERVICE WALK	20232044	1051 GILLESPIE LN	224		04/09/2024
		Comments1: JENN					
GH	_____	007-STP STOOPS					04/09/2024
GH	_____	008-PTO PREPOUR BASE FOR PATIO					04/09/2024
GH	_____	009-PPS PRE-POUR, SLAB ON GRADE					04/09/2024
		Comments1: A/C PAD					
JP	_____ PM	010-RFR ROUGH FRAMING RESCHECK SF					04/19/2024
		Comments1: JENN					
JP	_____ PM	011-REL ROUGH ELECTRICAL					04/19/2024
JP	_____ PM	012-RMC ROUGH MECHANICAL					04/19/2024
PBF	_____ PM	013-PLR PLUMBING - ROUGH					04/19/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
JP	_____ PM	014-INS INSULATION					04/22/2024
		Comments1: JENN					
GH	_____ PM	005-WK SERVICE WALK	20232045	1053 GILLESPIE LN	223		04/09/2024
		Comments1: JENN					
GH	_____	006-STP STOOPS					04/09/2024
GH	_____	007-PTO PREPOUR BASE FOR PATIO					04/09/2024
GH	_____	008-PPS PRE-POUR, SLAB ON GRADE					04/09/2024
		Comments1: PAD FOR A/C					
JP	_____ PM	009-RFR ROUGH FRAMING RESCHECK SF					04/22/2024
		Comments1: JENN					
JP	_____ PM	010-REL ROUGH ELECTRICAL					04/22/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	PM 011-RMC ROUGH MECHANICAL					04/22/2024
PBF	_____	PM 012-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					04/19/2024
JP	_____	PM 013-INS INSULATION Comments1: JENN					04/22/2024
GH	_____	PM 005-WK SERVICE WALK	20232046	1055 GILLESPIE LN	222		04/09/2024
GH	_____	006-STP STOOPS					04/09/2024
GH	_____	007-PTO PREPOUR BASE FOR PATIO					04/09/2024
GH	_____	008-PPS PRE-POUR, SLAB ON GRADE Comments1: PAD FOR A/C					04/09/2024
GH	_____	PM 009-RFR ROUGH FRAMING RESCHECK SF Comments1: JENN					04/25/2024
GH	_____	PM 010-REL ROUGH ELECTRICAL					04/25/2024
GH	_____	PM 011-RMC ROUGH MECHANICAL					04/25/2024
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					04/25/2024
GH	_____	PM 013-INS INSULATION Comments1: JENN					04/26/2024
GH	_____	PM 005-WK SERVICE WALK Comments1: JENN	20232047	1057 GILLESPIE LN	221		04/09/2024
GH	_____	006-STP STOOPS					04/09/2024
GH	_____	007-PTO PREPOUR BASE FOR PATIO					04/09/2024
GH	_____	008-PPS PRE-POUR, SLAB ON GRADE Comments1: PAD FOR A/C					04/09/2024
JP	_____	PM 009-RFR ROUGH FRAMING RESCHECK SF Comments1: JENN					04/25/2024
JP	_____	PM 010-REL ROUGH ELECTRICAL					04/25/2024
JP	_____	PM 011-RMC ROUGH MECHANICAL					04/25/2024
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					04/25/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ PM	013-INS INSULATION					04/26/2024
		Comments1: JENN					
GH	_____ PM	005-WK SERVICE WALK	20232048	1059 GILLESPIE LN	220		04/09/2024
		Comments1: JENN					
GH	_____	006-STP STOOPS					04/09/2024
GH	_____	007-PTO PREPOUR BASE FOR PATIO					04/09/2024
GH	_____	008-PPS PRE-POUR, SLAB ON GRADE					04/09/2024
		Comments1: PAD FOR A/C					
JP	_____ AM	009-RFR ROUGH FRAMING RESCHECK SF					04/26/2024
		Comments1: JENN					
JP	_____ AM	010-REL ROUGH ELECTRICAL					04/26/2024
JP	_____ AM	011-RMC ROUGH MECHANICAL					04/26/2024
PBF	_____ AM	012-PLR PLUMBING - ROUGH					04/29/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
GH	_____ PM	013-INS INSULATION					04/30/2024
		Comments1: JENN					
GH	_____ PM	005-WK SERVICE WALK	20232049	1061 GILLESPIE LN	219		04/09/2024
		Comments1: JENN					
GH	_____	006-STP STOOPS					04/09/2024
GH	_____	007-PTO PREPOUR BASE FOR PATIO					04/09/2024
GH	_____	008-PPS PRE-POUR, SLAB ON GRADE					04/09/2024
		Comments1: PAD FOR A/C					
GH	_____ AM	016-INS INSULATION	20232057	2929 ALDEN AVE	301		04/05/2024
		Comments1: MARCO					
PW	_____	015-EFL ENGINEERING FINAL SITE	20232058	602 ASH CT	18		04/18/2024
		Comments1: BBOX FAILED					
PW	_____	015-EFL ENGINEERING FINAL SITE	20232059	392 TIMBER OAK LN	37		04/19/2024
		Comments1: OSR INSTALLED -- BBOX IS KEYABLE					
PW	_____	014-EFL ENGINEERING FINAL SITE	20232070	2717 BERRYWOOD LN	777		04/22/2024
		Comments1: OSR INSTALLED -- BBOX IS KEYABLE					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	010-RFR ROUGH FRAMING RESCHECK SF	20232072	2725 BERRYWOOD LN	779		04/03/2024
		Comments1: DOUG					
BC	_____	011-REL ROUGH ELECTRICAL					04/03/2024
BC	_____	012-RMC ROUGH MECHANICAL					04/03/2024
PBF	_____	013-PLR PLUMBING - ROUGH					04/03/2024
		Comments1: DRWEISS@DRHORTON.COM					
GH	_____	014-INS INSULATION					04/05/2024
		Comments1: DOUG					
GH	_____ AM	008-GAR GARAGE FLOOR	20232073	2729 BERRYWOOD LN	780		04/02/2024
		Comments1: JOSE					
JP	_____	009-RFR ROUGH FRAMING RESCHECK SF					04/12/2024
		Comments1: MT FOY					
JP	_____	010-REL ROUGH ELECTRICAL					04/12/2024
JP	_____	011-RMC ROUGH MECHANICAL					04/12/2024
PBF	_____	012-PLR PLUMBING - ROUGH					04/12/2024
		Comments1: MTFOY@DRHORTON.COM					
JP	_____	013-INS INSULATION					04/16/2024
		Comments1: MT FOY					
JP	_____	009-RFR ROUGH FRAMING RESCHECK SF	20232074	2716 BERRYWOOD LN	768		04/24/2024
		Comments1: MT FOY					
JP	_____	010-REL ROUGH ELECTRICAL					04/24/2024
JP	_____	011-RMC ROUGH MECHANICAL					04/24/2024
PBF	_____	012-PLR PLUMBING - ROUGH					04/24/2024
		Comments1: MTFOY@DRHORTON.COM					
GH	_____	013-INS INSULATION					04/26/2024
		Comments1: MT FOY					
GH	09:00	005-WKS PUBLIC & SERVICE WALKS	20232104	3184 BOOMBAH BLVD	133		04/24/2024
		Comments1: RSS - 630-546-0735 NOT READY					
PR	_____	006-PLU PLUMBING - UNDERSLAB					04/23/2024
		Comments1: TIM					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____ PM	007-BG BASEMENT AND GARAGE FLOOR					04/25/2024
		Comments1: KEN - 630-546-0735					
GH	_____ AM	022-EPW PUBLIC WALK	20232171	4461 SARASOTA AVE	1998		04/22/2024
		Comments1: MW					
JP	_____ AM	005-PPS PRE-POUR, SLAB ON GRADE	20232172	2821 ROOD ST	314		04/22/2024
		Comments1: 730 -- CRAWL SPACE -- MONICA		NOT REA			
		Comments2: DY					
GH	_____ AM	005-WK SERVICE WALK	20232188	1070 GILLESPIE LN	206		04/12/2024
		Comments1: JENN					
GH	_____ AM	006-PPS PRE-POUR, SLAB ON GRADE					04/12/2024
		Comments1: A/C PAD					
GH	_____ AM	007-PTO PREPOUR BASE FOR PATIO					04/12/2024
GH	_____ AM	008-STP STOOPS					04/12/2024
GH	_____ AM	005-WK SERVICE WALK	20232189	1072 GILLESPIE LN	205		04/12/2024
		Comments1: JENN					
GH	_____ AM	006-PPS PRE-POUR, SLAB ON GRADE					04/12/2024
		Comments1: A/C PAD					
GH	_____ AM	007-PTO PREPOUR BASE FOR PATIO					04/12/2024
GH	_____ AM	008-STP STOOPS					04/12/2024
GH	_____ AM	005-WK SERVICE WALK	20232190	1074 GILLESPIE LN	204		04/12/2024
		Comments1: JENN					
GH	_____ AM	006-PPS PRE-POUR, SLAB ON GRADE					04/12/2024
		Comments1: A/C PAD					
GH	_____ AM	007-PTO PREPOUR BASE FOR PATIO					04/12/2024
GH	_____ AM	008-STP STOOPS					04/12/2024
GH	_____ AM	006-WK SERVICE WALK	20232191	1076 GILLESPIE LN	203		04/12/2024
		Comments1: JENN					
GH	_____ AM	007-PPS PRE-POUR, SLAB ON GRADE					04/12/2024
		Comments1: A/C PAD					
GH	_____ AM	008-PTO PREPOUR BASE FOR PATIO					04/12/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 009-STP STOOPS					04/12/2024
GH	_____	AM 005-WK SERVICE WALK Comments1: JENN	20232192	1078 GILLESPIE LN	202		04/12/2024
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/12/2024
GH	_____	AM 007-PTO PREPOUR BASE FOR PATIO					04/12/2024
GH	_____	AM 008-STP STOOPS					04/12/2024
GH	_____	AM 005-WK SERVICE WALK Comments1: JENN	20232193	1080 GILLESPIE LN	201		04/12/2024
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/12/2024
GH	_____	AM 007-PTO PREPOUR BASE FOR PATIO					04/12/2024
GH	_____	AM 008-STP STOOPS					04/12/2024
GH	_____	PM 006-WK SERVICE WALK Comments1: JENN	20232197	1071 GILLESPIE LN	212		04/11/2024
GH	_____	PM 007-PTO PREPOUR BASE FOR PATIO					04/11/2024
GH	_____	PM 008-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/11/2024
GH	_____	PM 009-STP STOOPS					04/11/2024
GH	_____	PM 006-WK SERVICE WALK Comments1: JENN	20232198	1073 GILLEPIE LN	211		04/11/2024
GH	_____	PM 007-PTO PREPOUR BASE FOR PATIO					04/11/2024
GH	_____	PM 008-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/11/2024
GH	_____	PM 009-STP STOOPS					04/11/2024
GH	_____	PM 006-WK SERVICE WALK Comments1: JENN	20232199	1075 GILLESPIE LN	210		04/11/2024
GH	_____	PM 007-PTO PREPOUR BASE FOR PATIO					04/11/2024
GH	_____	PM 008-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/11/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	PM 009-STP STOOPS					04/11/2024
GH	_____	PM 006-WK SERVICE WALK Comments1: JENN	20232200	1077 GILLESPIE LN	209		04/11/2024
GH	_____	PM 007-PTO PREPOUR BASE FOR PATIO					04/11/2024
GH	_____	PM 008-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/11/2024
GH	_____	PM 009-STP STOOPS					04/11/2024
GH	_____	PM 006-WK SERVICE WALK Comments1: JENN	20232201	1079 GILLESPIE LN	208		04/11/2024
GH	_____	PM 007-PTO PREPOUR BASE FOR PATIO					04/11/2024
GH	_____	PM 008-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/11/2024
GH	_____	PM 009-STP STOOPS					04/11/2024
GH	_____	PM 006-WK SERVICE WALK Comments1: JENN	20232202	1081 GILLESPIE LN	207		04/11/2024
GH	_____	PM 007-PTO PREPOUR BASE FOR PATIO					04/11/2024
GH	_____	PM 008-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/11/2024
GH	_____	PM 009-STP STOOPS					04/11/2024
BF	_____	PM 005-RFR ROUGH FRAMING RESCHECK SF Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232203	1100 GILLESPIE LN	324		04/04/2024
BF	_____	PM 006-REL ROUGH ELECTRICAL					04/04/2024
BF	_____	PM 007-RMC ROUGH MECHANICAL					04/04/2024
PBF	_____	008-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					04/04/2024
BF	_____	PM 009-INS INSULATION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					04/05/2024
GH	_____	010-STP STOOPS Comments1: FRONT					04/08/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	011-WK SERVICE WALK					04/08/2024
GH	_____	012-PTO PREPOUR BASE FOR PATIO					04/08/2024
GH	_____	013-PPS PRE-POUR, SLAB ON GRADE Comments1: PAD FOR A/C					04/08/2024
BF	_____	005-RFR ROUGH FRAMING RESCHECK SF Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232204	1102 GILLESPIE LN	323		04/05/2024
BF	_____	006-REL ROUGH ELECTRICAL					04/05/2024
BF	_____	007-RMC ROUGH MECHANICAL					04/05/2024
PBF	_____	008-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					04/05/2024
GH	_____ PM	009-INS INSULATION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					04/08/2024
GH	_____	010-WK SERVICE WALK					04/08/2024
GH	_____	011-STP STOOPS Comments1: FRONT					04/08/2024
GH	_____	012-PTO PREPOUR BASE FOR PATIO					04/08/2024
GH	_____	013-PPS PRE-POUR, SLAB ON GRADE Comments1: PAD FOR A/C					04/08/2024
GH	_____	005-STP STOOPS Comments1: FRONT	20232205	1104 GILLESPIE LN	322		04/08/2024
GH	_____	006-WK SERVICE WALK					04/08/2024
GH	_____	008-PPS PRE-POUR, SLAB ON GRADE Comments1: PAD FOR A/C					04/08/2024
GH	_____ PM	009-RFR ROUGH FRAMING RESCHECK SF					04/11/2024
GH	_____ PM	010-REL ROUGH ELECTRICAL					04/11/2024
GH	_____ PM	011-RMC ROUGH MECHANICAL					04/11/2024
PBF	_____ PM	012-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					04/11/2024
GH	_____ PM	013-INS INSULATION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					04/12/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	005-STP STOOPS Comments1: FRONT	20232206	1106 GILLESPIE LN	321		04/08/2024
GH	_____	006-WK SERVICE WALK					04/08/2024
GH	_____	007-PTO PREPOUR BASE FOR PATIO					04/08/2024
GH	_____	008-PPS PRE-POUR, SLAB ON GRADE Comments1: PAD FOR A/C					04/08/2024
JP	_____	PM 009-RFR ROUGH FRAMING RESCHECK SF					04/11/2024
JP	_____	PM 010-REL ROUGH ELECTRICAL					04/11/2024
JP	_____	PM 011-RMC ROUGH MECHANICAL					04/11/2024
PBF	_____	PM 012-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					04/11/2024
GH	_____	PM 013-INS INSULATION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					04/12/2024
GH	_____	005-STP STOOPS Comments1: FRONT	20232207	1108 GILLESPIE LN	320		04/08/2024
GH	_____	006-WK SERVICE WALK					04/08/2024
GH	_____	007-PTO PREPOUR BASE FOR PATIO					04/08/2024
GH	_____	008-PPS PRE-POUR, SLAB ON GRADE Comments1: PAD FOR A/C					04/08/2024
BF	_____	PM 009-RFR ROUGH FRAMING RESCHECK SF Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					04/12/2024
BF	_____	PM 010-REL ROUGH ELECTRICAL					04/12/2024
BF	_____	PM 011-RMC ROUGH MECHANICAL					04/12/2024
PBF	_____	PM 012-PLR PLUMBING - ROUGH Comments1: APPROVED AS NOTED					04/12/2024
JP	_____	PM 013-INS INSULATION Comments1: JENN					04/15/2024
GH	_____	006-STP STOOPS Comments1: FRONT	20232208	1110 GILLESPIE LN	319		04/08/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	007-WK SERVICE WALK					04/08/2024
GH	_____	008-PTO PREPOUR BASE FOR PATIO					04/08/2024
GH	_____	009-PPS PRE-POUR, SLAB ON GRADE Comments1: PAD FOR A/C					04/08/2024
JP	_____	PM 010-RFR ROUGH FRAMING RESCHECK SF Comments1: JENN					04/16/2024
JP	_____	PM 011-REL ROUGH ELECTRICAL					04/16/2024
JP	_____	PM 012-RMC ROUGH MECHANICAL					04/16/2024
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					04/15/2024
JP	_____	PM 014-INS INSULATION Comments1: JENN					04/17/2024
GH	_____	PM 006-WK SERVICE WALK Comments1: JENN	20232209	1120 GILLESPIE LN	313		04/23/2024
GH	_____	PM 007-PTO PREPOUR BASE FOR PATIO					04/23/2024
GH	_____	PM 008-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/23/2024
GH	_____	PM 009-STP STOOPS					04/23/2024
GH	_____	PM 005-WK SERVICE WALK Comments1: JENN	20232210	1122 GILLESPIE LN	314		04/23/2024
GH	_____	PM 006-PTO PREPOUR BASE FOR PATIO					04/23/2024
GH	_____	PM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/23/2024
GH	_____	PM 008-STP STOOPS					04/23/2024
GH	_____	PM 005-WK SERVICE WALK Comments1: JENN	20232211	1124 GILLESPIE LN	315		04/23/2024
GH	_____	PM 006-PTO PREPOUR BASE FOR PATIO					04/23/2024
GH	_____	PM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/23/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	PM 008-STP STOOPS					04/23/2024
GH	_____	PM 005-WK SERVICE WALK Comments1: JENN	20232212	1126 GILLESPIE LN	316		04/23/2024
GH	_____	PM 006-PTO PREPOUR BASE FOR PATIO					04/23/2024
GH	_____	PM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/23/2024
GH	_____	PM 008-STP STOOPS					04/23/2024
GH	_____	PM 005-WK SERVICE WALK Comments1: JENN	20232213	1128 GILLESPIE LN	317		04/23/2024
GH	_____	PM 006-PTO PREPOUR BASE FOR PATIO					04/23/2024
GH	_____	PM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/23/2024
GH	_____	PM 008-STP STOOPS					04/23/2024
GH	_____	PM 005-WK SERVICE WALK Comments1: JENN	20232214	1130 GILLESPIE LN	318		04/23/2024
GH	_____	PM 006-PTO PREPOUR BASE FOR PATIO					04/23/2024
GH	_____	PM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/23/2024
GH	_____	PM 008-STP STOOPS					04/23/2024
GH	_____	AM 006-WK SERVICE WALK Comments1: JENN	20232215	1121 GILLESPIE LN	301		04/19/2024
GH	_____	AM 007-PTO PREPOUR BASE FOR PATIO					04/19/2024
GH	_____	AM 008-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/19/2024
GH	_____	AM 009-STP STOOPS					04/19/2024
PR	_____	PM 010-ELS ELECTRIC SERVICE Comments1: ELECT SERVICE TO LIGHT POLES.	---	JENN			04/30/2024
GH	_____	AM 005-WK SERVICE WALK Comments1: JENN	20232216	1123 GILLESPIE LN	302		04/19/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 006-PTO PREPOUR BASE FOR PATIO					04/19/2024
GH	_____	AM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/19/2024
GH	_____	AM 008-STP STOOPS					04/19/2024
GH	_____	AM 005-WK SERVICE WALK Comments1: JENN	20232217	1125 GILLESPIE LN	303		04/19/2024
GH	_____	AM 006-PTO PREPOUR BASE FOR PATIO					04/19/2024
GH	_____	AM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/19/2024
GH	_____	AM 008-STP STOOPS					04/19/2024
GH	_____	AM 005-WK SERVICE WALK Comments1: JENN	20232218	1127 GILLESPIE LN	304		04/19/2024
GH	_____	AM 006-PTO PREPOUR BASE FOR PATIO					04/19/2024
GH	_____	AM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/19/2024
GH	_____	AM 008-STP STOOPS					04/19/2024
GH	_____	AM 005-WK SERVICE WALK Comments1: JENN	20232219	1129 GILLESPIE LN	305		04/19/2024
GH	_____	AM 006-PTO PREPOUR BASE FOR PATIO					04/19/2024
GH	_____	AM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/19/2024
GH	_____	AM 008-STP STOOPS					04/19/2024
GH	_____	AM 005-WK SERVICE WALK Comments1: JENN	20232220	1131 GILLESPIE LN	306		04/19/2024
GH	_____	AM 006-PTO PREPOUR BASE FOR PATIO					04/19/2024
GH	_____	AM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/19/2024
GH	_____	AM 008-STP STOOPS					04/19/2024
GH	_____	PM 005-WK SERVICE WALK Comments1: JENN	20232221	1141 GILLESPIE LN	307		04/23/2024

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	PM 006-PTO PREPOUR BASE FOR PATIO					04/23/2024
GH	_____	PM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/23/2024
GH	_____	PM 008-STP STOOPS					04/23/2024
GH	_____	PM 005-WK SERVICE WALK Comments1: JENN	20232222	1143 GILLESPIE LN	308		04/23/2024
GH	_____	PM 006-PTO PREPOUR BASE FOR PATIO					04/23/2024
GH	_____	PM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/23/2024
GH	_____	PM 008-STP STOOPS					04/23/2024
GH	_____	PM 005-WK SERVICE WALK Comments1: JENN	20232223	1145 GILLESPIE LN	309		04/23/2024
GH	_____	PM 006-PTO PREPOUR BASE FOR PATIO					04/23/2024
GH	_____	PM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/23/2024
GH	_____	PM 008-STP STOOPS					04/23/2024
GH	_____	PM 005-WK SERVICE WALK Comments1: JENN	20232224	1147 GILLESPIE LN	310		04/23/2024
GH	_____	PM 006-PTO PREPOUR BASE FOR PATIO					04/23/2024
GH	_____	PM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/23/2024
GH	_____	PM 008-STP STOOPS					04/23/2024
GH	_____	PM 005-WK SERVICE WALK Comments1: JENN	20232225	1149 GILLESPIE LN	311		04/23/2024
GH	_____	PM 006-PTO PREPOUR BASE FOR PATIO					04/23/2024
GH	_____	PM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/23/2024
GH	_____	PM 008-STP STOOPS					04/23/2024
GH	_____	PM 006-WK SERVICE WALK Comments1: JENN	20232226	1151 GILLESPIE LN	312		04/23/2024

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	PM 007-PTO PREPOUR BASE FOR PATIO					04/23/2024
GH	_____	PM 008-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					04/23/2024
GH	_____	PM 009-STP STOOPS					04/23/2024
GH	_____	AM 001-FIN FINAL INSPECTION Comments1: PAVER PATIO 630-715-1132	20232231	831 WINDETT RIDGE RD	92		04/15/2024
BC	_____	001-BND POOL BONDING Comments1: JOHN 630-918-7665	20232236	1173 CODY CT	11		04/17/2024
JP	_____	AM 009-PPS PRE-POUR, SLAB ON GRADE Comments1: JOHN SOPRIS 630-546-8057	20232240	811 ALEXANDRA LN	13		04/16/2024
PR	_____	AM 010-RFR ROUGH FRAMING RESCHECK SF Comments1: CLAYTON					04/18/2024
PR	_____	AM 011-REL ROUGH ELECTRICAL					04/18/2024
PR	_____	AM 012-RMC ROUGH MECHANICAL					04/18/2024
PR	_____	AM 013-PLR PLUMBING - ROUGH					04/18/2024
GH	_____	014-INS INSULATION					04/22/2024
GH	_____	010-RFR ROUGH FRAMING RESCHECK SF Comments1: JEFF CRACKED TRUSS - FRONT CLOSET NEED E Comments2: NGINEERS REPORT	20232244	3377 JONATHAN DR	162		04/08/2024
GH	_____	011-REL ROUGH ELECTRICAL					04/08/2024
GH	_____	012-RMC ROUGH MECHANICAL					04/08/2024
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					04/08/2024
BC	_____	014-INS INSULATION Comments1: JEFF					04/11/2024
BC	_____	015-REI REINSPECTION Comments1: FRAMING - TRUSS REPAIR - FRONT CLOSET					04/11/2024
PBF	_____	AM 016-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM					04/22/2024
GH	_____	010-RFR ROUGH FRAMING RESCHECK SF Comments1: DAMAGED I-JOIST - NEED ENGINEERS REPORT	20232245	3387 JONATHAN DR	160		04/03/2024

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	011-REL ROUGH ELECTRICAL					04/03/2024
GH	_____	012-RMC ROUGH MECHANICAL					04/03/2024
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					04/03/2024
GH	_____	014-INS INSULATION Comments1: JEFF					04/05/2024
GH	_____	015-REI REINSPECTION Comments1: ROUGH FRAMING					04/05/2024
PBF	_____ AM	016-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM					04/22/2024
PW	_____	015-EFL ENGINEERING FINAL SITE Comments1: BBOX PASSED - OSR INSTALLED	20232246	3378 GARBIEL DR	167		04/12/2024
PBF	_____ AM	016-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM					04/22/2024
PW	_____	016-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS	20232247	3393 JONATHAN DR	159		04/12/2024
PW	_____	017-EFL ENGINEERING FINAL SITE Comments1: BBOX PASSED - OSR INSTALLED					04/12/2024
JP	_____ AM	010-STP STOOPS Comments1: FR & R -- COMEX	20232248	3367 JONATHAN DR	163		04/01/2024
BC	_____	011-RFR ROUGH FRAMING RESCHECK SF Comments1: JEFF					04/18/2024
BC	_____	012-REL ROUGH ELECTRICAL					04/18/2024
BC	_____	013-RMC ROUGH MECHANICAL					04/18/2024
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					04/18/2024
GH	_____	015-INS INSULATION Comments1: JEFF					04/22/2024
PBF	_____ AM	016-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM					04/18/2024
JP	_____	001-FIN FINAL INSPECTION Comments1: TTLC AGGRESSIVE DOG DO NOT ENTER	20232254	407 WOODWORTH ST	11		04/19/2024

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	016-WK SERVICE WALK	20232267	3081 JETER ST	574		04/01/2024
		Comments1: NEED TO COMPACT BEFORE POURING					
BC	_____ AM	017-EPW PUBLIC WALK					04/15/2024
		Comments1: MW					
GH	_____	015-WK SERVICE WALK	20232268	3053 JETER ST	578		04/01/2024
		Comments1: NEED TO COMPACT BEFORE POURING					
BC	_____ AM	016-EPW PUBLIC WALK					04/15/2024
		Comments1: MW					
JP	_____ AM	010-STP STOOPS	20232276	277 ANDREW DR	195		04/01/2024
		Comments1: FR & R -- COMEX					
BC	_____	011-RFR ROUGH FRAMING RESCHECK SF					04/24/2024
		Comments1: JEFF					
BC	_____	012-REL ROUGH ELECTRICAL					04/24/2024
BC	_____	013-RMC ROUGH MECHANICAL					04/24/2024
PBF	_____	014-PLR PLUMBING - ROUGH					04/24/2024
		Comments1: JEFFERY.LEADER@LENNAR.COM					
JP	_____	015-INS INSULATION					04/29/2024
		Comments1: JEFF					
PBF	_____ AM	016-SUM SUMP					04/30/2024
		Comments1: CATHYMDCONST@GMAIL.COM					
GH	_____ AM	015-WKS PUBLIC & SERVICE WALKS	20232277	287 ANDREW DR	196		04/24/2024
		Comments1: COMEX					
PBF	_____ AM	016-SUM SUMP					04/30/2024
		Comments1: CATHYMDCONST@GMAIL.COM					
PW	_____	016-EFL ENGINEERING FINAL SITE	20232278	297 ANDREW DR	197		04/12/2024
		Comments1: BBOX PASSED - OSR INSTALLED					
BC	_____	017-WKS PUBLIC & SERVICE WALKS					04/18/2024
PBF	_____ AM	018-SUM SUMP					04/30/2024
		Comments1: CATHYMDCONST@GMAIL.COM					
BF	_____ AM	001-FIN FINAL INSPECTION	20232287	652 WHITE OAK WAY	27		04/05/2024
		Comments1: SOLAR -- TRYSTON - 636-829-9104					

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 002-FEL FINAL ELECTRIC					04/05/2024
GH	_____	AM 009-STP STOOPS Comments1: F& R -- COMEX	20232294	271 ANDREW DR	194		04/19/2024
PBF	_____	AM 010-SUM SUMP Comments1: CATHYMDCONST@GMAIL.COM					04/30/2024
GH	_____	020-FIN FINAL INSPECTION Comments1: JOE	20232297	551 BISCAYNE CT	2010		04/01/2024
GH	_____	021-FEL FINAL ELECTRIC					04/01/2024
GH	_____	022-FMC FINAL MECHANICAL					04/01/2024
PBF	_____	023-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					04/01/2024
GH	_____	025-REI REINSPECTION Comments1: REINSPECTION - ELECTRICAL					04/01/2024
GH	_____	026-EPW PUBLIC WALK Comments1: MW					04/30/2024
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: CERYN 630-264-1533	20232324	403 TWINLEAF TR	82		04/10/2024
JP	_____	AM 011-RFR ROUGH FRAMING RESCHECK SF Comments1: JASON	20232341	601 ASH CT	17		04/17/2024
JP	_____	AM 012-REL ROUGH ELECTRICAL					04/17/2024
JP	_____	AM 013-RMC ROUGH MECHANICAL					04/17/2024
PBF	_____	AM 014-PLR PLUMBING - ROUGH Comments1: JJACOBS@RALLYHOMES.NET					04/17/2024
JP	_____	PM 015-REI REINSPECTION Comments1: ROUGH FRAMING -- JASON					04/18/2024
JP	_____	AM 016-INS INSULATION Comments1: JASON					04/22/2024
JP	_____	AM 010-PHD POST HOLE - DECK Comments1: MW	20232342	761 ASH CT	10		04/25/2024
GH	_____	PM 011-RFR ROUGH FRAMING RESCHECK SF Comments1: JASON					04/29/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	PM 012-REL ROUGH ELECTRICAL					04/29/2024
GH	_____	PM 013-RMC ROUGH MECHANICAL					04/29/2024
PBF	_____	PM 014-PLR PLUMBING - ROUGH Comments1: JJACOBS@RALLYHOMES.NET					04/29/2024
GH	_____	017-FIN FINAL INSPECTION Comments1: JOE	20232343	366 BISCAYNE LN	1979		04/01/2024
GH	_____	018-FEL FINAL ELECTRIC					04/01/2024
GH	_____	019-FMC FINAL MECHANICAL					04/01/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					04/01/2024
ED	_____	022-REI REINSPECTION Comments1: EFL -- WINTER CONDITIONS					04/03/2024
GH	_____	017-FIN FINAL INSPECTION Comments1: JOE	20232344	4441 SARASOTA AVE	1995		04/05/2024
GH	_____	018-FEL FINAL ELECTRIC					04/05/2024
GH	_____	019-FMC FINAL MECHANICAL					04/05/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					04/03/2024
ED	_____	021-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					04/03/2024
GH	_____	008-STP STOOPS Comments1: FRONT	20232345	3101 JETER CT	506		04/01/2024
BC	_____	009-RFR ROUGH FRAMING RESCHECK SF Comments1: AUSTIN					04/10/2024
BC	_____	010-REL ROUGH ELECTRICAL					04/10/2024
BC	_____	011-RMC ROUGH MECHANICAL					04/10/2024
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: ASUSONG@NVRINC.COM				04/10/2024	
GH	_____	013-INS INSULATION Comments1: JIM 224-828-3245					04/12/2024

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	016-FIN FINAL INSPECTION	20232346	371 BISCAYNE LN	1984		04/12/2024
		Comments1: JOE					
JP	_____	017-FEL FINAL ELECTRIC					04/12/2024
JP	_____	018-FMC FINAL MECHANICAL					04/12/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					04/12/2024
		Comments1: JOEMANUE@NVRINC.COM					
ED	_____	020-EFL ENGINEERING FINAL SITE					04/12/2024
		Comments1: WINTER CONDITIONS					
GH	_____ PM	007-BG BASEMENT AND GARAGE FLOOR	20232353	3394 JONATHAN DR	158		04/18/2024
		Comments1: COMEX					
PBF	_____ AM	008-SUM SUMP					04/30/2024
		Comments1: CATHYMDCONST@GMAIL.COM					
JP	_____ AM	004-BKF BACKFILL	20232354	3388 JONATHAN DR	157		04/01/2024
		Comments1: COMEX					
PBF	_____ AM	005-ESW SEWER / WATER					04/04/2024
		Comments1: CATHYHMDCONST@GMAIL.COM					
PBF	_____	006-PLU PLUMBING - UNDERSLAB					04/09/2024
		Comments1: JEFFREY.LEADER@LENNAR.COM					
GH	_____	007-GPL GREEN PLATE INSPECTION					04/10/2024
		Comments1: JEFF					
BC	_____	008-BG BASEMENT AND GARAGE FLOOR					04/11/2024
PBF	_____ AM	009-SUM SUMP					04/30/2024
		Comments1: CATHYMDCONST@GMAIL.COM					
JP	_____ AM	003-BKF BACKFILL	20232355	3384 JONATHAN DR	156		04/01/2024
		Comments1: COMEX -					
PBF	_____ AM	004-ESW SEWER / WATER					04/04/2024
		Comments1: CATHYHMDCONST@GMAIL.COM					
BC	_____ AM	005-REI REINSPECTION					04/02/2024
		Comments1: BACKFILL					
PBF	_____	006-PLU PLUMBING - UNDERSLAB					04/09/2024
		Comments1: JEFFREY.LEADER@LENNAR.COM					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	007-GPL GREEN PLATE INSPECTION					04/10/2024
		Comments1: JEFF					
BC	_____	008-BG BASEMENT AND GARAGE FLOOR					04/11/2024
PBF	_____	AM 009-SUM SUMP					04/30/2024
		Comments1: CATHYMDCONST@GMAIL.COM					
JP	_____	AM 001-FTG FOOTING	20232358	3368 JOHATHAN DR	154		04/05/2024
		Comments1: COMEX					
BC	_____	AM 002-FOU FOUNDATION					04/09/2024
		Comments1: COMEX					
JP	_____	AM 003-BKF BACKFILL					04/12/2024
		Comments1: COMEX					
PBF	_____	PM 004-ESW SEWER / WATER					04/16/2024
		Comments1: VERUNA 630-387-2001 CATHYHMDCONST@GMAIL					
		Comments2: .COM					
PBF	_____	005-PLU PLUMBING - UNDERSLAB					04/22/2024
		Comments1: JEFFREY.LEADER@LENNAR.COM					
GH	_____	AM 006-BSM BASEMENT FLOOR					04/23/2024
		Comments1: COMEX					
JP	_____	007-GPL GREEN PLATE INSPECTION					04/29/2024
		Comments1: JEFF					
JP	_____	AM 001-FTG FOOTING	20232359	3378 JONATHAN DR	155		04/05/2024
		Comments1: COMEX					
GH	_____	AM 002-FOU FOUNDATION					04/08/2024
		Comments1: COMEX					
BC	_____	AM 003-BKF BACKFILL					04/11/2024
PBF	_____	PM 004-ESW SEWER / WATER					04/16/2024
		Comments1: VERUNA 630-387-2001 CATHYHMDCONST@GMAIL					
		Comments2: .COM					
PBF	_____	005-PLU PLUMBING - UNDERSLAB					04/22/2024
		Comments1: JEFFREY.LEADER@LENNAR.COM					
GH	_____	AM 006-BG BASEMENT AND GARAGE FLOOR					04/23/2024
		Comments1: COMEX					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		007-GPL GREEN PLATE INSPECTION Comments1: JEFF					04/25/2024
JP		AM 001-FTG FOOTING Comments1: RMT	20232389	2948 OLD GLORY DR	266		04/01/2024
JP		AM 002-FOU FOUNDATION Comments1: RMT KEY WAY NEEDED CLEANING IN AREAS, PI Comments2: NNING NEEDED FOR FOOTING IN AREAS WHERE Comments3: KEYWAY NOT PRESENT-ITEMS REMEDIED					04/09/2024
GH		AM 003-BKF BACKFILL Comments1: REMY 630-379-9610					04/16/2024
PR		PM 004-PLU PLUMBING - UNDERSLAB Comments1: REMY 630-379-9610					04/25/2024
GH		005-BSM BASEMENT FLOOR Comments1: REMY					04/25/2024
JP	13:00	001-FTG FOOTING Comments1: PACO 630-536-4171	20240003	2810 CRYDER WAY	453		04/01/2024
GH	11:30	002-FOU FOUNDATION Comments1: PACO 630-536-4171					04/10/2024
BC	11:30	003-BKF BACKFILL Comments1: MONICA 815-254-5748					04/18/2024
PBF		006-PLU PLUMBING - UNDERSLAB Comments1: asusong@nvrinc.com	20240008	3079 CONSTITUTION WAY	510		04/01/2024
GH		007-BSM BASEMENT FLOOR					04/01/2024
GH		008-GAR GARAGE FLOOR Comments1: ADD REBAR PIN AT 3RD CAR (NO RETURN)					04/01/2024
JP		009-GPL GREEN PLATE INSPECTION Comments1: AUSTIN					04/03/2024
GH		AM 010-STP STOOPS Comments1: FR & REAR -- MW					04/29/2024
JP		AM 006-GPL GREEN PLATE INSPECTION Comments1: AUSTIN	20240009	3087 CONSTITUTION WAY	508		04/01/2024
GH		007-BSM BASEMENT FLOOR					04/01/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	008-GAR GARAGE FLOOR Comments1: NEED REBAR PIN AT 3RD CAR (NO RETURN)					04/01/2024
GH	_____ AM	009-STP STOOPS Comments1: FRONT --- MW					04/29/2024
PW	_____	017-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS	20240010	491 BISCAYNE LN	1992		04/12/2024
GH	_____ AM	018-FIN FINAL INSPECTION Comments1: JOE					04/22/2024
GH	_____ AM	019-FEL FINAL ELECTRIC					04/22/2024
GH	_____ AM	020-FMC FINAL MECHANICAL					04/22/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					04/22/2024
ED	_____	022-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					04/24/2024
BC	_____	008-GAR GARAGE FLOOR	20240015	3111 JETER CT	504		04/16/2024
BC	_____ PM	009-RFR ROUGH FRAMING RESCHECK SF Comments1: JIM					04/23/2024
BC	_____ PM	010-REL ROUGH ELECTRICAL					04/23/2024
BC	_____ PM	011-RMC ROUGH MECHANICAL					04/23/2024
PBF	_____ PM	012-PLR PLUMBING - ROUGH Comments1: JFLAHERT@NVRINC.COM					04/23/2024
GH	_____ AM	013-INS INSULATION Comments1: JIM 224-828-3245					04/25/2024
GH	_____	014-STP STOOPS Comments1: MW FRONT STOOP ONLY					04/29/2024
GH	_____	012-RFR ROUGH FRAMING RESCHECK SF Comments1: JOE	20240016	4468 SARASOTA AVE	2000		04/05/2024
GH	_____	013-REL ROUGH ELECTRICAL					04/05/2024
GH	_____	014-RMC ROUGH MECHANICAL					04/05/2024
PBF	_____	015-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					04/05/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____ AM	016-INS INSULATION					04/09/2024
		Comments1: JOE					
GH	_____ PM	017-EPW PUBLIC WALK					04/30/2024
		Comments1: MW					
GH	_____ AM	015-INS INSULATION	20240017	410 MONTEREY ST	2024		04/01/2024
		Comments1: JOE					
GH	_____ AM	016-WKS PUBLIC & SERVICE WALKS					04/22/2024
		Comments1: MW					
PR	_____ PM	007-FIN FINAL INSPECTION	20240019	2656 GOULD CT	63		04/04/2024
		Comments1: CLEAN EDGE					
PR	_____ PM	008-FEL FINAL ELECTRIC					04/04/2024
PR	_____ PM	009-FMC FINAL MECHANICAL					04/04/2024
PR	_____ PM	010-PLF PLUMBING - FINAL OSR READ					04/04/2024
PR	_____ PM	006-FIN FINAL INSPECTION	20240030	4877 W MILLBROOK CIR	156		04/12/2024
		Comments1: KEVIN 630-301-9315					
PR	_____ PM	007-FEL FINAL ELECTRIC					04/12/2024
PR	_____ PM	008-FMC FINAL MECHANICAL					04/12/2024
PR	_____ PM	009-PLF PLUMBING - FINAL OSR READ					04/12/2024
GH	_____	009-GAR GARAGE FLOOR	20240032	4464 SARASOTA AVE	2001		04/11/2024
GH	_____ AM	010-STP STOOPS					04/23/2024
		Comments1: FR AND REAR -- MW					
GH	_____	011-RFR ROUGH FRAMING RESCHECK SF					04/29/2024
		Comments1: JOE					
GH	_____	012-REL ROUGH ELECTRICAL					04/29/2024
		Comments1: JOE					
GH	_____	013-RMC ROUGH MECHANICAL					04/29/2024
		Comments1: JOE					
PBF	_____	014-PLR PLUMBING - ROUGH					04/29/2024
		Comments1: JOEMANUE@NVR.COM					
BC	_____	009-RFR ROUGH FRAMING RESCHECK SF	20240033	352 BISCAYNE LN	1981		04/15/2024
		Comments1: JOE					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	010-REL ROUGH ELECTRICAL					04/15/2024
BC	_____	011-RMC ROUGH MECHANICAL					04/15/2024
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					04/15/2024
BC	_____	AM 013-INS INSULATION Comments1: JOE					04/17/2024
GH	_____	AM 014-STP STOOPS Comments1: FR AND R -- MW					04/23/2024
GH	_____	AM 015-WKS PUBLIC & SERVICE WALKS Comments1: MW					04/30/2024
GH	_____	009-RFR ROUGH FRAMING RESCHECK SF Comments1: ANDREW	20240034	2760 ROYAL CT	107		04/01/2024
GH	_____	010-REL ROUGH ELECTRICAL					04/01/2024
GH	_____	011-RMC ROUGH MECHANICAL					04/01/2024
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM					04/01/2024
BC	_____	013-INS INSULATION					04/03/2024
BC	_____	AM 001-FTG FOOTING Comments1: COMEX	20240036	3348 JONATHAN DR	150		04/24/2024
BC	_____	AM 001-FTG FOOTING Comments1: COMEX	20240037	3354 JONATHAN DR	151		04/24/2024
GH	_____	AM 002-FOU FOUNDATION Comments1: COMEX					04/25/2024
BC	_____	AM 001-FTG FOOTING Comments1: COMEX	20240038	3358 JONATHAN DR	152		04/09/2024
JP	_____	AM 002-FOU FOUNDATION Comments1: COMEX					04/12/2024
JP	_____	AM 003-BKF BACKFILL Comments1: COMEX 847 551 9066					04/16/2024
PBF	_____	PM 004-ESW SEWER / WATER Comments1: CATHYHMDCONST@GMAIL.COM					04/19/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: JEFFREY.LEADER@LENNAR.COM					04/23/2024
JP		PM 006-BG BASEMENT AND GARAGE FLOOR Comments1: COMEX					04/29/2024
BC		AM 001-FTG FOOTING Comments1: COMEX	20240039	3364 JONATHAN DR	153		04/09/2024
GH		AM 002-FOU FOUNDATION Comments1: COMEX					04/10/2024
JP		AM 003-BKF BACKFILL Comments1: COMEX					04/12/2024
PBF		PM 004-ESW SEWER / WATER Comments1: CATHYHMDCONST@GMAIL.COM					04/19/2024
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: JEFFREY.LEADER@LENNAR.COM					04/23/2024
JP		PM 006-BG BASEMENT AND GARAGE FLOOR Comments1: COMEX					04/29/2024
BC		007-GPL GREEN PLATE INSPECTION					04/24/2024
JP		AM 004-BKF BACKFILL Comments1: MW	20240045	3121 JETER CT	503		04/01/2024
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: ASUSONG@NVRINC.COM					04/09/2024
GH		PM 006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					04/12/2024
GH		PM 007-GPL GREEN PLATE INSPECTION Comments1: MISSING 1 AT GARAGE AND TIGHTEN NUT LEFT Comments2: SIDE					04/17/2024
GH		AM 008-PHD POST HOLE - DECK Comments1: MW					04/30/2024
GH		009-STP STOOPS Comments1: MW FRONT STOOP ONLY					04/29/2024
PBF		003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM	20240046	3037 CONSTITUTION WAY	518		04/05/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: ASUSONG@NVRINC.COM					04/10/2024
GH	_____	005-BG BASEMENT AND GARAGE FLOOR					04/10/2024
JP	_____	006-GPL GREEN PLATE INSPECTION Comments1: JIM 224-828-3245					04/12/2024
BF	_____	AM 001-FTG FOOTING Comments1: MW	20240047	3072 CONSTITUTION WAY	586		04/04/2024
GH	_____	AM 002-FOU FOUNDATION Comments1: MW					04/05/2024
PBF	_____	AM 003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					04/11/2024
GH	_____	AM 004-BKF BACKFILL Comments1: MW					04/10/2024
GH	_____	PM 005-GPL GREEN PLATE INSPECTION Comments1: JIM					04/17/2024
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: JFLAHERT@NVRINC.COM					04/18/2024
JP	_____	AM 007-BG BASEMENT AND GARAGE FLOOR Comments1: MW					04/19/2024
JP	_____	AM 009-GAR GARAGE FLOOR Comments1: MW	20240048	4458 SARASOTA AVE	2002	04/12/2024	
GH	_____	010-STP STOOPS Comments1: MW FRONT & REAR STOOPS					04/23/2024
JP	_____	AM 001-FTG FOOTING Comments1: MW	20240049	4434 SARASOTA AVE	2007		04/08/2024
JP	_____	AM 002-FOU FOUNDATION Comments1: MW					04/10/2024
BC	_____	AM 003-BKF BACKFILL					04/15/2024
PBF	_____	004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					04/17/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					04/24/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ AM	006-BG BASEMENT AND GARAGE FLOOR					04/29/2024
		Comments1: MW					
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20240050	412 MONTEREY ST	2023		04/04/2024
		Comments1: JOEMANUE@NVRINC.COM					
GH	_____	006-GPL GREEN PLATE INSPECTION					04/09/2024
		Comments1: JOE					
BC	_____	007-ELS ELECTRIC SERVICE					04/16/2024
		Comments1: JOE E 224-575-0022					
GH	_____	001-FTG FOOTING	20240052	411 BISCAYNE LN	1988		04/01/2024
		Comments1: CLEAN LOOSE DEBRIS BEFORE POURING					
JP	_____ PM	002-FOU FOUNDATION					04/03/2024
		Comments1: MW					
JP	_____ AM	003-BKF BACKFILL					04/08/2024
		Comments1: MW					
PBF	_____ AM	004-ESW SEWER / WATER					04/10/2024
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
PBF	_____	005-PLU PLUMBING - UNDERSLAB					04/16/2024
		Comments1: JOEMANUAE@NVRINC.COM					
JP	_____ AM	006-BG BASEMENT AND GARAGE FLOOR					04/19/2024
		Comments1: MW					
GH	_____	007-GPL GREEN PLATE INSPECTION					04/22/2024
		Comments1: JOE					
BC	_____	008-ELS ELECTRIC SERVICE					04/30/2024
		Comments1: JOE					
JP	_____ AM	001-FTG FOOTING	20240053	451 BISCAYNE LN	1990		04/08/2024
		Comments1: MW					
JP	_____ AM	002-FOU FOUNDATION					04/10/2024
		Comments1: MW					
BC	_____ AM	003-BKF BACKFILL					04/15/2024
		Comments1: MW					
PBF	_____	004-ESW SEWER / WATER					04/17/2024
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					04/24/2024
GH	_____	006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					04/29/2024
BC	_____	008-GPL GREEN PLATE INSPECTION					04/30/2024
PBF	_____	003-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM	20240054	4448 SARASOTA AVE	2004		04/02/2024
JP	_____	PM 004-BKF BACKFILL Comments1: MW					04/02/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					04/09/2024
GH	_____	006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					04/09/2024
BC	_____	007-ELS ELECTRIC SERVICE Comments1: JOE E 224-575-0022					04/16/2024
BC	_____	008-GPL GREEN PLATE INSPECTION					04/16/2024
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: BRIAN 224-612-3718	20240060	2631 BURR ST	81		04/09/2024
JP	_____	001-FIN FINAL INSPECTION Comments1: GEORGE - 317-340-2427	20240065	1327 SPRING ST	170		04/19/2024
PR	14:00	007-FIN FINAL INSPECTION Comments1: BASEMENT	20240067	1151 BLACKBERRY SHORE LN	49		04/12/2024
PR	14:00	008-FEL FINAL ELECTRIC					04/12/2024
PR	14:00	009-FMC FINAL MECHANICAL					04/12/2024
PR	14:00	010-PLF PLUMBING - FINAL OSR READ					04/12/2024
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: A&B	20240078	209 LEISURE ST			04/15/2024
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ABC	20240079	1332 CLEARWATER DR	252		04/30/2024
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20240088	2602 LILAC WAY	374		04/03/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-FTG FOOTING Comments1: UPLAND JESUS 630-453-9281	20240089	2738 BERRYWOOD LN	763		04/15/2024
BC	_____	AM 001-FTG FOOTING Comments1: UPLAND JESUS 630-453-9281	20240090	2734 BERRYWOOD LN	764		04/16/2024
JP	_____	AM 002-FOU FOUNDATION Comments1: UPLAND					04/22/2024
BC	_____	AM 001-FTG FOOTING Comments1: UPLAND JESUS 630-453-9281	20240091	2737 BERRYWOOD LN	782		04/16/2024
GH	_____	AM 002-FOU FOUNDATION Comments1: UPLAND					04/24/2024
BC	_____	AM 001-FTG FOOTING Comments1: UPLAND JESUS 630-453-9281	20240092	2733 BERRYWOOD LN	781		04/16/2024
JP	_____	AM 002-FOU FOUNDATION Comments1: UPLAND					04/22/2024
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: AAA SOUTH AND EAST SIDES	20240095	1112 HOMESTEAD DR	40		04/16/2024
JP	10:00	002-ROF ROOF UNDERLAYMENT ICE & W Comments1: AAA NORTH AND WEST SIDES					04/17/2024
BC	_____	001-BND POOL BONDING	20240115	1647 SHETLAND LN	37		04/23/2024
BC	_____	001-FTG FOOTING Comments1: MW	20240120	3107 JETER CT	505		04/16/2024
BC	_____	PM 002-FOU FOUNDATION Comments1: MW					04/18/2024
JP	_____	AM 003-BKF BACKFILL Comments1: MW					04/23/2024
PBF	_____	004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					04/25/2024
GH	_____	AM 006-BSM BASEMENT FLOOR Comments1: MW	20240121	2759 ROYAL CT	105		04/02/2024
GH	_____	007-GAR GARAGE FLOOR Comments1: NOT READY					04/02/2024
JP	_____	008-GPL GREEN PLATE INSPECTION					04/01/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____ AM	009-STP STOOPS					04/18/2024
		Comments1: REAR -- MW					
GH	_____ AM	010-REI REINSPECTION					04/17/2024
		Comments1: GARAGE FLOOR -- MW					
BC	_____ AM	001-FTG FOOTING	20240122	2758 ROYAL CT	108		04/08/2024
		Comments1: MW					
GH	_____ PM	002-FOU FOUNDATION					04/09/2024
		Comments1: MW					
PBF	_____	003-WAT WATER					04/12/2024
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
GH	_____ AM	004-BKF BACKFILL					04/16/2024
		Comments1: MIDW 815-839-8175					
PBF	_____	005-PLU PLUMBING - UNDERSLAB					04/19/2024
		Comments1: AMEEKS@NVRINC.COM					
JP	_____	006-GPL GREEN PLATE INSPECTION					04/19/2024
		Comments1: ANDREW					
JP	_____ AM	007-BSM BASEMENT FLOOR					04/23/2024
		Comments1: MW					
PBF	_____	003-WAT WATER	20240123	2753 ROYAL CT	102		04/01/2024
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
JP	_____ AM	004-BKF BACKFILL					04/01/2024
		Comments1: MW					
PBF	_____	005-PLU PLUMBING - UNDERSLAB					04/05/2024
		Comments1: AMEEKS@NVRINC.COM					
BC	_____ AM	006-BG BASEMENT AND GARAGE FLOOR					04/08/2024
		Comments1: MW					
GH	_____	007-GPL GREEN PLATE INSPECTION					04/11/2024
		Comments1: ANDREW					
GH	_____ AM	001-FTG FOOTING	20240124	431 BISCAYNE LN	1989		04/22/2024
		Comments1: MW					
BC	_____ AM	002-FOU FOUNDATION					04/24/2024
		Comments1: MW					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____ AM	004-BKF BACKFILL					04/30/2024
		Comments1: MW					
GH	_____ AM	001-FTG FOOTING	20240125	4445 SARASOTA AVE	1996		04/23/2024
		Comments1: MW					
BC	_____ AM	002-FOU FOUNDATION					04/24/2024
		Comments1: MW					
BC	_____ AM	003-BKF BACKFILL					04/30/2024
		Comments1: MW					
BC	_____ AM	001-FTG FOOTING	20240126	4435 SARASOTA AVE	1994		04/15/2024
		Comments1: MW					
BC	_____ PM	002-FOU FOUNDATION					04/16/2024
		Comments1: MIDW 815-839-8175					
JP	_____ AM	003-BKF BACKFILL					04/19/2024
		Comments1: MW					
PBF	_____	004-ESW SEWER / WATER					04/23/2024
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
GH	_____ AM	007-GAR GARAGE FLOOR	20240130	681 ASH CT	13	04/08/2024	
		Comments1: MW -- CANCELED					
PBF	_____	008-PLU PLUMBING - UNDERSLAB					04/08/2024
		Comments1: JJACOBS@RALLYHOMES.NET					
JP	_____	009-GPL GREEN PLATE INSPECTION					04/10/2024
		Comments1: JASON					
GH	_____ AM	010-BG BASEMENT AND GARAGE FLOOR					04/11/2024
JP	_____ AM	011-PHD POST HOLE - DECK					04/25/2024
		Comments1: MW					
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20240137	741 ASH CT	11		04/02/2024
		Comments1: JJACOBS@RALLYHOMES.NET					
GH	_____ AM	006-BG BASEMENT AND GARAGE FLOOR					04/08/2024
		Comments1: MW					
JP	_____	007-GPL GREEN PLATE INSPECTION					04/10/2024
		Comments1: JASON					
PBF	_____ AM	008-PLU PLUMBING - UNDERSLAB				04/16/2024	
		Comments1: JJACOBS@RALLYHOMES.NET					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____ AM	009-PHD POST HOLE - DECK					04/25/2024
		Comments1: MW					
GH	_____ AM	001-FTG FOOTING	20240141	2757 ROYAL CT	104		04/12/2024
		Comments1: MW					
GH	_____ PM	002-FOU FOUNDATION					04/15/2024
		Comments1: MW					
JP	_____ AM	003-BKF BACKFILL					04/18/2024
		Comments1: MW					
PBF	_____	004-WAT WATER					04/18/2024
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
PBF	_____	005-PLU PLUMBING - UNDERSLAB					04/25/2024
		Comments1: AMEEKS@NVRINC.COM					
JP	_____	006-GPL GREEN PLATE INSPECTION					04/29/2024
		Comments1: ANDREW					
GH	_____ AM	007-BG BASEMENT AND GARAGE FLOOR					04/30/2024
		Comments1: MW					
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240147	1407 CANNONBALL TR			04/19/2024
		Comments1: JAZMYN 815-701-1452					
JP	_____ AM	003-BKF BACKFILL	20240152	665 TIMBER OAK LN	20		04/01/2024
		Comments1: MW					
PBF	_____	004-PLU PLUMBING - UNDERSLAB					04/18/2024
		Comments1: JJACOBS@RALLYHOMES.NET					
BC	08:30	005-REI REINSPECTION	20240155	3039 GRANDE TR	529		04/25/2024
		Comments1: ROUGH FRAME -- DINAH 615-580-7895					
BC	08:30	006-REI REINSPECTION					04/25/2024
		Comments1: ROUGH ELECTRIC					
BC	08:30	007-REI REINSPECTION					04/25/2024
		Comments1: ROUGH MECHANICAL					
JP	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240156	3121 GRANDE TRAIL	492		04/30/2024
		Comments1: ART 630-801-1387					
BKF	_____	001-FIN FINAL INSPECTION	20240158	624 W VETERANS PKWY	B		04/01/2024
		Comments1: FIRE DEPT FIN					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	002-OCC OCCUPANCY INSPECTION					04/01/2024
JP	_____ AM	001-FIN FINAL INSPECTION	20240163	841 GREENFIELD TURN	48		04/17/2024
		Comments1: PAVERS AND GAZEBOS -- LAZ 630-897-3333					
JP	13:00	002-ROF ROOF UNDERLAYMENT ICE & W	20240164	617 RIVER BIRCH DR	37		04/05/2024
		Comments1: LILI 630 743 2116					
BF	_____ PM	001-FIN FINAL INSPECTION	20240167	406 LIBERTY ST			04/25/2024
		Comments1: SOLAR -- GUILLERMO 801-500-2398					
BF	_____ PM	002-FEL FINAL ELECTRIC					04/25/2024
GH	_____ AM	001-FTG FOOTING	20240175	3053 CONSTITUTION WAY	515		04/08/2024
		Comments1: MW					
BC	_____ PM	002-FOU FOUNDATION					04/10/2024
		Comments1: MW					
GH	_____ PM	003-BKF BACKFILL					04/15/2024
		Comments1: MW					
PBF	_____	004-WAT WATER					04/17/2024
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
PBF	_____	005-PLU PLUMBING - UNDERSLAB					04/22/2024
		Comments1: JFLAHERT@NVRINC.COM					
GH	_____	006-BG BASEMENT AND GARAGE FLOOR					04/23/2024
		Comments1: MW					
GH	_____ PM	007-GPL GREEN PLATE INSPECTION					04/30/2024
		Comments1: JIM 224-828-3245					
GH	_____ AM	001-FTG FOOTING	20240176	3068 CONSTITUTION WAY	585		04/08/2024
		Comments1: MW					
BC	_____ PM	002-FOU FOUNDATION					04/10/2024
		Comments1: MW					
GH	_____ PM	003-BKF BACKFILL					04/15/2024
		Comments1: MW					
PBF	_____	004-WAT WATER					04/17/2024
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
PBF	_____	005-PLU PLUMBING - UNDERSLAB					04/22/2024
		Comments1: JFLAHERT@NVRINC.COM					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 006-GPL GREEN PLATE INSPECTION					04/24/2024
GH	_____	AM 007-BG BASEMENT AND GARAGE FLOOR Comments1: MW					04/25/2024
BC	_____	AM 001-FTG FOOTING Comments1: MW	20240177	4611 W MILLBROOK CIR	112		04/25/2024
GH	_____	AM 002-FOU FOUNDATION Comments1: MW					04/29/2024
JP	_____	AM 001-FTG FOOTING Comments1: MW	20240178	4560 W MILLBROOK CIR	96		04/18/2024
JP	_____	PM 002-FOU FOUNDATION Comments1: MW					04/19/2024
PR	_____	003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					04/26/2024
GH	_____	AM 004-BKF BACKFILL Comments1: MW					04/25/2024
JP	_____	003-REI REINSPECTION Comments1: FINAL FENCE LATCHES STILL DO NOT SECURE	20240183	311 CHURCH ST			04/05/2024
JP	_____	004-REI REINSPECTION Comments1: FENCE -- DARLENE CONTRACTOR INSTALLED NE Comments2: W/DIFFERENT GATE LOCKS WHICH LATCH SECUR Comments3: ELY.					04/11/2024
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: TOM 630-881-2613	20240185	935 HOMESTEAD DR	115	04/05/2024	
GH	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO -- CHUY	20240190	2134 TREMONT AVE	463		04/12/2024
JP	_____	AM 001-PTO PREPOUR BASE FOR PATIO Comments1: TIM 630-842-5007	20240197	3366 RYAN DR	63		04/29/2024
GH	14:00	001-PPS PRE-POUR, SLAB ON GRADE Comments1: DRIVEWAY -- PATRICK 815-378-4299	20240199	547 BURNING BUSH DR	118		04/22/2024
BC	_____	001-TRN TRENCH - (GAS, ELECTRIC, Comments1: TRAVIS	20240200	798 BLUESTEM DR	114		04/17/2024
BC	_____	AM 002-FIN FINAL INSPECTION Comments1: AGP -- TRAVIS -- SECURE GATES FOR PROTEC Comments2: TION					04/18/2024

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	-----	003-BND POOL BONDING					04/18/2024
PR	----- AM	007-FIN FINAL INSPECTION	20240207	2394 AUTUMN CREEK BLVD	264		04/15/2024
		Comments1: CLEAN EDGE					
PR	----- AM	008-FEL FINAL ELECTRIC					04/15/2024
PR	----- AM	009-FMC FINAL MECHANICAL					04/15/2024
PR	----- AM	010-PLF PLUMBING - FINAL OSR READ					04/15/2024
JP	----- AM	001-FIN FINAL INSPECTION	20240210	571 REDHORSE LN	147		04/05/2024
		Comments1: PATIO DOOR NO CAULKING ON TOP OF DOOR AT					
		Comments2: JTRIM - SPOKE WITH MGR OF COMPANY, HE E					
		Comments3: XPLAINED THE INSTALLATION WHICH IS APPRO					
		Comments4: PRIATE. BOTTOM OF DOOR WILL BE RECAULKED					
JP	----- AM	001-PPS PRE-POUR, SLAB ON GRADE	20240213	2747 CURTIS CT	118		04/11/2024
		Comments1: PATIO -- CHRISTIAN					
JP	----- AM	001-PPS PRE-POUR, SLAB ON GRADE	20240214	2802 BERRYWOOD LN	828		04/09/2024
		Comments1: VICTOR 630 788 1934					
JP	13:00	001-PHF POST HOLE - FENCE	20240215	2802 BERRYWOOD LN	828		04/05/2024
		Comments1: PEERLESS					
JP	-----	002-FIN FINAL INSPECTION					04/09/2024
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240225	212 LEISURE ST	105		04/15/2024
		Comments1: A&B					
BF	13:00	001-FTG FOOTING	20240226	314 ILLINI DR	12		04/16/2024
		Comments1: DAN 630-392-3007 -- AFTER LUNCH PLEASE					
GH	-----	002-FOU FOUNDATION					04/16/2024
GH	----- AM	003-BKF BACKFILL					04/22/2024
		Comments1: DAN -- 630-392-3007					
JP	11:30	001-PHF POST HOLE - FENCE	20240229	217 W ELIZABETH ST			04/18/2024
		Comments1: IL FENCE CO 708-316-9740					
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20240230	1159 GRACE DR	70		04/15/2024
		Comments1: REUBEN 815-630-7005					
JP	----- AM	001-PPS PRE-POUR, SLAB ON GRADE	20240231	2743 CURTIS CT	116		04/11/2024
		Comments1: CHRISTIAN 331-254-9548					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____ PM	001-PTO PREPOUR BASE FOR PATIO	20240232	2641 KELLOGG CT	55		04/12/2024
		Comments1: GLEN 630-774-0333					
JP	_____	001-PTO PREPOUR BASE FOR PATIO	20240234	2666 SEELEY ST	736		04/15/2024
		Comments1: 630-862-8053					
BC	_____ AM	001-FIN FINAL INSPECTION	20240235	3109 JUSTICE DR	684		04/09/2024
		Comments1: ELECTRICAL UPGRADE CHARGER-- NICK 773-31					
		Comments2: 9-8320.					
JP	_____	001-FIN FINAL INSPECTION	20240237	492 BIRCHWOOD DR	160		04/02/2024
		Comments1: SIDING -- JILL 630-627-9200					
JP	_____	002-REI REINSPECTION					04/16/2024
		Comments1: RE FINAL SIDING, JILL 630-627-9200X166					
JP	_____	001-PTO PREPOUR BASE FOR PATIO	20240239	2662 SEELEY ST	737		04/15/2024
		Comments1: CEMENTRIX 630-862-8053					
JP	_____	001-PHD POST HOLE - DECK	20240245	2734 ELLORY CT	135		04/03/2024
BC	_____ PM	002-RFR ROUGH FRAMING RESCHECK SF					04/09/2024
		Comments1: DECK -- ADAM 630-486-2505					
BC	_____	003-FIN FINAL INSPECTION					04/23/2024
		Comments1: DECK -- ADAM					
BF	_____ AM	001-FIN FINAL INSPECTION	20240248	362 BISCAYNE LN	1980		04/03/2024
		Comments1: SOLAR DIEGO 773-742-6397 INSPECTION@BLUE					
		Comments2: RAVENSOLAR.COM					
BF	_____ AM	002-FEL FINAL ELECTRIC					04/03/2024
		Comments1: SOLAR DIEGO 773-742-6397 INSPECTION@BLUE					
		Comments2: RAVENSOLAR.COM					
JP	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20240249	4545 MARQUETTE ST	1249		04/11/2024
		Comments1: FRANCISCO 708-372-5779					
JP	11:00	001-PHF POST HOLE - FENCE	20240250	2093 INGEMUNSON LN	147		04/09/2024
		Comments1: 11:00-12:00 ANTHONY 630-406-8410 X 212					
JP	11:30	001-PHF POST HOLE - FENCE	20240251	2647 SEELEY ST	820		04/23/2024
		Comments1: JACKIE					
GH	_____ AM	001-FTG FOOTING	20240255	621 ASH CT	16		04/16/2024
		Comments1: MDW					
GH	_____ AM	002-FOU FOUNDATION					04/19/2024
		Comments1: MW					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____ AM	001-FTG FOOTING	20240256	661 ASH CT	14		04/17/2024
		Comments1: MDW					
JP	_____ PM	002-FOU FOUNDATION					04/23/2024
		Comments1: MW					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240259	308 E FOX ST			04/05/2024
		Comments1: ALL IN ONE					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240260	602 HEUSTIS ST	1,2		04/30/2024
		Comments1: ALL IN ONE					
BC	11:30	001-PHF POST HOLE - FENCE	20240261	3407 CALEDONIA DR	188		04/04/2024
		Comments1: CARLA - 815-460-3449					
JP	11:00	001-PHF POST HOLE - FENCE	20240262	1933 PRAIRIE ROSE LN	99		04/11/2024
		Comments1: SARAH 815-836-8731					
JP	_____	002-FIN FINAL INSPECTION					04/18/2024
		Comments1: FENCE					
JP	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20240264	2033 WHITEKIRK LN	75		04/24/2024
		Comments1: PATIO -- JOHN 630-862-8053					
BC	_____ AM	001-RFR ROUGH FRAMING RESCHECK SF	20240265	2892 CRYDER WAY	440		04/18/2024
		Comments1: DECK -- RADU 312-765-3998					
BC	_____ AM	002-FIN FINAL INSPECTION					04/30/2024
		Comments1: DECK --- RADU 312-765-3998					
JP	14:00	001-PHF POST HOLE - FENCE	20240267	2491 ANNA MARIA LN	711		04/22/2024
		Comments1: MONICA					
JP	11:30	001-PHF POST HOLE - FENCE	20240270	2864 ALDEN AVE	329		04/10/2024
		Comments1: CANDACE -- 630-406-8410 X 220					
JP	_____ AM	001-PHF POST HOLE - FENCE	20240272	218 LEISURE ST			04/02/2024
		Comments1: JAZLYN 224-220-1042					
JP	_____	001-FIN FINAL INSPECTION	20240273	406 BLAINE ST	17		04/26/2024
		Comments1: SHED -- MIKE 630-391-1999					
JP	13:00	001-PHF POST HOLE - FENCE	20240276	596 ALDER CT	42		04/10/2024
		Comments1: PEERLESS					
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20240279	935 HOMESTEAD DR	115		04/05/2024
GH	_____ AM	001-FTG FOOTING	20240281	3047 JETER ST	579		04/30/2024
		Comments1: MW					

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ AM	001-FTG FOOTING	20240283	3096 JETER ST	572		04/30/2024
		Comments1: MW					
JP	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240292	323 SUTTON ST	196		04/16/2024
		Comments1: DANNY 630-253-2406					
JP	09:00	001-PHD POST HOLE - DECK	20240295	2798 CRANSTON CIR	98		04/05/2024
		Comments1: CHRIS 630-330-8038					
JP	_____ AM	002-PPS PRE-POUR, SLAB ON GRADE					04/16/2024
		Comments1: CHRIS 630-330-8038					
PR	_____ PM	001-ESW SEWER / WATER	20240296	1167 CODY CT	10		04/29/2024
		Comments1: BRAD 630-546-0540					
JP	_____ AM	001-PHF POST HOLE - FENCE	20240302	1844 WALSH DR	64		04/22/2024
		Comments1: LATE AM -- KENDALL COUNTY FENCE -- 630-5					
		Comments2: 54-2673					
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20240303	2124 TREMONT AVE	462		04/25/2024
		Comments1: PATIO					
GH	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20240309	435 NORWAY CIR	87		04/10/2024
		Comments1: ERIN 630-352-9506					
PR	_____	001-ESW SEWER / WATER	20240310	501 BIRCHWOOD DR	131		04/16/2024
		Comments1: KENDALL EXC 630-774-9914					
BC	_____ AM	002-FTG FOOTING					04/24/2024
		Comments1: 630-273-5932 -- B&R					
JP	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20240311	4449 TAMPA DR	1962		04/11/2024
		Comments1: PATIO -- GUS 331-715-8254					
JP	13:00	001-PHF POST HOLE - FENCE	20240313	2288 FAIRFAX WAY	501		04/05/2024
		Comments1: PEERLESS					
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20240314	701 CLOVER CT	1		04/05/2024
		Comments1: TY THIEL 630-774-4270					
JP	10:30	002-ROF ROOF UNDERLAYMENT ICE & W					04/09/2024
		Comments1: sending pictures PER JP PICS SENT-PASS					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240318	462 OMAHA DR	82		04/09/2024
		Comments1: ADVOCATE					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240319	1221 WILLOW WAY	212		04/10/2024
		Comments1: BRIUAN 224-612-3718					

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____ AM	002-PHD POST HOLE - DECK	20240329	322 W KENDALL DR	26		04/18/2024
		Comments1: CHRIS 630-330-8038					
JP	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240332	3111 GRANDE TR	493		04/30/2024
		Comments1: ART 630-801-1387					
BC	08:30	001-FIN FINAL INSPECTION	20240337	757 ARROWHEAD DR	102		04/08/2024
		Comments1: HVAC --					
JP	11:00	001-PPS PRE-POUR, SLAB ON GRADE	20240340	2146 NORTHLAND LN	81		04/09/2024
		Comments1: PATIO -- FRANK 630-624-1947					
JP	09:30	001-ROF ROOF UNDERLAYMENT ICE & W	20240341	348 E VAN EMMON ST			04/12/2024
		Comments1: FLAT TOP					
JP	11:00	001-PHF POST HOLE - FENCE	20240342	384 FONTANA DR	52		04/09/2024
		Comments1: 10-12 SERGIO 224-400-8403					
BF	_____ PM	001-FIN FINAL INSPECTION	20240343	1358 E SPRING ST	221		04/25/2024
		Comments1: SOLAR -- JOSE - 773-226-3982					
BF	_____ PM	002-FEL FINAL ELECTRIC					04/25/2024
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20240344	4612 PLYMOUTH AVE	995		04/05/2024
		Comments1: AIDAN 1030-1130					
BC	_____ AM	001-FIN FINAL INSPECTION	20240345	1409 ASPEN LN			04/17/2024
		Comments1: DECK -- NO ROUGH INSPECTION WAS DONE.					
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20240347	364 SUTTON ST	220		04/17/2024
		Comments1: CONTRACTOR DID NOT SCHEDULE AND COMPLETE					
		Comments2: D JOB W/O INSPECTION, PASSED WITH PHOTOS					
JP	_____ AM	001-PHD POST HOLE - DECK	20240348	1647 SHETLAND LN	37		04/18/2024
		Comments1: LATE AM -- CLEAN EDGE					
BC	_____ AM	002-RFR ROUGH FRAMING RESCHECK SF					04/23/2024
		Comments1: DECK -- CLEAN EDGE					
GH	_____ AM	003-FIN FINAL INSPECTION					04/26/2024
		Comments1: DECK -- CLEAN EDGE					
JP	_____ AM	001-PHF POST HOLE - FENCE	20240349	2871 ALDEN AVE	292		04/24/2024
		Comments1: LATE AM -- CEDAR RUSTIC -- 815-460-3449					
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20240356	239 WALSH CIR	37		04/25/2024
		Comments1: JIMMY 630-803-3187					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ PM	001-PHD POST HOLE - DECK Comments1: ALEX 480-678-1089	20240357	2654 GOULD CT	62		04/30/2024
BC	12:30	001-FIN FINAL INSPECTION Comments1: MICHELLE 630-309-1156	20240359	943 HAYDEN DR	123		04/25/2024
BC	_____ PM	002-BND POOL BONDING					04/25/2024
BC	_____	003-TRN TRENCH - (GAS, ELECTRIC,					04/25/2024
JP	08:00	001-PTO PREPOUR BASE FOR PATIO Comments1: MATT 815-582-6467	20240363	2903 CRYDER WAY	470		04/23/2024
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ABC	20240366	405 WOODWORTH ST			04/22/2024
GH	_____ AM	001-FTG FOOTING Comments1: MW	20240371	3095 CONSTITUTION WAY	507		04/24/2024
BC	_____ PM	002-FOU FOUNDATION Comments1: MW					04/25/2024
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ADVANCED	20240377	1207 BADGER ST	2		04/10/2024
GH	14:00 AM	001-PPS PRE-POUR, SLAB ON GRADE Comments1: SIDEWALK, PATIO & STEPS -- IVAN 224-210- Comments2: 4104	20240378	327 ANDREW DR	202	04/19/2024	
JP	_____ AM	001-FIN FINAL INSPECTION Comments1: GAZEBO -- MIKE 815-546-3009	20240384	1415 CHESTNUT LN	68		04/24/2024
GH	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: EXTREME	20240386	221 W ELIZABETH ST			04/15/2024
JP	_____	001-PHD POST HOLE - DECK	20240388	1338 CORALBERRY CT			04/19/2024
JP	_____ AM	002-PHD POST HOLE - DECK Comments1: ADDITIONAL PHS -- DAVE					04/30/2024
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: AIDAN 773-681-2443	20240391	2063 DEERPOINT LN	166		04/12/2024
JP	_____ AM	001-PTO PREPOUR BASE FOR PATIO Comments1: JONATHAN 630-465-3102	20240397	2648 GOULD CT	59		04/24/2024
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: AIDAN	20240406	2459 FAIRFAX WAY	244		04/15/2024

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240407	1843 WILD INDIGO LN	2	04/22/2024	
		Comments1: PABLO 708-945-1375					
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20240408	1002 INDEPENDENCE BLVD	11		04/23/2024
		Comments1: LIZ 630-631-7556					
JP	11:30	002-ROF ROOF UNDERLAYMENT ICE & W					04/24/2024
		Comments1: LIZ 630-631-7556					
JP	_____ AM	001-PHF POST HOLE - FENCE	20240409	522 HEARTLAND DR	185		04/23/2024
		Comments1: MID-AM -- CLASSIC					
JP	_____	002-FIN FINAL INSPECTION					04/26/2024
		Comments1: FENCE					
JP	13:00	001-PHF POST HOLE - FENCE	20240412	219 LEISURE ST			04/26/2024
		Comments1: MARIA 630-966-0208					
JP	11:30	001-PHF POST HOLE - FENCE	20240418	1217 WILLOW WAY	210		04/24/2024
		Comments1: AMERIDREAM -- 815-426-1127					
BC	_____ AM	001-TRN TRENCH - (GAS, ELECTRIC,	20240419	2396 HOLLENBACK CT	424		04/23/2024
		Comments1: PHIL 630-632-2949					
JP	_____ PM	001-PTO PREPOUR BASE FOR PATIO	20240426	3423 CALEDONIA DR	189		04/29/2024
		Comments1: VICTOR 630-788-1934					
GH	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240429	881 WINDETT RIDGE RD	97		04/26/2024
		Comments1: LEONARDO 630-440-7140					
JP	_____ AM	001-ROF ROOF UNDERLAYMENT ICE & W	20240430	2833 SILVER SPRINGS CT	248		04/30/2024
		Comments1: MANUEL -- 847-899-5272					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240432	411B ELM ST			04/23/2024
		Comments1: ABE					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240433	1167 HAMPTON LN	218		04/24/2024
		Comments1: JOSEPH JAMES					
JP	14:00	001-PHF POST HOLE - FENCE	20240446	822 WINDETT RIDGE RD	101		04/26/2024
		Comments1: MIGUEL 630-701-0592					
JP	_____ PM	001-PTO PREPOUR BASE FOR PATIO	20240447	2614 SEELEY ST	749		04/24/2024
		Comments1: GUS 331-717-8254					
JP	11:00	001-PHF POST HOLE - FENCE	20240450	1219 WILLOW WAY			04/30/2024
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20240452	683 HEARTLAND DR	72		04/24/2024
		Comments1: JIMMY 630-488-1750					

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240455	3357 SEELEY ST	804		04/30/2024
		Comments1: KEVIN 815-274-0031					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240461	1169 HAMPTON LN			04/25/2024
		Comments1: JUSTIN 331-203-3914					
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20240463	528 KELLY AVE	158		04/25/2024
		Comments1: RAUL					
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240466	1843 WILD INDIGO LN	2		04/25/2024
		Comments1: TIM -- 630-333-6393					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240472	410 ELM ST			04/25/2024
		Comments1: ABRAHAN					

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

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

PERMIT TYPE SUMMARY:		ADD ADDITION				4	
		AGP ABOVE-GROUND POOL				8	
		BSM BASEMENT REMODEL				24	
		COM COMMERCIAL BUILDING				8	
		CRM COMMERCIAL REMODEL				2	
		DCK DECK				17	
		DRV DRIVEWAY				1	
		ELE ELECTRIC				1	
		FNC FENCE				26	
		FOU FOUNDATION				8	
		GAZ GAZEBO				2	
		HVC HVAC UNIT/S				1	
		IGP IN-GROUND POOL				2	
		MSC MISCELLANEOUS				2	
		PTO PATIO / PAVERS				26	
		PVR PAVER				2	
		REM REMODEL				5	
		ROF ROOFING				39	
		RS ROOFING & SIDING				3	
		SFA SINGLE-FAMILY ATTACHED				287	
		SFD SINGLE-FAMILY DETACHED				555	
		SHD SHED/ACCESSORY BUILDING				2	
		SID SIDING				5	
		SOL SOLAR PANELS				8	
		WIN WINDOW REPLACEMENT				1	
INSPECTION SUMMARY:		ABC ABOVE CEILING				2	
		ADA ADA ACCESSIBLE WALK WAY				7	
		BG BASEMENT AND GARAGE FLOOR				20	
		BKF BACKFILL				26	
		BND POOL BONDING				4	
		BSM BASEMENT FLOOR				6	
		EFL ENGINEERING FINAL SITE				49	
		ELS ELECTRIC SERVICE				5	
		EPW PUBLIC WALK				24	
		ESW SEWER / WATER				13	
		FEL FINAL ELECTRIC				36	
		FIN FINAL INSPECTION				64	
		FMC FINAL MECHANICAL				32	
		FOU FOUNDATION				31	
		FTG FOOTING				36	
		GAR GARAGE FLOOR				9	
		GPL GREEN PLATE INSPECTION				23	
		INS INSULATION				33	
		MIS MISCELLANEOUS				1	
		OCC OCCUPANCY INSPECTION				1	
		PHD POST HOLE - DECK				11	

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		PHF		POST HOLE - FENCE		20	
		PLF		PLUMBING - FINAL OSR READY		31	
		PLR		PLUMBING - ROUGH		33	
		PLU		PLUMBING - UNDERSLAB		26	
		PPS		PRE-POUR, SLAB ON GRADE		69	
		PTO		PREPOUR BASE FOR PATIO		70	
		PWK		PRIVATE WALKS		1	
		REI		REINSPECTION		26	
		REL		ROUGH ELECTRICAL		32	
		RFR		ROUGH FRAMING RESCHECK SFD SFA		37	
		RMC		ROUGH MECHANICAL		31	
		ROF		ROOF UNDERLAYMENT ICE & WATER		43	
		STP		STOOPS		66	
		SUM		SUMP		13	
		TRN		TRENCH - (GAS, ELECTRIC, ETC)		3	
		WAT		WATER		9	
		WK		SERVICE WALK		61	
		WKS		PUBLIC & SERVICE WALKS		35	
INSPECTOR SUMMARY:		BC		BOB CREADEUR		127	
		BF		B&F INSPECTOR CODE SERVICE		29	
		BKF		BRISTOL KENDALL FIRE DEPT		1	
		ED		ERIC DHUSE		40	
		GH		GINA HASTINGS		439	
		JP		JOHN PETRAGALLO		223	
		PBF		PLUMBER		110	
		PR		PETER RATOS		55	
		PW				15	
STATUS SUMMARY:		A		PR		2	
		C		BC		10	
		C		BF		10	
		C		BKF		1	
		C		ED		14	
		C		GH		34	
		C		JP		16	
		C		PBF		5	
		C		PR		16	
		C		PW		6	
		I		BC		101	
		I		BF		16	
		I		GH		329	
		I		JP		176	
		I		PBF		81	
		I		PR		36	
		I		PW		2	

INSPECTIONS SCHEDULED FROM 04/01/2024 TO 04/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		T	BC			16	
		T	BF			3	
		T	ED			26	
		T	GH			76	
		T	JP			30	
		T	PBF			24	
		T	PR			1	
		T	PW			7	
		V	JP			1	

REPORT SUMMARY: 1,039



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

Agenda Item Number

New Business #3

Tracking Number

EDC 2024-37

Agenda Item Summary Memo

Title: Property Maintenance Report for April 2024

Meeting and Date: Economic Development Committee – June 4, 2024

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Pete Ratos Community Development
Name Department

Agenda Item Notes:



Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Jori Behland
Date May 1, 2024
Subject: April Property Maintenance

Property Maintenance Report April 2024

There were 2 cases heard in April 2024

04/01/2024

N 2711	404 River St	Permit Required	Dismissed
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04/15/2024

N 4478	2004 Marketview Dr	Unsafe Conditions	Dismissed
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Case Report

04/01/2024 - 04/30/2024

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING	POSTED	FINDINGS	PUBLIC WORKS TO MOW
20240041	4/30/2024	1231 Clearwater Dr	Grass/Weeds Height	CLOSED		COMPLIANT					
20240040	4/29/2024	2611 N Bridge St	Permit Required	CLOSED		COMPLIANT					
20240039	4/29/2024	451 Honeysuckle Ln	Grass/Weeds Height	CLOSED		COMPLIANT					
20240038	4/29/2024	1821 S Bridge St	Light Pollution	TO BE INSPECTED							
20240037	4/24/2024	710 Heustis	Accumulation of Rubbish/Grass Weeds Height	IN VIOLATION							
20240036	4/23/2024	208 W Van Emmon	Accumulation of Rubbish	IN VIOLATION							
20240035	4/23/2024	2450 Sage Ct	Grass/Weeds	CLOSED		COMPLIANT					
20240034	4/22/2024	1145 N Bridge St	Junk/Debris	CLOSED							
20240033	4/22/2024	708 E Veterans Pkwy	Grass/Weeds Height	CLOSED		COMPLIANT					
20240032	4/15/2024	634 W Veterans Pkwy	Permit Required	CLOSED		COMPLIANT					
20240031	4/9/2024	05-04-431-002	Dumping	CLOSED		COMPLIANT					
20240030	4/9/2024	Bristol Bay Sub - Moda	Garbage/Debris	CLOSED		COMPLIANT					
20240029	4/3/2024	PIN 02-33-155-003 Mill/Hydraulic	Unsecured Vacant Structure	CLOSED		COMPLIANT					
20240028	4/1/2024	384 Fontana	Commencing Work W/O Permit	CLOSED		COMPLIANT					

Total Records: 14

5/1/2024



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

Agenda Item Number

New Business #4

Tracking Number

EDC 2024-38

Agenda Item Summary Memo

Title: Economic Development Report for May 2024

Meeting and Date: Economic Development Committee – June 4, 2024

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:



651 Prairie Pointe Drive • Yorkville, Illinois • 60560
Phone 630-209-7151
Monthly Report – June 2024 EDC Meeting of the United City of Yorkville

May 2024 Activity New Development:

- **John Chambers Garage – 1821 S. Bridge Street - Lot 1 Fountain Village:** Yorkville resident **John Chambers** is opening a garage that specializes in custom interior restorations, custom fabrications, and mechanical repairs. John has over 40 years of experience in this industry, and also works on boats, and other vehicles that require this type of expertise. John expects to be open for business around July 1st. **Eleno Silva**, the owner of Martini Banquets, built this new 5,800 square foot building.
- **Youniverse Collective – 1953 S. Bridge Street – Fountain Village Development:** Yorkville resident **Dominic Cappelletti** would like to open a tattoo collective. The license is being discussed at the June 2024 EDC meeting.

May 2024 Previously Reported Updates:

- **Triple T Express Car Wash - 1981 S. Bridge Street – Fountain Village Development:** Local residents **Allison and Steve English** have applied for a building permit to construct a new free-standing tunnel car wash, just north of Walgreens. This will be the first car wash on Yorkville's "south-side". A tunnel car wash is an automated car wash that uses belts to move a vehicle through a series of cleaning stations. They are hopeful to begin construction later in 2024, and have this business open in early 2025.
- **Opal Banquets & New Hotel – 577 E Kendall Drive – Kendall Crossing:** Hotel owner **Sonny Shah** is preparing to apply for a building permit to complete his project at Kendall Crossing. The foundation for this building was made back in 2019. At this time, the plan includes a first-floor banquet center that will accommodate 450 guests, a small restaurant and bar that will be open to the public, a second-floor roof top bar, and 4 additional floors of hotel rooms. The hotel "flag" has not yet been disclosed. Construction will begin later this spring, with the goal of opening in summer of 2025.
- **Summers Plumbing Heating & Cooling – 724 E Veterans Parkway – The Heartland Center:** Yorkville High School graduate class of 1995 **Dave Vick** is very happy to be relocating and expanding to this new building that is under construction. Summers offers residential plumbing, heating and air conditioning services. They have 12 locations in the Midwest. It is an employee owned business. They will occupy 3,600 square feet of the 7,200 square feet. They are hoping to be in this location in summer 2024.
- **Langston Pediatric Physical Therapy – 724 E. Veterans Parkway – The Heartland Center:** **Laura Langston** and her team have offered these important services in Yorkville since 2010. The business is currently located at 10 Savaranos Drive. They will be relocating and expanding into 3,600 square feet of the 7,200 square feet. The building is currently under construction. They are hoping to be operational in this new location, in summer 2024.
- **iBoba "The Bubble Shop" – 928 N Bridge Street – Walnut Plaza Center:** **Shiraz Hassan** and his partners are very excited to bring this popular boba tea drink shop to Yorkville. It is their fourth location in Chicagoland. Their passion for crafting exceptional bubble tea is also matched by their dedication to their customers. They source top-notch ingredients, and serve up an array of flavors to satisfy all cravings. They plan to be open in early June 2024. You can learn more by visiting their website <https://www.ibobausa.com>
- **Association for Individual Development (AID) - 101 Saravanos Drive – Stagecoach Crossing:** AID has purchased a bigger building in Yorkville, and are moving all of their services to the new location in Stagecoach Crossing. The organization has outgrown their existing building, which is located at 708 N. Bridge Street. The new location was formerly the Morris Hospital Yorkville campus. There are some minor adjustments which be made to the new location, and it should be fully operational later 2024. **The reason that they have not been able to move into their new location, is that the site has to be certified by the State of Illinois. This process is very time intensive.** AID will be adding child and adolescent services in the new location.
- **Children's Courtyard – 708 E Veterans Parkway – Heartland Center:** Children's Courtyard is owned by the Learning Care Group, which is the second largest early education and childcare operator in the US. They have a total of 11 childcare center brands. Yorkville will be a Children's Courtyard, which specializes in offering an active learning experience. This building was formerly, The Heartland School. The new school will create 30 new jobs and serve approximately 170 students. The building will undergo a complete interior renovation, adding state of the art equipment, and upgrading of the playground. It will be open in the fall of 2024. You can learn more by visiting their website <https://www.childrencourtyard.com>
- **QuikTrip – Located at the northeast corner of Routes 47 and 71:** This is the new developer/business who has this property under contract. While the property has been rezoned to B3. The site plan, and "special use" has been approved. QuikTrip is new to Illinois, but NOT a new company. It is a privately held company that was founded in 1958 and is based in Tulsa, Oklahoma. QuikTrip has grown to more than an \$11 billion company, with more than 900 stores in 14 states. They have over 24,000 employees nationwide. Construction is slated to begin in August 2024. Opening of Yorkville's QuikTrip is slotted for summer 2025.
- **Gerber Collision & Glass - 1203 N. Bridge Street:** Gerber has submitted necessary plans and has applied for the building permits. They have also demolished the existing building, and will build an entirely new facility. It will take approximately 10 months to complete the project. Opening is planned for summer 2025. **Special thank you to "Gerber" for working with both BKF (fire), and the Kendall County SRT Team (police). Both have been able to utilize the building prior to demo, for training.**
- **Continue working with a variety of other potential business owners.** There are a variety of parties doing due diligence on space to lease and buildings and land to purchase. Information will be forthcoming.
- **Attended ICSC RECON Conference in Las Vegas from May 19th to May 22nd.**

Respectfully submitted,

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



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

Agenda Item Number

New Business #5

Tracking Number

EDC 2024-39

Agenda Item Summary Memo

Title: PZC 2024-12 – 102 Worsley Street (Rezoning)

Meeting and Date: Economic Development Committee – June 4, 2024

Synopsis: Proposed rezoning of 102 Worsley Street from R-1 Single Family Suburban Residence District to R-2 Single-Family Traditional Residence District.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Sara Mendez Community Development
Name Department

Agenda Item Notes:

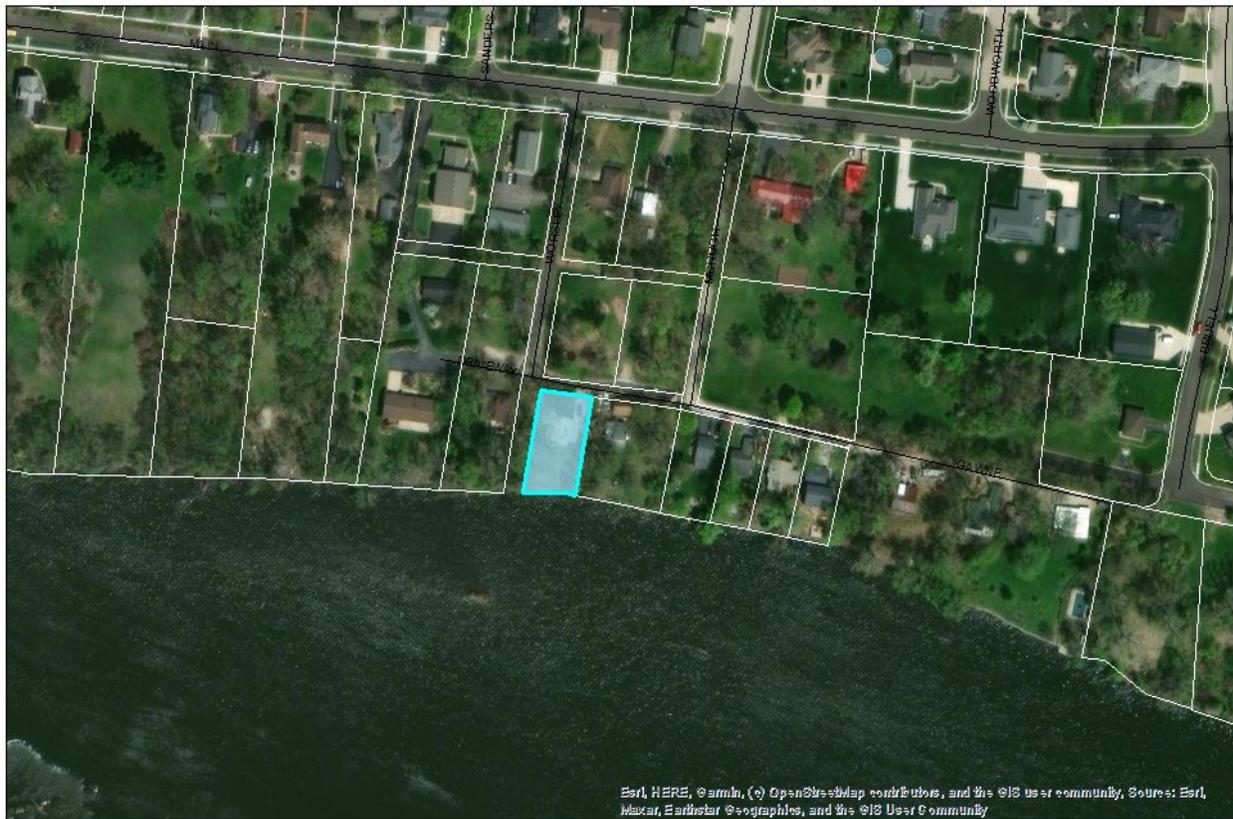


Memorandum

To: Economic Development Committee
From: Sara Mendez, Planner I
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: May 28, 2024
Subject: **PZC 2024-12 102 S Worsley Street (Rezone)**

SUMMARY:

The petitioner, Steve Holland, is seeking rezoning approval for an approximately 0.28-acre parcel at 102 Worsley Street in Yorkville, Illinois. The property is located south of East Main Street, immediately east of Worsley Street, and north of the Fox River in Yorkville, Illinois. The property is currently zoned R-1 Single-Family Suburban Residence District and is vacant. The petitioner is seeking to rezone the property to R-2 Single-Family Traditional Residence District with the intention of constructing a multigenerational single-family home.



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

102 WORSLEY ST

United City of Yorkville, Illinois
Date: April 9, 2024
File Location: I:\ARCGIS TEMPLATES\102 WORSLEY ST



PROPERTY BACKGROUND:

As previously mentioned, the property is located south of East Main Street, immediately east of Worsley Street, and north of the Fox River.



The parcel is approximately 11,969 square feet. Due to the property being slightly smaller than the required minimum lot size of 12,000 for the requested R-2 zoning classification, the petitioner is also seeking a variance.

The property is located in the older part of town in the historic Bristol area and once had a two-story home which faced the Fox River. The home was constructed in 1900 and in its original condition, the home had 4 beds, 2 baths, and was 1,862 square feet. However, according to the petitioner, the home had been vacant for the last 10 years until the parcel was purchased on June 21, 2022 and the home and detached garage were subsequently demolished pursuant to a building permit . The parcel in its current state is shown in the photo to the left.

It is also important to note, the property is adjacent to Worsley Street, an unimproved dedicated future right-of-way. The right-of-way is located to the west of the property and is planned to connect it to Gawne Lane to the north.

PROPOSED REQUEST:

The petitioner is seeking to rezone the parcel from R-1 Single-Family Suburban Residence District to R-2 Single-Family Traditional Residence District to construct a single-family multi-generational home. A multi-generational home typically houses more than one adult generation of family members in the same home. The living arrangements can include grandparents, parents, and their adult children. It can also include extended family and in-laws. According to the petitioner, the purpose of the rezoning is to have the property zoned in a way that is more applicable to the actual size of the property and to allow the petitioner to have smaller setbacks that would accommodate the design of the home.



Initially, staff was concerned if the R-2 Single-Family Traditional Residence District was the most appropriate zoning district based on the site plans, which could be interpreted as multi-family housing. However, after a review of the plans by Pete Ratos, Building Code Official, the site plans properly reflect a single-family structure. Per Mr. Ratos’s comment, “In the case of a structure like this the defining factor between single family and multifamily would be interconnectivity of the spaces. In the case of this home there is a main center staircase the interconnects all three levels and the common living areas. In my opinion this design would not be conducive to multifamily use but would work well for a multi-generational home. The 2018 IRC provides us with the minimal facilities required for habitable space but it does not put a cap on the number of those minimally the required facilities per structure. I will make sure to reiterate to the owner that this is a single-family home and cannot be treated as a multifamily home in any way shape or form.”

SITE ANALYSIS:

To consider the appropriateness for the rezoning request, an evaluation of the surrounding land uses and zoning is conducted. The immediate vicinity of 102 Worsley Street is primarily zoned residential, as illustrated in the table below.

	Zoning	Land Use
North	R-2 Single-Family Traditional Residence District	Vacant
South	Fox River	Water Course
East	R-1 Single-Family Suburban Residence District	Single-Family Home
West	R-3 Multi-Family Attached Residence District	Multi-Family Home

Although the proposed single-family home is consistent with the existing surrounding zoning and land uses, the proposed property still requires one (1) variance to comply with the requested R-2 Single-Family

Traditional Residence Standards. The variance pertains to the minimum lot size, as detailed in the table below.

<u>REGULATIONS</u>	<u>CURRENT ZONING</u> R-1 <u>REGULATIONS</u>	<u>PROPOSED ZONING</u> R-2 <u>REGULATIONS</u>	<u>PROPOSED SITE PLAN</u>	<u>VARIANCE DIFFERENCE FROM R-2 STANDARDS</u>
Minimum Lot Size	18,000 sq. ft.	12,000 sq ft	11,969 sq. ft.	Decrease of 31 feet
Maximum Lot Width	100 feet	80 feet	80 feet	-
Minimum Front Setback	40 feet	30 feet	30 feet	-
Minimum Side Yard Setback	15 feet	10 feet	16 feet	-
Minimum Corner Side Yard Setback	40 feet	30 feet	30 feet	-
Minimum Rear Setback	50 feet	40 feet	45 feet	-
Maximum Building Height	30 feet	30 feet	27 feet	-
Maximum Lot Coverage	50%	45%	13%	-

The variance needed is not a significant change to the standards of the R-2 zoning district and align with the character of the neighborhood as illustrated in the aerial below.



COMPREHENSIVE PLAN:

According to Yorkville’s Comprehensive Plan, the subject property’s future land use is classified as “Suburban Neighborhoods” which is intended to create well-designed, walkable neighborhoods that incorporate open space and appropriate linkages to surrounding districts or areas. The current land use and the proposed detached single-family home are consistent with Yorkville’s Comprehensive Plan.

STAFF COMMENTS:

While staff is generally supportive of the request to rezone the property to R-2 Single-Family Traditional Residence District, the owner of the subject property, Peter McKnight, has not formally executed the application for rezoning and variance. Typically, staff does not forward requests for action without having such formal documentation in place. However, Mr. McKnight has provided authorization, via the attached email, for the petitioner to advance to the Economic Development Committee meeting at this time. Given these circumstances, this request will **not** be advanced to the tentatively scheduled public hearing before the Planning and Zoning Commission meeting on July 10, 2024 until formal written authorization is received by the owner of record.

ATTACHMENTS:

1. Rezoning Application
2. Legal Description
3. Plat of Survey (photograph)
4. Site Plans
5. Public Hearing Notice

From: [Peter McKnight](#)
To: [Daniel J Kramer](#); [Krysti Barksdale-Noble](#)
Subject: Worsley property lot A and B, and 102 Worsley Stree
Date: Thursday, May 30, 2024 1:53:30 PM

Hi Krysti,

Please accept this letter as my permission to have the worsley property being purchased from me to be on the agenda for Tuesday .

I am expecting to hear from my attorney to provide me with the proper instruction and potential liability prior to the meeting.

Thank You

Peter McKnight



United City of Yorkville 651
Prairie Pointe Drive
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 651
Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

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

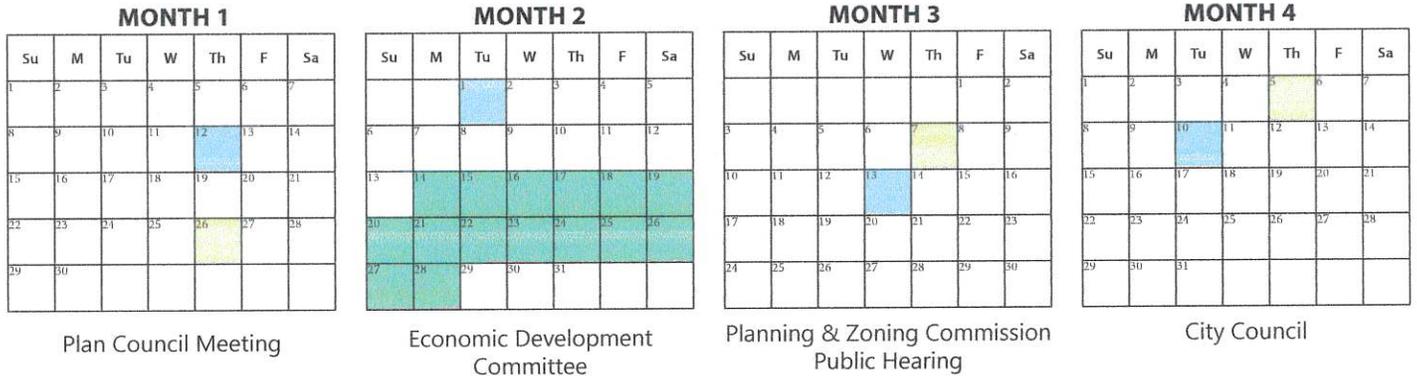
- Detailed Schedule After Complete Submission
- Public Hearing Notice Language
- Posting of the Public Notice in a Local Newspaper
- Public Hearing Sign Application
- Draft Ordinance & Signatures for Recording



United City of Yorkville 651
 Prairie Pointe Drive
 Yorkville, Illinois, 60560
 Telephone: 630-553-4350
 Fax: 630-553-7575
 Website: www.yorkville.il.us

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)



United City of Yorkville 651
 Prairie Pointe Drive
 Yorkville, Illinois, 60560
 Telephone: 630-553-4350
 Fax: 630-553-7575
 Website: www.yorkville.il.us

APPLICATION FOR REZONING

APR 03 2024

Community Development Department

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



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APPLICATION FOR REZONING

DATE:	PZC NUMBER:	DEVELOPMENT NAME:
PETITIONER INFORMATION		
NAME: Steve Holland	COMPANY:	
MAILING ADDRESS: [REDACTED]		
CITY, STATE, ZIP: [REDACTED]	TELEPHONE: <input type="radio"/> BUSINESS <input checked="" type="radio"/> HOME [REDACTED]	
EMAIL: steve.holland@beachfordogs.com	FAX:	
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE:		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS: 102 Worsley St, Yorkville, IL 60560		
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: <i>Property is on the North Side of the River</i>		
CURRENT ZONING CLASSIFICATION: R-1	REQUESTED ZONING CLASSIFICATION: R-2	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: R-2	TOTAL ACREAGE: .28	
ZONING AND LAND USE OF SURROUNDING PROPERTIES		
NORTH: R-1		
EAST: R-1		
SOUTH: River		
WEST: R-1		
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)		
<i>02-33-129-004</i>		



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APPLICATION FOR REZONING

ATTORNEY INFORMATION

NAME: *Jamie White* COMPANY: *White law*
MAILING ADDRESS: *160 S. Municipal DR Suite #100*
CITY, STATE, ZIP: *SUGAR GROVE, IL 60554* TELEPHONE: *630-466-1600*
EMAIL: *Lawyers@JWhite-law.com* FAX: *630-466-9972*

ENGINEER INFORMATION

NAME: *Jiun-Guang Lin* COMPANY: *Ridgeline Consultants*
MAILING ADDRESS: *1661 Aucutt Road*
CITY, STATE, ZIP: *Montgomery, IL 60538* TELEPHONE: *630-801-7927*
EMAIL: *jlin@ridgelineconsultantsllc.com* FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: *Same ↑* COMPANY:
MAILING ADDRESS:
CITY, STATE, ZIP: TELEPHONE:
EMAIL: FAX:

ATTACHMENTS

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

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

See Plat Survey



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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 zone class is R-1 - Residential
Proposed zone class is R-2 - Residential

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:

NONE

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

Property value will increase

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

NOT APPLICABLE



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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:

10 years.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

Improvement/use of river as a resource for enjoyment

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

The purpose of the development is the improvement of this portion of the riverfront.

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):

NO IMPACT



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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:

Better access to the river for the enjoyment of the community and the adjacent lots.

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

The subject property is SUITABLE and meets all R-2 requirements.
 (12,000 s.f., 80' wide lot, 10' setbacks and 40' rear setback)

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

4-2-24

 DATE

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

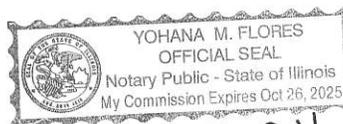


 OWNER SIGNATURE

4-2-24

 DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:



4-2-24

Yohana Flores



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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 102 Worsley St.
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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: Steve Holland	COMPANY:
MAILING ADDRESS: [REDACTED]	
CITY, STATE, ZIP: [REDACTED]	TELEPHONE: [REDACTED]
EMAIL: steve.holland@beachfordogs.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.

Steve Holland

 PRINT NAME


 SIGNATURE

Owner

 TITLE
 4.2.24

 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)*

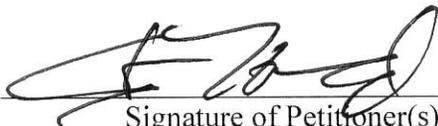
INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

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, Steve Holland, 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 4.2, 2024.



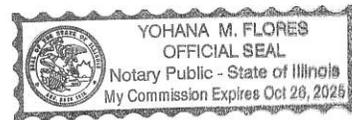
Signature of Petitioner(s)

Subscribed and sworn to before me this

2ND day of April, 2024

Yohana M. Flores

Notary Public





United City of Yorkville
651 Prairie Pointe Drive
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: 102 Worsley St		PARCEL NUMBER:
SUBDIVISION:		LOT/UNIT:
APPLICANT INFORMATION		
NAME: Steve Holland	TELEPHONE: <input checked="" type="radio"/> HOME <input type="radio"/> BUSINESS [REDACTED]	
ADDRESS: [REDACTED]	E-MAIL: <input checked="" type="radio"/> HOME <input type="radio"/> BUSINESS	
CITY, STATE, ZIP: [REDACTED]	FAX:	
SIGN INFORMATION		
DATE OF PICK UP:	NUMBER OF SIGNS:	
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:	
<p>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, 651 Prairie Pointe Drive, Yorkville, Illinois, immediately following the date of the public hearing.</p> <p>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.</p> <p>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.</p>		
 SIGNATURE/AUTHORIZED AGENT		4-2-24 DATE
DATE RETURNED: _____		
RECEIVED BY: _____		PZC# _____

PLAT OF SURVEY

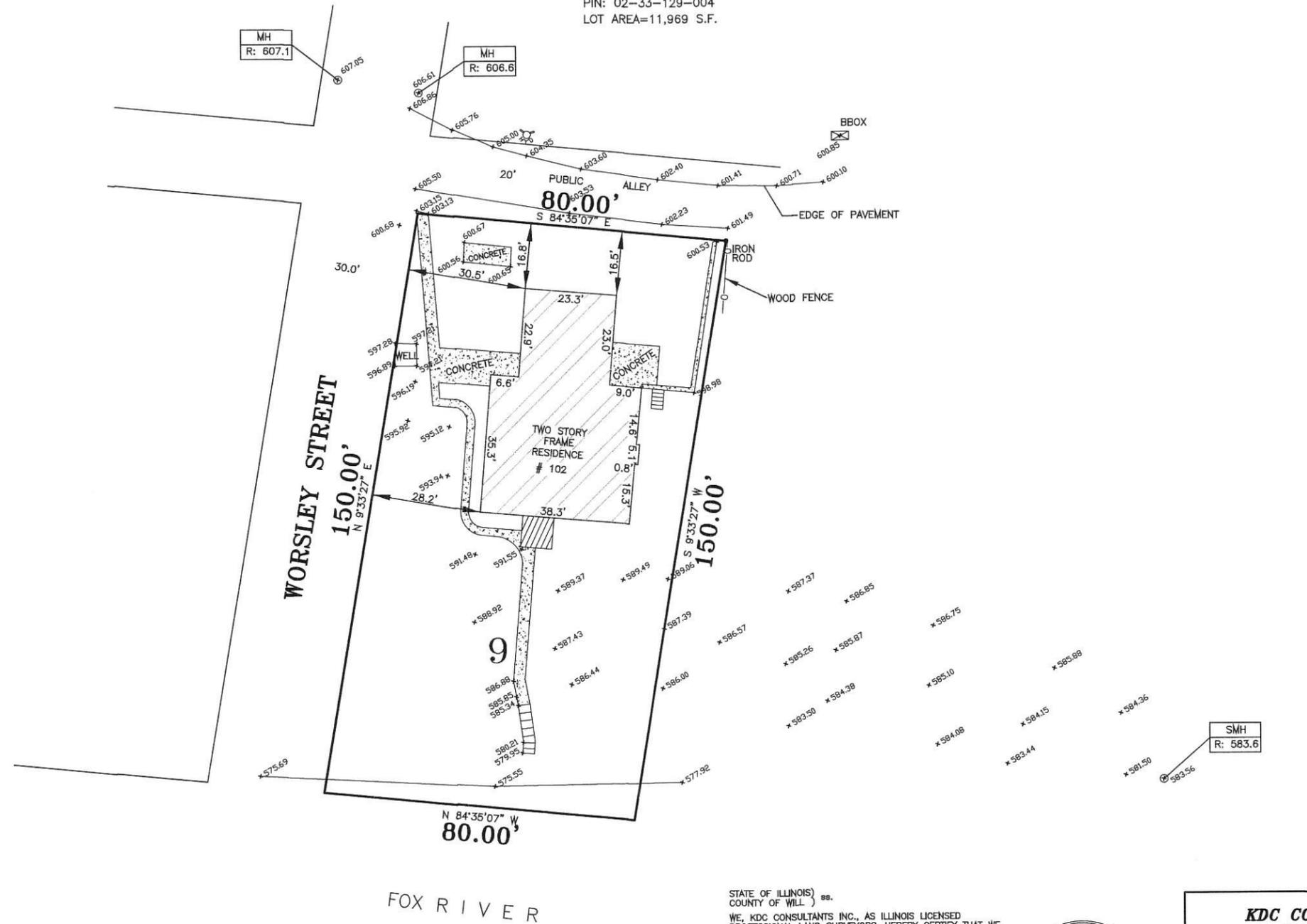
OF

LOT 9 IN BLOCK 2 OF WORSLEY'S ADDITION TO THE VILLAGE OF BRISTOL, IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE PRINCIPAL MERIDIAN, IN THE VILLAGE OF BRISTOL, KENDALL COUNTY, ILLINOIS.

COMMON ADDRESS: 102 WORSLEY STREET
YORKVILLE, IL

PIN: 02-33-129-004
LOT AREA=11,969 S.F.

EXHIBIT A



SCALE: 1" = 20'

COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT MAY NOT HAVE BEEN FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS. SUBJECT TO EASEMENTS OF RECORD.

DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT THE PERMISSION OF KDC CONSULTANTS, INC. THIS PLAT IS NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES. © COPYRIGHT, ALL RIGHTS RESERVED.

STATE OF ILLINOIS) ss.
COUNTY OF WILL)

WE, KDC CONSULTANTS INC., AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS.

SURVEYED 5TH DAY OF MARCH 2021.
SIGNED THIS 4TH DAY OF AUG. 2021.

BY: _____
PROFESSIONAL ILLINOIS LAND SURVEYOR No. 3184



LICENSE EXPIRATION
11-30-2022

PREPARED BY:
KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545 FAX: 645-0546

PREPARED FOR:
INTEGRITY INVESTMENT

PROJECT
21-02-024

1 PAGE
OF 1

RESIDENTIAL GENERAL NOTES

- SECTION 0100 GENERAL
- MEANS AND METHODS AND SAFETY OF WORK: THE ARCHITECT SHALL NOT CONTROL OR SPECIFY ANY MEANS OR METHODS OF ANY WORK PERFORMED BY THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR. ALL ISSUES OF JOBSITE SAFETY SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, THE CONSTRUCTION MANAGER OR THE OWNER IF THE OWNER IS ACTING AS GENERAL CONTRACTOR OR CONSTRUCTION MANAGER.
 - INSURANCE: ALL CONTRACTORS SHALL HAVE A MINIMUM OF ONE MILLION DOLLARS OF INSURANCE COVERAGE FOR PROPERTY AND PERSONAL LIABILITY INSURANCE FOR THE PERFORMANCE OF THE WORK AND TRANSPORTATION TO AND FROM THE JOBSITE. ALL CONTRACTORS EMPLOYING OTHERS SHALL HAVE WORKMAN'S COMPENSATION INSURANCE AS REQUIRED BY THE STATE OF ILLINOIS. ALL CONTRACTORS SHALL SUPPLY THE OWNER WITH CURRENT CERTIFICATES OF INSURANCE THAT NAME THE OWNER AND THE ARCHITECT AS "ALSO INSURED". SUBMITTAL OF A BID SHALL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS SUCH INSURANCE OR WILL PROVIDE SUCH INSURANCE. NOT SUBMITTING SUCH CERTIFICATES SHALL NOT CONSTITUTE WAIVING OF CONTRACTOR'S REQUIREMENT TO CARRY INSURANCE THROUGHOUT THE DURATION OF THE JOB. BIDDER AGREES THAT NON-SUBMITTAL OF AN INSURANCE CERTIFICATE IS GROUNDS FOR WITHHOLDING PAYMENT BY OWNER UNTIL CERTIFICATE IS FILED WITH THE OWNER.
 - ERRORS AND CONFLICTS ON THE DRAWINGS: THE GENERAL CONTRACTOR OR CONST. MANAGER SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS ON THE DESIGN DRAWINGS AND ANY SHOP DRAWINGS. THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR VERIFYING AND CHECKING THE LAYOUT AND CONSTRUCTION OF ALL SUBCONTRACTORS, AND HIS OWN WORK. THE ARCHITECT SHALL NOT BE LIABLE FOR CORRECTIVE WORK OR REMOVAL OF RESULTING FROM ERRORS OR CONFLICTS ON THE DESIGN DRAWINGS IF THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER FAILS TO CHECK THE DRAWINGS OR THE LAYOUT FOR CONFORMANCE WITH THE OVERALL DESIGN CONCEPT. SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING THAT ANY EQUIPMENT OR FIXTURES SPECIFIED BY MODEL NUMBER ETC. IS THE APPROPRIATE MODEL NUMBER, WITH THE APPROPRIATE FITTINGS, ATTACHMENTS, TRIMS, ETC. FOR THE TYPE OF CONSTRUCTION INTO WHICH THE EQUIPMENT, DEVICE OR FIXTURE IS TO BE INSTALLED. THE ARCHITECT ASSUMES NO LIABILITY FOR CORRECTION OR REPLACEMENT OR RESTOCKING FEES FOR MATERIALS ORDERED BY ANY CONTRACTOR OR SUBCONTRACTOR WHO DOES NOT VERIFY MODEL NUMBERS AND CONTEXT OF THE INSTALLATION.
 - GENERAL CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM HIMSELF OF ALL EXISTING CONDITIONS AND LIMITATIONS AFFECTING THE WORK. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.
 - DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. CONTACT ARCHITECT FOR ANY CLARIFICATIONS.
 - ALL WORK TO BE DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES WHICH HAVE AUTHORITY OVER THIS PROJECT.
 - THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS NECESSARY AND INCIDENTAL FOR HIS INSTALLATION.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL TOOLS, DEBRIS AND GENERAL CLEAN-UP.
 - GENERAL CONTRACTOR TO UNCONDITIONALLY GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE WORK AND MATERIALS.
 - THE G.C. SHALL BUILD THE BUILDING IN ACCORDANCE WITH THE MINIMUM STANDARDS OF THE INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL BUILDING CODES
 - G.C. TO COMPLY WITH FEDERAL OSHA STANDARDS

- SECTION 0200 SITE
- EXCAVATION: UNLESS NOTED OTHERWISE, ASSUMED BEARING CAPACITY FOR FOUNDATION DESIGN IS 3000 PSF. NOTIFY ARCHITECT IMMEDIATELY IF PROPER BEARING IS NOT EVIDENT. PROVIDE SOILS REPORT W/ FOOTING P.P. IF APPLIES
 - SITE CLEARING: DO NOT REMOVE ANY TREES OR VEGETATION OUTSIDE OF THE IMMEDIATE AREA OF THE HOUSE. OBTAIN OWNERS WRITTEN PERMISSION BEFORE REMOVING ANY TREE OVER 2" DIAMETER. STOCKPILE TOPSOIL AND REAPPLY TO FINISH GRADE AROUND HOUSE. FINISH GRADE SHALL BE +/- 1" OF GRADES SHOWN ON DRAWING. IF NO GRADES ARE INDICATED, GRADE FOR PROPER DRAINAGE AWAY FROM AND AROUND THE HOUSE. MAINTAIN GRADE MIN. 8" BELOW TOP OF FOUNDATION.
 - AREAS NOTED "UNEXCAVATED" AND ALL AREAS BELOW CONCRETE SLABS SHALL HAVE UNSUITABLE MATERIALS REMOVED AND BE PROPERLY COMPACTED BEFORE GRANULAR FILL IS PLACED AND COMPACTED
 - CALL "J.U.L.I.E." 1-800-892-0123 OR "DIGGER" 1-312-744-7000 AT LEAST 48 HOURS BEFORE YOU DIG. (TWO WORKING DAYS)
 - COMPLIANCE WITH UNDERGROUND AND OVERHEAD FACILITIES REGULATIONS MUST BE DONE BEFORE WORK BEGINS

- SECTION 0300 CONCRETE
- 4" DRAIN TILE: 4" PERFORATED PVC FOUNDATION DRAIN TILE ALL AROUND THE FOUNDATION CONNECTED TO SUMP PUMP. PROVIDE 2" MIN. WASHED STONE BED AND 12" MIN. STONE COVER. PROVIDE 4" DIA. VERTICAL PIPE FROM EACH WINDOW WELL DOWN TO DRAIN TILE, FILL W/ STONE. COVER DRAIN TILE WITH APPROVED FILTER MEMBRANE MATERIAL (DRAIN TILE IN A SOCK TYPE)
 - CONCRETE: USE 3000 PSI (AT 28 DAYS) COMPRESSIVE STRENGTH. TRANSIT MIXED CONCRETE: ASTM C-90 UNLESS NOTED OTHERWISE. USE AIR ENTRAINING ADMIXTURE FOR ALL FLATWORK EXPOSED TO WEATHER. PITCH ALL EXTERIOR CONCRETE SLABS AND WALKS 1/8" AWAY FROM THE HOUSE.
 - ALL FOOTINGS TO BEAR NO LESS THAN 42" BELOW FINISHED GRADE ON UNDISTURBED, INORGANIC SOIL, WITH AN ALLOWABLE BEARING CAPACITY OF 3,000 P.S.F.
 - ESCAPE LADDER IS REQUIRED FOR ESCAPE WINDOW. PROVIDE WINDOW WELL COVER ON ALL WINDOW WELLS.
 - SEALED SUMP PUMP PIT REQUIRED FOR PASSIVE RADON SYSTEM

- SECTION 0400 MASONRY
- MASONRY: USE GALVANIZED CORRUGATED BRICK TIES ATTACHED TO SHEATHING AND STUDS AT 16" O.C. HORIZ (NOT TO EXCEED 24" & 16" VERT. USE TYPE "M" MORTAR, NATURAL COLOR UNLESS INDICATED OTHERWISE ON THE DRAWING. PROVIDE COTTON ROPE LOOPED BETWEEN EACH TWO ADJACENT WEEP HOLES. LOCATE WEEP HOLES 24" O.C. USE PVC BASE FLASHING AND PVC FLASHING AT WINDOW SILLS AND HEADS

- SECTION 0500 METALS
- ANCHOR BOLT - ALL WOOD PLATES ANCHORED TO CONCRETE TO HAVE 1/2"x10" HOOKED BOLTS WITH 7" EMBEDMENT SPACED MAX. 6'-0" O.C. AND WITHIN 12" OF ALL CORNERS (MIN. 2 PER PLATE)
 - ALLY COLUMNS SPECIFIED ARE OUTSIDE DIAMETER OF STANDARD WEIGHT, UNLESS NOTED OTHERWISE. THEY SHALL BE FURNISHED WITH 6"x10"x3/4" BASE PLATES, AND 6"x10"x1/2" CAP PLATES, UNLESS NOTED. BASE PLATES AND CAP PLATES SHALL BE SECURED DIRECTLY TO FOUNDATIONS AND STEEL BEAMS WITH 2-1/2" DIAMETER BOLTS (MINIMUM)

- SECTION 0600 WOOD
- FRAMING LUMBER SPECIES AND BASE VALUES SHALL BE AS NOTED BELOW. U.N.O. RAFTERS, JOISTS, HUMBERS AND BEAMS - #2 DOMESTIC HEM-FIR OR BETTER Fb= 850 PSI, Fv= 75 PSI, E= 1,300,000 PSI STUDS - 10"-0" AND LESS IN HEIGHT - STUD GRADE S-P-F OR BETTER Fb= 575 PSI, Fc= 600 PSI, E= 1,000,000 PSI GREATER THAN 10"-0" IN HEIGHT - #2 S-P-F OR BETTER Fb= 750 PSI, Fc= 975 PSI, E= 1,100,000 PSI POSTS AND TREATED LUMBER - #2 SOUTHERN PINE OR BETTER Fv= PER NDS TABLES, Fv= 90 PSI, Fc= PER NDS TABLES, E= 1,600,000 PSI LAMINATED STRUCTURAL WOOD BEAMS Fv= 2,400 PSI, Fv= 165 PSI, E=1,800,000 ALL FRAMING MEMBERS DESIGNATED "M.L." OR "MICROLLAM" SHALL BE L9E MICROLLAM LVL BY TRUS JOIST McMICROLLAM OR BETTER Fv= 2,600 PSI, Fv= 285 PSI, E= 1,900,000
 - DOUBLE FRAMING MEMBERS (MINIMUM) AROUND OPENINGS IN ROOFS, FLOORS, CEILINGS, UNDER BATHTUBS AND SHOWERS AND UNDER PARTITIONS PARALLEL TO JOISTS.
 - ALL HEADERS TO BE 2-2"x12" UNLESS NOTED OTHERWISE
 - MINIMUM 2 CRIPPLE STUDS BELOW ALL OPENINGS 6"-0" AND WIDER
 - DESIGN LOADS AS FOLLOWS: CEILING/ATTIC DESIGN LIVE LOAD = 20 PSF ROOF DESIGN LIVE LOAD = 30 PSF WALL WIND LOAD, 0-20 FT. = 20 PSF FLOOR DESIGN LIVE LOAD = 40 PSF WALL WIND LOAD, 21-29 FT. = 25 PSF SLEEPING AREAS LIVE LOAD = 30 PSF WALL WIND LOAD, +30 FT. = 20 PSF
 - ALL WALL TOP PLATES ARE TO BE LAPPED AT ALL CORNERS
 - PROVIDE METAL JOISTS HANGERS AT STAIRS AND ALL FLUSH FRAMED MEMBERS
 - FIRESTOP SOFFITS AND TOP AND BOTTOM OF STAIR STRINGERS
 - PROVIDE MINIMUM 2" CLEARANCE BETWEEN FRAMING MEMBERS AND CHIMNEY
 - FIRESTOP CAVITIES BETWEEN CHIMNEY AND FRAMING LUMBER WITH NON-COMBUSTIBLE FILL

- LUMBER: USE GRADED S4S LUMBER. ALL LUMBER SHALL BE KILN DRIED #2 OR BETTER. USE TMA APPROVED FRAMING DETAILS. USE MIN. TWO-2x12 HEADERS AT ALL OPENINGS UP TO 72" UNLESS NOTED OTHERWISE. USE HIP & VALLEY RAFTER NOM. 2" LARGER THAN RAFTER. USE 11 1/2" MICROLLAM VALLEY FOR 2X12 RAFTERS. USE SAME DEPTH MICROLLAM HIP & VALLEY FOR CATHEDRAL CEILINGS PROVIDE CROSS BRIDGING NOT TO EXCEED 8'-0" IN ALL FLOOR FRAMED W/ DIMENSIONAL LUMBER BRIDGING IS NOT REQUIRED FOR TJ's SEE MANUFACTURER'S INSTRUCTIONS FOR CUTTING AND REINFORCING.
- PLYWOOD: ALL PLYWOOD SHALL BE APA RATED-SEE PLAN FOR THICKNESS WATERBOARD: ALL WAfer BOARD SHALL BE ORIENTED STRAND, NOT RANDOM. ROOF SHEATHING SHALL BE SPACED FOR EXPANSION WHEN INSTALLED PER APA STANDARDS TYPE 1.
- EXTERIOR WALL FRAMING TO BE FULLY BRACED WITH 1/2" O.S.B SHEATHING

- SECTION 0700 THERMAL
- GLAZING: ALL GLAZING WITHIN 24" OF A DOOR (IN CLOSED POSITION), OR WITHIN A DOOR, OR WITHIN 18" FROM FINISHED FLOOR OR WALKING SURFACE (WITHIN 36" OF GLAZING), SHALL BE TEMPERED GLASS OR OTHER APPROVED SAFETY GLAZING. MEET 2018 IRC R-308.4
 - ALL GLAZING TO FOLLOW 2018 INTERNATIONAL RESIDENTIAL CODE AS REQUIRED
 - PROVIDE TEMPERED SAFETY GLASS, AS NOTED, AT ALL WINDOWS OVER TUBS, AND AT WINDOWS WITH SILLS 18" OR LESS ABOVE THE FINISHED FLOOR
 - EXPOSED KRAFT PAPER OF INSULATION IN BASEMENT MUST HAVE A FLAME SPREAD OF 25 OR LESS
 - FLASH OVER EXTERIOR DOORS AND WINDOWS, UNDER SILLS AND AT JUNCTIONS WITH DISSIMILAR MATERIALS FLASHING AT TOP OF FOUNDATION TO CARRY 16" UP WALL. ALL ROOFING COUNTER FLASHING MUST BE BENT AND CUT INTO THE BRICK MORTAR JOINTS
 - BEDROOM WINDOW EGRESS - WINDOW MANUFACTURER TO SUPPLY WINDOWS FOR SLEEPING ROOMS WHICH MEET THE IRC 2018 CODE EMERGENCY EGRESS REQUIREMENTS. MIN. OPENABLE AREA OF 5.7 SQ. FT. MIN. OPENABLE CLEAR HEIGHT OF 2'-0" AND A MIN. CLEAR WIDTH OF 1'-8" AND NOT MORE THAN 3'-4" ABOVE FINISHED FLOOR AND NO LESS THAN 24" ABOVE FINISHED FLOOR - 2018 IRC

- SECTION 0800 DOORS
- U.N.O. DOORS SHALL BE CENTERED IN OPENINGS OR MIN. 4" FROM FACE OF ADJACENT WALLS.

- SECTION 0900 FINISHES
- INTERIOR TRIM: FILL ALL VOIDS IN FRAMING OR AROUND PENETRATIONS IN CONSTRUCTION WITH EXPANDING FOAM. USE POLYSULFIDE, URETHANE, OR RUBBER SILICONE CAULK AT ALL OPENINGS, JOINTS, ETC. AS REQUIRED TO MAKE CONSTRUCTION WEATHER TIGHT.
 - FOR FLOOR CEILING HEIGHT REFER TO ELEVATIONS AND SECTIONS.
 - PROVIDE WATER RESISTIVE DRYWALL IN ALL BATHS, SHOWERS AND AREAS SUBJECT TO MOISTURE.

- SECTION 1000 SPECIALTIES
- STAIR NOTES - ALL STAIRS SHALL HAVE A MAX. RISE OF 7 3/4", A MIN. TREAD OF 10" CLEAR OF TREAD ABOVE, MINIMUM 1 1/8" NOSING, MINIMUM WIDTH OF 36" AND A CONT. CLEAR HEADROOM MEASURED VERTICALLY FROM FRONT NOSING OF TREAD TO A LINE PARALLEL WITH A STAIR RUN MIN. OF 6'-10"
 - HAND AND GUARD RAILS
 - ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
 - HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL
 - HANDRAILS SHALL HAVE EITHER A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1 1/4" TO 2" OR A NON-CIRCULAR CROSS SECTION WITH A PERIMETER DIMENSION OF AT LEAST 4" BUT NOT MORE THAN 6 1/4" AND A LARGEST CROSS SECTION DIMENSION NOT EXCEEDING 2 1/4"
 - STAIR NOSINGS SHALL BE NO LESS THAN 1 1/8"
 - OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR SHALL HAVE GUARDRAILS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
 - GUARDRAILS ON OPEN SIDES OF STAIRWAYS OR RAISED FLOOR AREAS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF AN OBJECT 4" OR MORE IN DIAMETER.
 - THE TRIANGULAR OPENINGS FORMED BY RISER, TREAD AND BOTTOM RAIL OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY WILL NOT ALLOW AN OBJECT THE SIZE OF A 4" SPHERE PASS THROUGH - 36" MIN. HEIGHT
 - ALL GUARDRAILS (VERANDA, BALCONY, DECK, AND INTERIOR STAIRWELLS, ETC.) SHALL HAVE BALUSTERS WHICH ARE SPACED SO THAT A 4" DIAMETER SPHERE CANNOT PASS-THRU.

- SECTION 1500 MECHANICAL & PLUMBING
- PLUMBING: USE HARD COPPER (TYPE "L" ABOVE GRADE OR "K" BELOW GRADE FOR ALL WATER SUPPLY. USE 4" SCHEDULE 40 CAST IRON BELOW GRADE FOR WASTE. USE SCHED. 40 PVC WASTE PIPING ABOVE GRADE INSIDE BUILDING AND WITH PURPLE PRIMER ONLY. PROPERLY VENT ALL WASTE LINES, DO NOT USE WET VENTS. PROVIDE HOSE BIBBS WHERE SHOWN OR WHERE DIRECTED BY THE OWNER. PROVIDE SUMP, PUMP AND METAL LID FOR FOUNDATION DRAIN. PROVIDE HIGH WATER ALARM IN SUMP. PROVIDE INSTALLATION OF BATTERY BACK-UP FOR SUMP PUMP IF OWNER SUPPLIES EQUIPMENT. USE NON-LEAD SOLDER. CONNECT BASEMENT FLOOR DRAIN TO SANITARY SEWER.
 - VENT DRYERS AND EXHAUST FANS DIRECTLY TO EXTERIOR VIA RIGID METAL DUCT WITHOUT SHEET SCREWS.
 - PROVIDE ANTI-SQAD VALVES IN ALL TUBS, SHOWERS AND TUB/SHOWER COMBINATIONS. SET TO DELIVER MAX. 115 DEGREES. DO NOT USE HOT WATER HEATER TO SET VALVES.
 - PROVIDE ACCESS PANEL FOR WHIRLPOOL MOTOR REPAIRS, 18" H x 24" W.
 - PROVIDE GRAY BOX OR 2" STAND PIPE FOR WATER DISCHARGE AND FLOOR DRAIN IN LAUNDRY AREA
 - PROVIDE FULL 2" WASTE OPENINGS FOR KITCHEN SINK W/ ACCESSIBLE FULL 2" OPENING OR CLEAN OUT UNDER SINK.
 - ALL FLOOR DRAINS MUST BE TRAPPED AND VENTED. SEND TO EJECTOR PIT WHEN BELOW GRADE, SEND TO SEWER WHEN ABOVE GRADE.
 - SUMP PIT MUST BE 2" ABOVE THE FINISHED FLOOR.
 - COMBUSTION AIR FROM OUTDOOR SHALL BE REQUIRED IF THE SPACE WHERE COMBUSTION APPLIANCES ARE LOCATED IS ENCLOSED OR OF UNUSUALLY TIGHT CONSTRUCTION

- SECTION 1600 ELECTRICAL - 2008 NEC / 2018 IRC
- ELECTRICAL: 200 AMP 120/240 VOLT SERVICE (VERIFY). USE CONDUIT AND CONDUCTORS SIZED PER CURRENT NATIONAL ELECTRICAL CODE. UNLESS NOTED OTHERWISE, PROVIDE SWITCHED CIRCUIT IN 1/2 OF EACH OUTLET IN EVERY BEDROOM. PROVIDE JUNCTION BOX AND/OR OUTLET FOR GARBAGE DISPOSAL, DISHWASHER, OVERHEAD DOOR OPERATOR(S), CEILING FANS, ETC. PROVIDE GROUND FAULT INTERRUPTING CIRCUITS AT ALL OUTLETS WITHIN BATHROOM, KITCHEN, BASEMENT & CLOSETS. ALSO G.F.I. AT EXTERIOR & GARAGE OUTLETS. PER MUNICIPAL CODE-EXTERIOR MAIN DISCONNECT/OVER CURRENT DEVICE
 - FOLLOW THE NATIONAL ELECTRIC CODE- GROUND FAULT INTERRUPT = ALL OUTLETS
 - USE SINGLE DEDICATED OUTLETS FOR SUMP, EJECTOR AND FURNACE.
 - NO MORE THAN 12"-0" PERMITTED BETWEEN ELECTRICAL RECEPTACLES AND THEY SHALL BE LOCATED NOT MORE THAN 6'-0" FROM AN OPENING IN A WALL
 - DUAL-VOLTAGE U.L.A. SMOKE DETECTORS WIRED IN SERIES WITH BATTERY BACKUP ON EACH LEVEL AND IN EACH BEDROOM & CO2 DETECTORS @ 15'-0" FROM ALL BEDROOMS LIGHT FIXTURES IN ALL CLOSETS
 - LOCATION-A FIXTURE IN A CLOSET SHALL BE PERMITTED TO BE INSTALLED:
 - ON THE WALL ABOVE THE CLOSET DOOR, PROVIDED THE CLEARANCE BETWEEN THE FIXTURE AND A STORAGE AREA WHERE COMBUSTIBLE MATERIAL MAY BE STORED WITHIN THE CLOSET IS NOT LESS THAN 18" OR;
 - ON THE CEILING OVER AN AREA WHICH IS UNOBSTRUCTED TO THE FLOOR, MAINTAINING AN 18" CLEARANCE HORIZONTALLY BETWEEN THE FIXTURE AND A STORAGE AREA WHERE COMBUSTIBLE MATERIAL MAY BE STORED WITHIN THE CLOSET
 - FLUSH RECESSED FIXTURE WITH A SOLID LENS OR A CEILING FLUORESCENT FIXTURE SHALL BE PERMITTED TO BE INSTALLED, PROVIDED THERE IS A 6" CLEARANCE, HORIZONTALLY BETWEEN THE FIXTURE AND STORAGE AREA.
 - PENDANTS SHALL NOT BE INSTALLED IN CLOTHES CLOSETS.
 - CEILING LIGHT FIXTURES IN HABITABLE ROOMS SHALL HAVE FAN RATED BOXES

2021 ENERGY CODE NOTES

- ATTIC ACCESS PANELS MUST BE INSULATED TO MATCH ATTIC AND MUST BE WEATHERSTRIPPED (SECTION R402.2.4)
- SECTION R402.4.1 AND TABLE R402.4.1.1 THE BUILDING THERMAL ENVELOP SHALL BE DURABLE SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH A AIR BARRIER MATERIAL SUITABLE FILM OR SOLID MATERIAL; AND INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS:
 - AIR BARRIER AND THERMAL BARRIER
 - CEILING / ATTIC
 - WALLS
 - WINDOWS, SKYLIGHTS AND DOORS
 - RIM JOISTS
 - FLOOR (INCLUDING ABOVE GARAGE AND CANTILEVER FLOORS)
 - CRAWL SPACE WALLS
 - SHAFTS, PENETRATIONS
 - NARROW CAVITIES
 - GARAGE SEPARATION
 - RECESSED LIGHTING
 - PLUMBING AND WIRING
 - SHOWER/TUB ON EXTERIOR WALL
 - ELECTRICAL / PHONE BOX ON EXTERIOR WALL
 - HVAC REGISTER BOOTS
 - FIREPLACE
 NOTE: REFER TO TABLE R402.4.1.1. FOR THE INSTALLATION CRITERIA FOR THE ABOVE BUILDING COMPONENTS
- THE FIREPLACES SHALL HAVE GASKETED DOORS, TIGHT FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR (SECTION R402.4.2)
- WINDOWS AND SLIDING GLASS DOORS LIMITED TO NO MORE THAN 0.3 CFM PER SQUARE FOOT AIR LEAKAGE. SWING DOORS LIMITED TO NO MORE THAN 0.5 CFM PER SQUARE FOOT. (SECTION 402.4.3)
- RECESSED LIGHT FIXTURES INSTALLED IN BUILDING THERMAL ENVELOPE SHALL BE:
 - IC-RATED AND LABELED (SUITABLE FOR INSULATION CONTACT).
 - SEALED WITH A GASKET OR CAULK BETWEEN THE FIXTURE HOUSING AND CEILING. (SECTION R402.4.4)
- AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. AT LEAST ON THERMOSTAT SHALL BE PROGRAMMABLE. (SECTION R403.1.1)
- IN AN UNCONDITIONED SPACE, SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MIN. OF R-6 (SECTION R403.2.1)
- ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED AT ALL JOINTS AND SEAMS. DUCT TAPE OR ANY OTHER UNLISTED TAPE IS NOT PERMITTED. (SECTION R403.2.2)
- BUILDING FRAMING CAVITIES SHALL NOT BE USED AS SUPPLY DUCTS. (SECTION R403.2.3.)
- MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES FAHRENHEIT SHALL BE INSULATED TO A MINIMUM OF R-3 (SECTION 403.3)
- ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO A MIN. OF R-3 WITH A READY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. (SECTION 403.4.1 AND 403.4.2)
- OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT IN USE. (SECTION R403.5)
- ALL PERMANENTLY INSTALLED LIGHT FIXTURES (EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES) SHALL BE HIGH EFFICIENCY LAMPS(SECTION R404.1)
- SECTION R402.4.1.2 TESTING: BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCAL). WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.
- ALL RECESSED LUMINAIRES SHALL BE IC-RATED, LABELED AS HAVING A LEAKAGE RATE OF NOT MORE THAN 2.0 CFM@75 PA AND SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING.C402.5.8 RECESSED LIGHTING
- R406.3 ENERGY RATING INDEX (NUMBER VALUE BASED LINEAR SCALE SUCH THAT THE ERI REFERENCE DESIGN HAS AN INDEX VALUE OF 100 AND A RESIDENTIAL BUILDING THAT HAS NET ZERO ANNUAL PURCHASED ENERGY HAS AN INDEX RATING OF 0. EACH INCREASE/DECREASE IN INDEX VALUE SHALL REPRESENT A 1% CHANGE IN TOTAL ANNUAL ENERGY USE OF THE RATED DESIGN RELATIVE TO THE ERI REFERENCE DESIGN) 100 X (REFERENCE BUILDING ANNUAL ENERGY COST - DESIGN BUILDING ANNUAL ENERGY COST) REFERENCE BUILDING ANNUAL ENERGY COST
- R406.3.1 ERI REFERENCE DESIGN (ERI REFERENCE
- PER SECTION R40222 OF THE 2021 IECC, INSULATION IN VAULTED CEILINGS MAY BE REDUCED TO R-38 PROVIDED THAT THE AREA REDUCED INSULATION DOES NOT EXCEED 500 S.F. OR 20% OF THE TOTAL INSULATED AREA WHICHEVER IS LESS

DESIGN ELEMENTS	
GROUND SNOW LOAD - 25	
WIND SPEED - 107	
TOPOGRAPHIC EFFECTS - NO	
SPECIAL WIND REGION - NO	
WINDBORNE DEBRIS ZONE - NO	
SEISMIC DESIGN CATEGORY - A	
SUBJECT TO DAMAGE FROM WEATHERING - SEVERE	
FROST LINE DEPTH - 42 INCHES BELOW GRADE	
TERMITE - MODERATE TO HEAVY	
WINTER DESIGN TEMPERATURE - MINUS 5 DEG F	
ICE BARRIER UNDERLAYMENT REQUIRED - YES	
FLOOD HAZARDS FEBRUARY 12, 1975	
AIR FREEZING INDEX -1000-2000	
MEAN ANNUAL TEMP 45-50 F	

DESIGN CRITERIA		
FLOOR	= 40# LL / 10# DL	ALL AREAS
WALL	= 60# PLF OR ACTUAL LOAD	
CEILING	= 20# LL /10 DL	ROOF SLOPES OVER 3:12
ROOF CATHEDRAL	= 30# LL / 10 DL = 30# LL / 15 DL	ALL SLOPES
EXIT DECK BALCONY	= 40# LL / 10 DL = 60# LL / 10 DL	EXTERIOR

Design Firm License No. 184-007710-0001

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS ARE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF KNOWLEDGE CONFORM TO ALL APPLICABLE CODES AND ORDINANCES

ARCHITECT ILL. LIC. #001-020439
EXPIRATION DATE: 11-30-24

ALBERTO B. AGAMA
001-020439

05-24-24
DATE



City of Yorkville

Building Department
800 Game Farm Road
Yorkville, IL 60560
Phone: (630) 553-4350

THESE DRAWINGS AND ALL CONSTRUCTION SHALL CONFORM TO CITY OF YORKVILLE CODES AND AMENDMENTS LISTED BELOW:

2018 International Residential Code
2021 International Energy Conservation Code
2014 Illinois State Plumbing Code
2018 International Mechanical Code
2017 National Electric Code

DRAWING INDEX	
DWG#	DRAWING TITLE
T1	Drawing Index and General Notes
SP1	Site and Roof Plans
A1	Basement and Foundation Plans
A2	First and Second Floor Plans
A3	Container Plans
A4	Exterior Elevations
A5	Exterior Elevations and Schedules
A6	Exterior Elevations and Schedules
A7	Basement and First Fir Electric
A8	Second Flr Electric and Schedules
A9	Mechanical and Plumbing Details
A10	Sections
A11	Sections and Details

PRESCRIPTIVE METHOD TO BE USED

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
2021 IECC- TABLE R402.1.2										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FEN. SHGC	CEILING R-VALUE	WD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BSMNT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
5 AND MARINE 4	0.30	0.55	0.40	60	30 OR 20+5ci OR 13+10ci OR 0+20ci	13/17	30	15ci OR 19 OR 13+5CI	10ci , 4 ft	15ci OR 19 OR 13+5CI

- R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
- The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: in Climate Zones 0 through 3, Skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.
- "5ci or 13" means R-5 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "10ci or 13" means R-10 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall.
- "15ci or 19 or 13 +5ci" means R-15 continuous insulation (ci) on the interior or exterior surface of the wall; or R-19 cavity insulation on the interior side of wall; or R-13 cavity insulation on the interior of the wall in addition to R-5 continuous insulation on the interior or exterior surface the wall.
- R-5 shall be provided under the full slab area of heated slab in addition to the required slab-edge insulation R-value fo slabs, as indicated in the table. the slobedge insulation/or heated slabshall not be required to extend below the slab.
- There are no SHGC requirements in the Marine Zone.
- Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
- The first value is cavity insulation; the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- Mass walls shall be in accordance with section R402.2.5 The second R-value applies wherw more than half of the insulation is on the interior of the mass wall.
- A maximum U-factor of 0.32 shall apply in climate zones 3 through 8 to vertical fenestration products installed in buildings located either 1. above 4,000 feetin elevation, or 2. in windborne debris regions where protection of openings is required by section R301.2.1.2 of the International Residential Code.

AD
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architecture

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THESE DRAWINGS, INCLUDING ALL DESIGN, DETAILS, SPECIFICATIONS AND INFORMATION, ARE THE SOLE PROPERTY AND COPYRIGHT OF AGAMA DESIGNS AND ARE FOR USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE USED ON ANY OTHER WORK WITHOUT THE AGREEMENT AND WRITTEN PERMISSION OF AGAMA DESIGNS

ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1	
2	
3	

PROJECT: SINGLE FAMILY RESIDENCE
102 WORSLEY STREET
YORKVILLE, IL 60560

CLIENT: STEVE HOLLAND
819 Columbus Drive
Oswego, Illinois, 60543

JOB NO. 23-132
DATE 01-18-2024
FILE
PLOT SCALE:1:1

OWNER APPROVAL

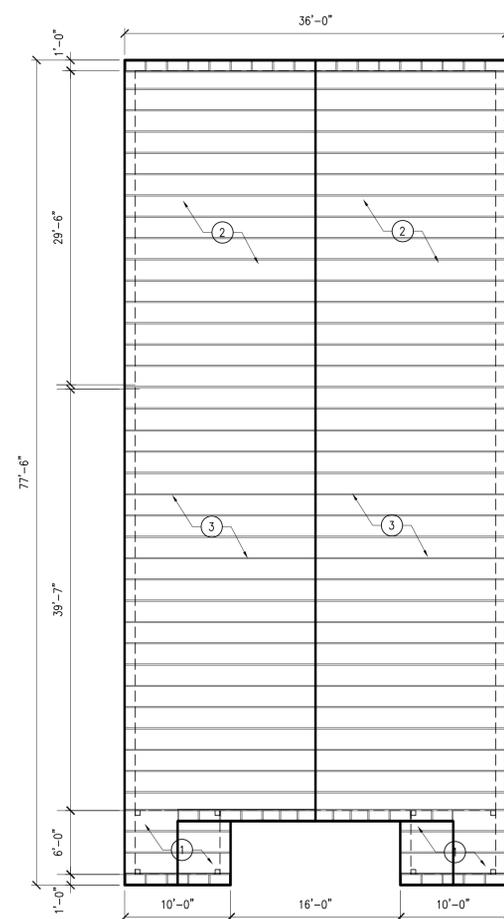
Signature _____
Date _____

SHEET TITLE
DRAWING INDEX & GENERAL NOTES

SHEET NUMBER
T1

ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1	
2	
3	



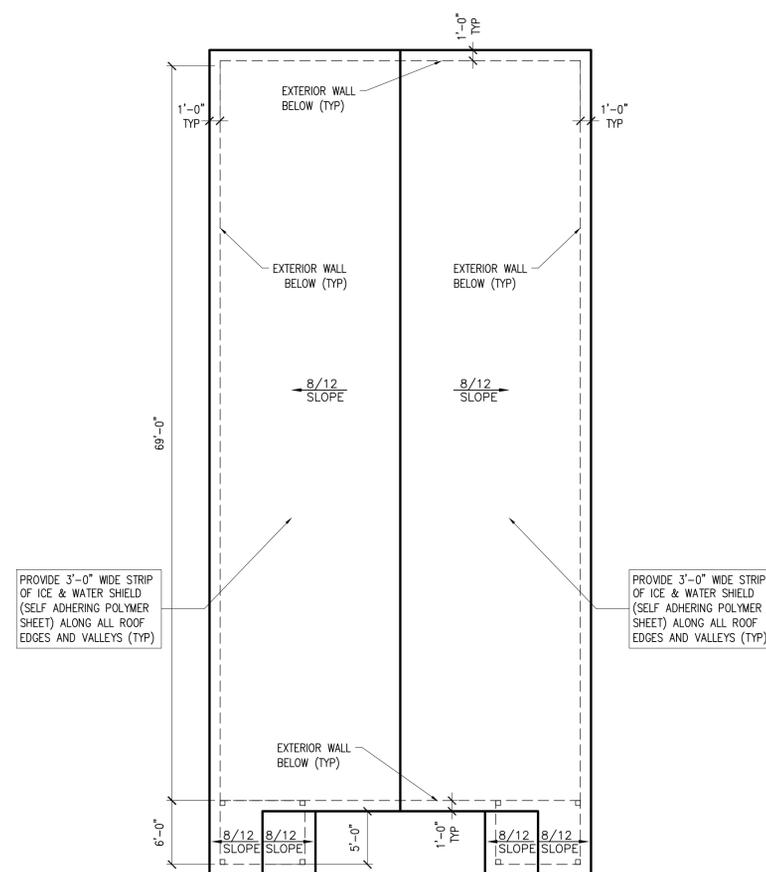
(FOR REFERENCE ONLY – FINAL TRUSS LAYOUT PROVIDED BY TRUSS MANUFACTURER)

ROOF FRAMING NOTES

- 1 COMMON WOOD TRUSSES @ 24" O.C. – DESIGN AND LAYOUT BY MANUFACTURER.
- 2 COMMON SCISSOR TRUSSES – SEE OVERALL SECTIONS – BY TRUSS MANUFACTURER
- 3 CUSTOM SCISSOR TRUSSES – SEE OVERALL SECTIONS – BY TRUSS MANUFACTURER

ROOF FRAMING PLAN

SCALE: 1" = 10'



attic vent. calculations

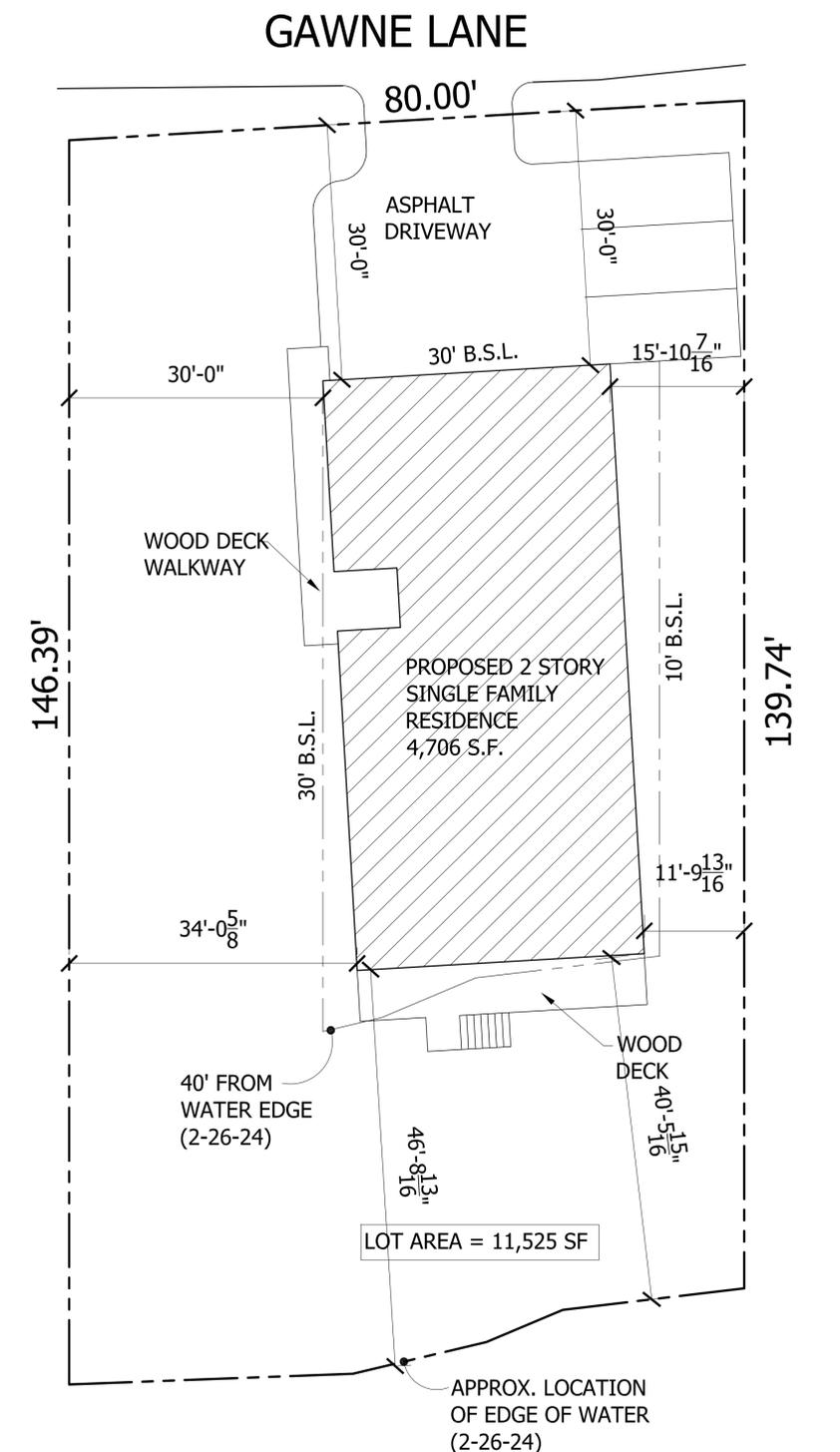
HOUSE ROOF	
2,459 SQ. FT. x 1/300 =	8.19 SQ. FT. REQUIRED
79' CONTINUOUS RIDGE VENT (0.13) =	10.27 SQ. FT.
SOFFIT VENTS PANELS =	10.27 SQ. FT.
TOTAL PROVIDED =	20.54 SQ. FT.

ROOF PLAN

SCALE: 1" = 10'



**WORSELEY STREET
 (R.O.W.)**



(FOR REFERENCE ONLY - SEE PLOT OF SURVEY FOR MORE INFORMATION)

SITE PLAN

SCALE: 1" = 10'



PROJECT:
SINGLE FAMILY RESIDENCE
 102 WORSELEY STREET
 YORKVILLE, IL 60560

CLIENT:
 STEVE HOLLAND
 819 Columbus Drive
 Oswego, Illinois, 60543

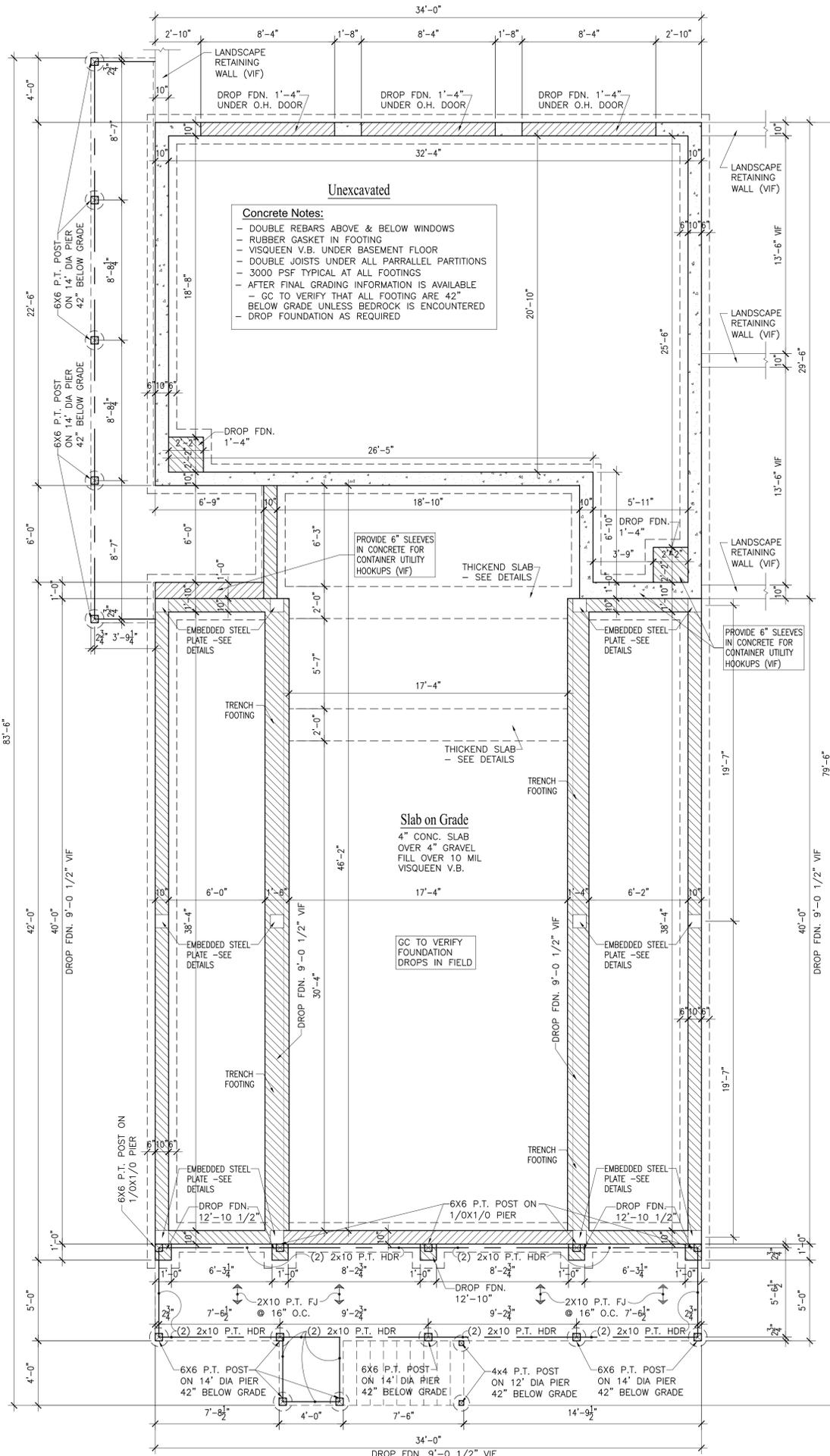
JOB NO. 23-132
 DATE 01-18-2024
 FILE
 PLOT SCALE: 1"

OWNER APPROVAL

Signature _____
 Date _____

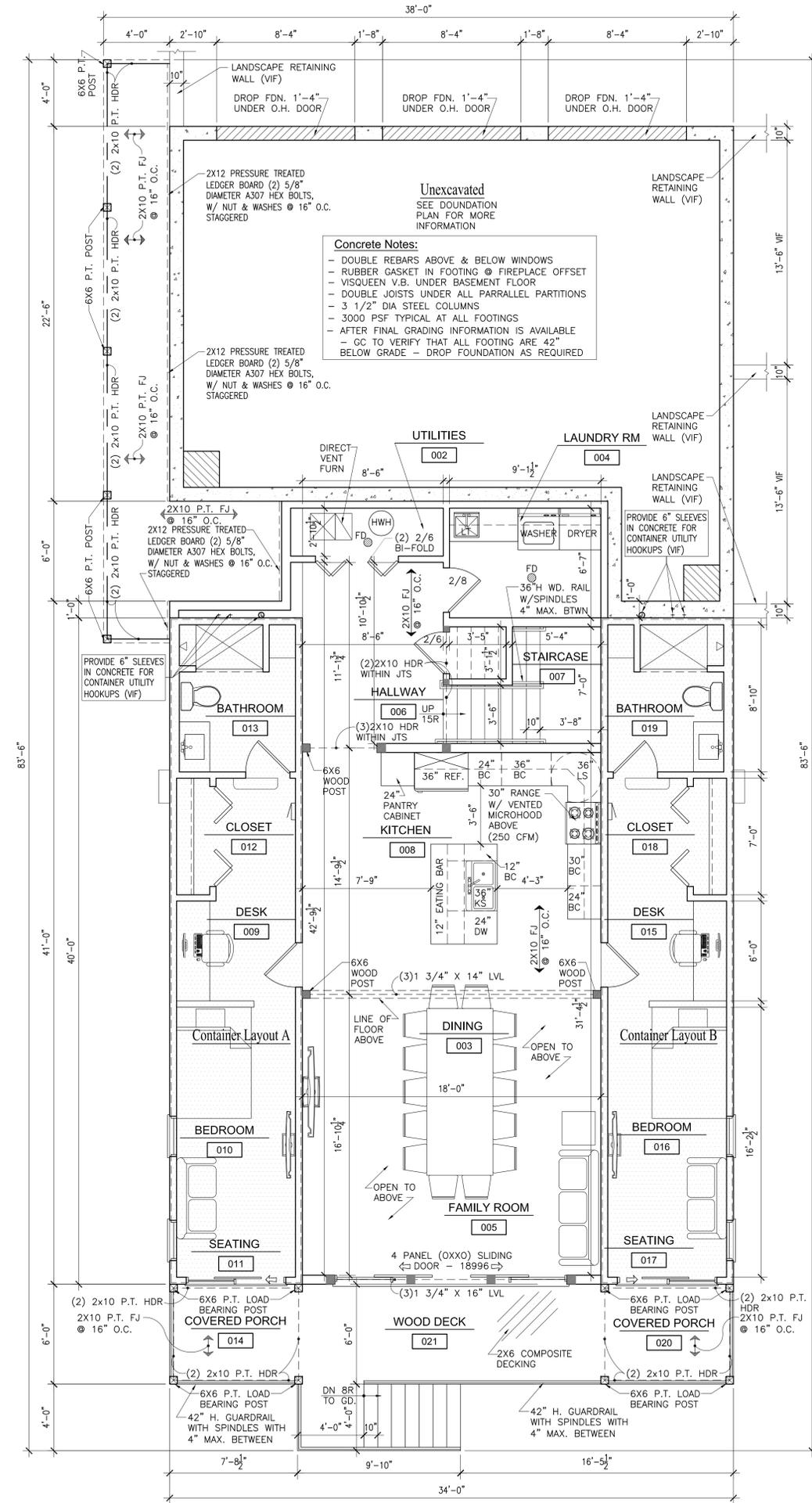
SHEET TITLE
 SITE PLAN

SHEET NUMBER
 SP1



FOUNDATION PLAN

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



BASEMENT FLOOR PLAN

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

GENERAL NOTES:

- ALL FLOOR JOISTS SHALL BE #2 DOMESTIC HEM-FIR OR #2 CANADIAN SPRUCE PINE FIR OR BETTER WITH BRIDGING U.N.O. ON PLANS.
- FOOTING SIZES REQ'D: 8" x 16" SUPPORTING FRAME 10" x 20" SUPPORTING BRICK VENEER DESIGN SOIL BEARING CAPACITY = 3000 PSF
- PROVIDE 1/2" OSB CORNER BRACING AND AT 20" INTERVALS MAX - OSB BRACING TO FOLLOW R602.10.2.1 AND R602.10.2.2
- FOUNDATION WALLS SHALL BE 10" THICK UNDER BRICK VENEER AND 8" THICK UNDER FRAME CONSTRUCTION.
- ALL CONSTRUCTION TO MEET APPLICABLE BUILDING CODES
- DOUBLE ALL JOIST UNDER WHIRLPOOL
- ALL FOOTINGS TO BEAR ON UNDISTURBED, NON-ORGANIC SOIL CAPABLE OF CARRYING 3,000 PSF MINIMUM AND TO BE A MINIMUM OF 42" BELOW GRADE
- STRUCTURAL STEEL TO BE A.S.T.M. A-36 REINFORCING STEEL TO BE GRADE 60
- ALL GLAZING TO FOLLOW R308 OF THE 2018 IRC AS REQUIRED. REQUIREMENTS PROVIDE SAFETY GLASS IN ALL DOORS, SIDELIGHTS, WINDOWS WITH GLAZING WITHIN 18" OF THE FLOOR & OVER 9 SQUARE FEET OF AREA, GLASS SHOWER ENCLOSURES, AND WINDOWS AT TUB AREA
- ANY WHIRLPOOL INSTALLATIONS ARE TO FOLLOW 2008 NEC
- DRYER VENT SHALL BE MADE OF GALVANIZED SHEET METAL OR ALUMINUM - VENT DRYERS AND EXHAUST FANS TO OUTSIDE
- A FIRE RATED DOOR IS REQUIRED BETWEEN THE GARAGE AND THE HOUSE - SOLID CORE WITH CLOSERS
- CONTRACTORS TO OBTAIN AND FOLLOW THE INSTALLATION DETAILS AND PROCEDURES FOR ALL MANUFACTURED PRODUCTS AS CALLED FOR IN THE MANUFACTURER'S SPECIFICATIONS THIS IS TO INCLUDE LVL BEAMS, JOISTS, SHINGLES, SIDING, INSULATION, WINDOWS, DOORS, APPLIANCES, ETC.
- WINDOW MANUFACTURER TO DESIGN AND PROVIDE NECESSARY REINFORCING FOR WIND LOADS IN MULLIONS OF COMBINED WINDOWS VERIFY LOAD REQUIREMENTS
- HEARTH EXTENSION - MIN. 16" TO FRONT & 8" TO SIDE OF FIREPLACE OPENING - IF OPENING IS 6 SQ. FT. OR GREATER 20" TO FRONT AND 12" TO SIDES.
- EMERGENCY EGRESS WINDOWS PER SEC R310 OF 2018 IRC
- PROVIDE A (1) HOUR FIRE SEPARATION AT WALLS AND CEILINGS IN GARAGE COMMON TO RESIDENCE - 5/8" TYPE "X" GYP. BD. AT WALLS AND CEILING AND PROTECTING ALL STRUCTURAL AND STEEL MEMBERS
- ARC-FAULT INTERRUPTER DISCONNECT (AFCI) IS REQUIRED PER 2018 IRC E3902.11 OR 2008 NEC ARTICLE 210.12
- ALL OUTLETS IN GARAGE, BATHROOMS, KITCHEN, EXTERIOR AND BASEMENT TO BE GFI PROTECTED - OUTLETS AT FOR SUMP PUMP, FURNACE AND ELECTOR PITS TO BE SINGLE DEDICATED OUTLETS - SEE ELECTRICAL DRAWINGS
- ALL BEDROOMS SHALL HAVE AT LEAST ONE EGRESS WINDOW WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT., A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION OF 24". MINIMUM WIDTH OF 20" AND A MAXIMUM SILL HEIGHT OF 44" ABOVE THE FINISHED FLOOR. PROVIDE WINDOW FALL PROTECTION AS PER R312 OF THE 2018 IRC
- INSTALL (1) 110V ELECTRIC FIRE AND SMOKE DETECTOR ON EACH FLOOR, INCLUDING BASEMENT, AND EACH BEDROOM WIRED IN SERIES FOR SIMULTANEOUS ACTION
- ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES SHALL BE A MINIMUM OF 2 x 8 STUDS IN LIEU OF 2 x 4 STUDS.
- ALL GUARDRAILS (VERANDA, BALCONY, DECK, AND INTERIOR STAIRWELLS, ETC.) SHALL HAVE BALUSTERS WHICH ARE SPACED SO THAT A 4" DIAMETER SPHERE CANNOT PASS-THRU.
- WINDOW FALL PROTECTION: ALL WINDOWS TO FOLLOW 4312 OF HE 2018 IRC AS REQUIRED

ROOF RAFTER SCHEDULE

RAFTER SIZE	RAFTER SPACING	MAX. SPAN VAULTED CLG.	MAX. SPAN NON-VAULTED
2 x 12	16" O.C.	19'-11"	21'-1"
2 x 10	16" O.C.	17'-2"	18'-2"
2 x 10	12" O.C.	19'-10"	21'-0"
2 x 8	16" O.C.	14'-0"	14'-11"

ALL RAFTERS SHALL BE MINIMUM SIZE AND SPACING PER SCHEDULE ABOVE UNLESS OTHERWISE NOTED ON PLANS - ALL RAFTERS SHALL BE #2 HEM - FIR (E = 1,200,000 MIN.) #2 CANADIAN SPRUCE PINE FIR (E = 1,400,000 MIN.) OR BETTER

CEILING JOIST SCHEDULE

JOIST SIZE	JOIST SPACING	MAX. SPAN
2 x 4	AT 16" O.C.	6'-6"
2 x 6	AT 16" O.C.	12'-0"
2 x 8	AT 16" O.C.	16'-0"
2 x 8	AT 12" O.C.	18'-6"
2 x 10	AT 16" O.C.	19'-7"
2 x 10	AT 12" O.C.	22'-7"
2 x 12	AT 16" O.C.	22'-8"
2 x 12	AT 12" O.C.	26'-3"

CEILING JOISTS SHALL BE #2 HEM - FIR, #2 CANADIAN SPRUCE PINE FIR OR BETTER. ALL JOISTS SHALL BE MINIMUM SIZE AND SPACING PER SCHEDULE ABOVE UNLESS OTHERWISE NOTED OTHERWISE ON PLANS.

FLOOR JOIST SCHEDULE

JOIST & SPACING	MAXIMUM SPAN	
	NON-SLEEPING ROOMS	SLEEPING ROOMS
L / 360	40# LL - 10# DL	30# LL - 10# DL
2 x 8 AT 12" O.C.	13'-2"	14'-6"
2 x 8 AT 16" O.C.	12'-0"	13'-2"
2 x 10 AT 12" O.C.	16'-10"	18'-6"
2 x 10 AT 16" O.C.	15'-2"	16'-10"
2 x 10 AT 16" O.C. DBL. EVERY OTHER JOIST	15'-9"	17'-5"
2 x 12 AT 12" O.C.	20'-4"	22'-6"
2 x 12 AT 16" O.C.	17'-7"	19'-8"
2 x 12 AT 16" O.C. DBL. EVERY OTHER JOIST	19'-1"	21'-4"

PROVIDE DBL. FLOOR JOIST BELOW ALL PARALLEL PARTITIONS, UNLESS NOTED OTHERWISE ON PLANS.

ALL FLOOR JOISTS SHALL BE #2 DOMESTIC HEM-FIR, #2 CANADIAN SPRUCE PINE FIR OR BETTER. PROVIDE CROSS BRIDGING AT MAX. 8'-0" O.C.



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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1	
2	
3	

PROJECT: SINGLE FAMILY RESIDENCE
102 WORSLEY STREET
YORKVILLE, IL 60560

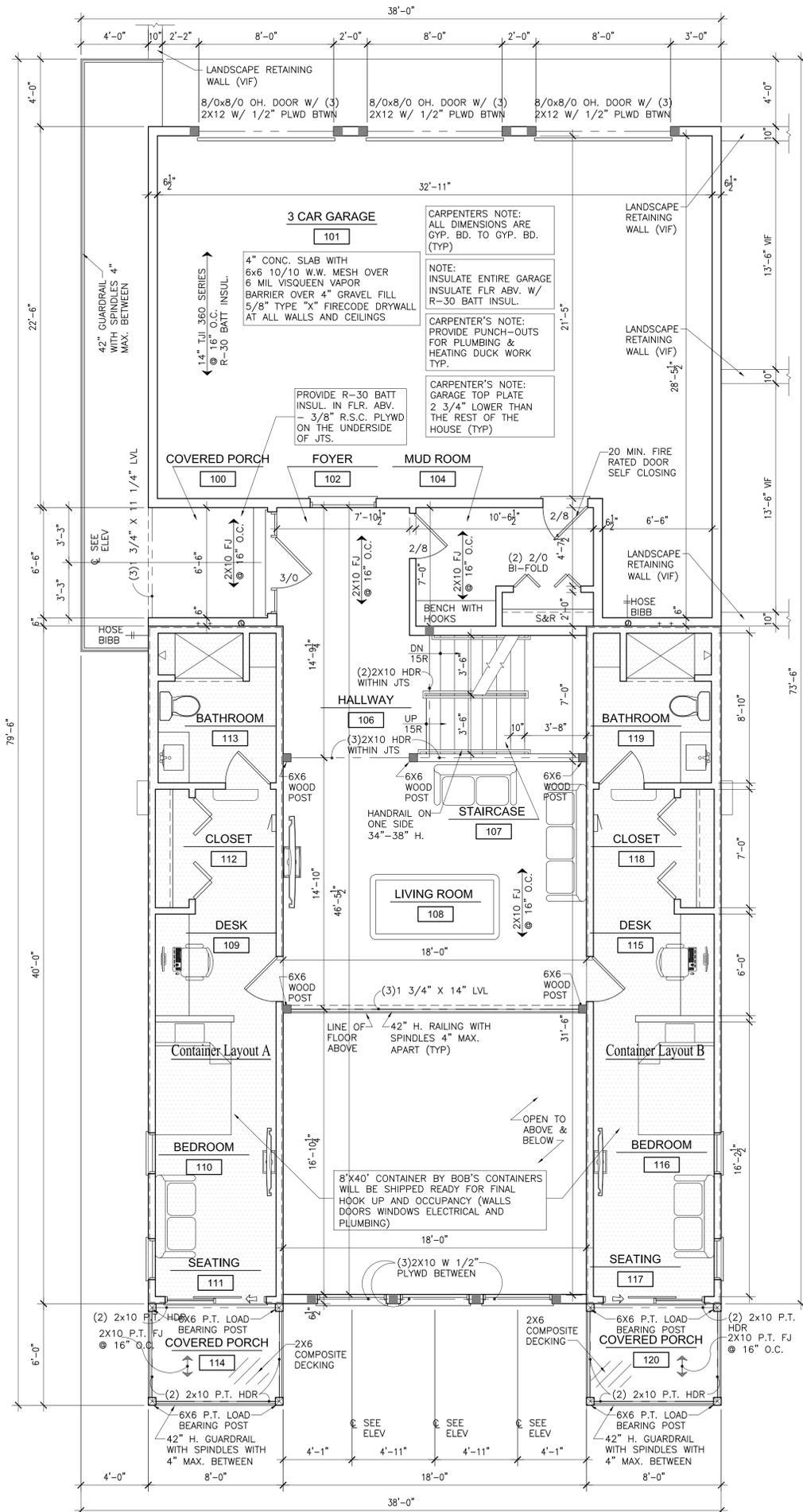
CLIENT: STEVE HOLLAND
819 Columbus Drive
Oswego, Illinois 60543

JOB NO. 23-132
DATE 01-18-2024
FILE
PLOT SCALE: 1:1

OWNER APPROVAL
Signature: _____
Date: _____

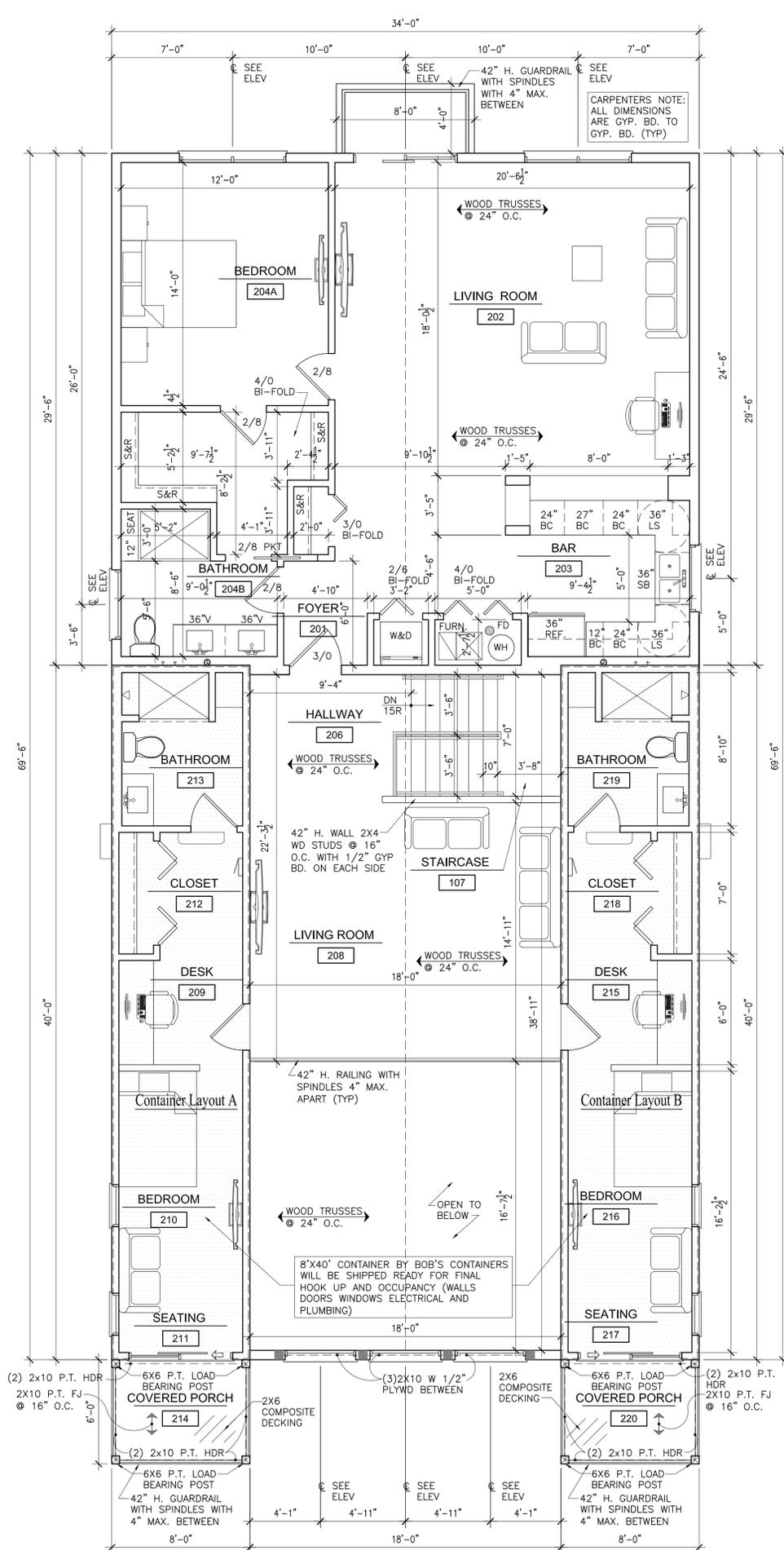
SHEET TITLE
FOUNDATION AND
BASEMENT FLOOR PLANS

SHEET NUMBER
A1



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



GENERAL NOTES:

- ALL FLOOR JOISTS SHALL BE #2 DOMESTIC HEM-FIR OR #2 CANADIAN SPRUCE PINE FIR OR BETTER WITH BRIDGING U.N.O. ON PLANS.
- FOOTING SIZES REQ'D: 8" x 16" SUPPORTING FRAME 10" x 20" SUPPORTING BRICK VENEER DESIGN SOIL BEARING CAPACITY = 3000 PSF
- PROVIDE 1/2" OSB CORNER BRACING AND AT 20' INTERVALS MAX - OSB BRACING TO FOLLOW R602.10.2.1 AND R602.10.2.2
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- ALL CONSTRUCTION TO MEET APPLICABLE BUILDING CODES
- DOUBLE ALL JOIST UNDER WHIRLPOOL
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- DRYER VENT SHALL BE MADE OF GALVANIZED SHEET METAL OR ALUMINUM - VENT DRYERS AND EXHAUST FANS TO OUTSIDE
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- EMERGENCY EGRESS WINDOWS PER SEC R310 OF 2018 IRC
- PROVIDE A (1) HOUR FIRE SEPARATION AT WALLS AND CEILINGS IN GARAGE COMMON TO RESIDENCE - 5/8" TYPE "X" GYP. BD. AT WALLS AND CEILING AND PROTECTING ALL STRUCTURAL AND STEEL MEMBERS
- ARC-FAULT INTERRUPTER DISCONNECT (AFCI) IS REQUIRED PER 2018 IRC E6902.11 OR 2008 NEC ARTICLE 210.12
- ALL OUTLETS IN GARAGE, BATHROOMS, KITCHEN, EXTERIOR AND BASEMENT TO BE GFI PROTECTED - OUTLETS AT FOR SUMP PUMP, FURNACE AND EJECTOR PITS TO BE SINGLE DEDICATED OUTLETS - SEE ELECTRICAL DRAWINGS
- ALL BEDROOMS SHALL HAVE AT LEAST ONE EGRESS WINDOW WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT., A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION OF 24", MINIMUM WIDTH OF 20" AND A MAXIMUM SILL HEIGHT OF 44" ABOVE THE FINISHED FLOOR. PROVIDE WINDOW FALL PROTECTION AS PER R312 OF THE 2018 IRC
- INSTALL (1) 110V ELECTRIC FIRE AND SMOKE DETECTOR ON EACH FLOOR, INCLUDING BASEMENT, AND EACH BEDROOM WIRED IN SERIES FOR SIMULTANEOUS ACTION
- ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES SHALL BE A MINIMUM OF 2 x 6 STUDS IN LIEU OF 2 x 4 STUDS.
- ALL GUARDRAILS (VERANDA, BALCONY, DECK, AND INTERIOR STAIRWELLS, ETC.) SHALL HAVE BALUSTERS WHICH ARE SPACED SO THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH
- WINDOW FALL PROTECTION: ALL WINDOWS TO FOLLOW 4312 OF THE 2018 IRC AS REQUIRED

ROOF RAFTER SCHEDULE

RAFTER SIZE	RAFTER SPACING	MAX. SPAN VAULTED CLG.	MAX. SPAN NON-VAULTED
2 x 12	16" O.C.	19'-11"	21'-1"
2 x 10	16" O.C.	17'-2"	18'-2"
2 x 10	12" O.C.	19'-10"	21'-0"
2 x 8	16" O.C.	14'-0"	14'-11"

ALL RAFTERS SHALL BE MINIMUM SIZE AND SPACING PER SCHEDULE ABOVE UNLESS OTHERWISE NOTED ON PLANS - ALL RAFTERS SHALL BE #2 HEM - FIR (E = 1,200,000 MIN.) #2 CANADIAN SPRUCE PINE FIR (E = 1,400,000 MIN.) OR BETTER

CEILING JOIST SCHEDULE

JOIST SIZE	JOIST SPACING	MAX. SPAN
2 x 4	AT 16" O.C.	6'-6"
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2 x 8	AT 16" O.C.	16'-0"
2 x 8	AT 12" O.C.	18'-6"
2 x 10	AT 16" O.C.	19'-7"
2 x 10	AT 12" O.C.	22'-7"
2 x 12	AT 16" O.C.	22'-8"
2 x 12	AT 12" O.C.	26'-3"

CEILING JOISTS SHALL BE #2 HEM - FIR - #2 CANADIAN SPRUCE PINE FIR OR BETTER. ALL JOISTS SHALL BE MINIMUM SIZE AND SPACING PER SCHEDULE ABOVE UNLESS OTHERWISE NOTED OTHERWISE ON PLANS.

FLOOR JOIST SCHEDULE

JOIST & SPACING	MAXIMUM SPAN	
	NON-SLEEPING ROOMS	SLEEPING ROOMS
L / 360	40# LL - 10# DL	30# LL - 10# DL
2 x 8 AT 12" O.C.	13'-2"	14'-6"
2 x 8 AT 16" O.C.	12'-0"	13'-2"
2 x 10 AT 12" O.C.	16'-10"	18'-6"
2 x 10 AT 16" O.C.	15'-2"	16'-10"
2 x 10 AT 16" O.C. DBL. EVERY OTHER JOIST	15'-9"	17'-5"
2 x 12 AT 12" O.C.	20'-4"	22'-6"
2 x 12 AT 16" O.C.	17'-7"	19'-8"
2 x 12 AT 16" O.C. DBL. EVERY OTHER JOIST	19'-1"	21'-4"

PROVIDE DBL. FLOOR JOIST BELOW ALL PARALLEL PARTITIONS, UNLESS NOTED OTHERWISE ON PLANS.
ALL FLOOR JOISTS SHALL BE #2 DOMESTIC HEM-FIR, #2 CANADIAN SPRUCE PINE FIR OR BETTER.
PROVIDE CROSS BRIDGING AT MAX. 8'-0" O.C.



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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1	
2	
3	

PROJECT: SINGLE FAMILY RESIDENCE
102 WORSLEY STREET
YORKVILLE, IL 60560

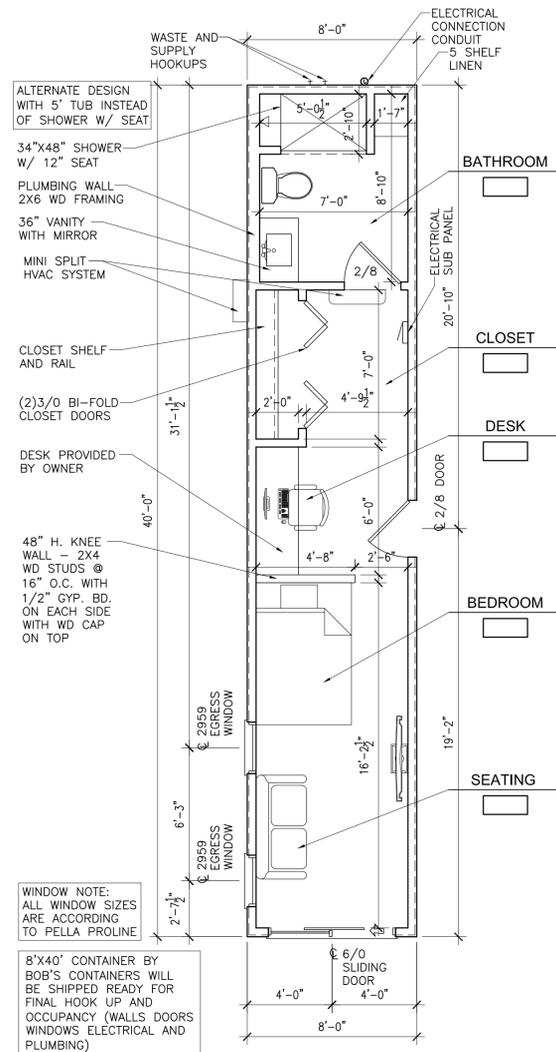
CLIENT: STEVE HOLLAND
819 Columbus Drive
Oswego, Illinois, 60543

JOB NO. 23-132
DATE 01-18-2024
FILE
PLOT SCALE: 1:1

OWNER APPROVAL
Signature _____
Date _____

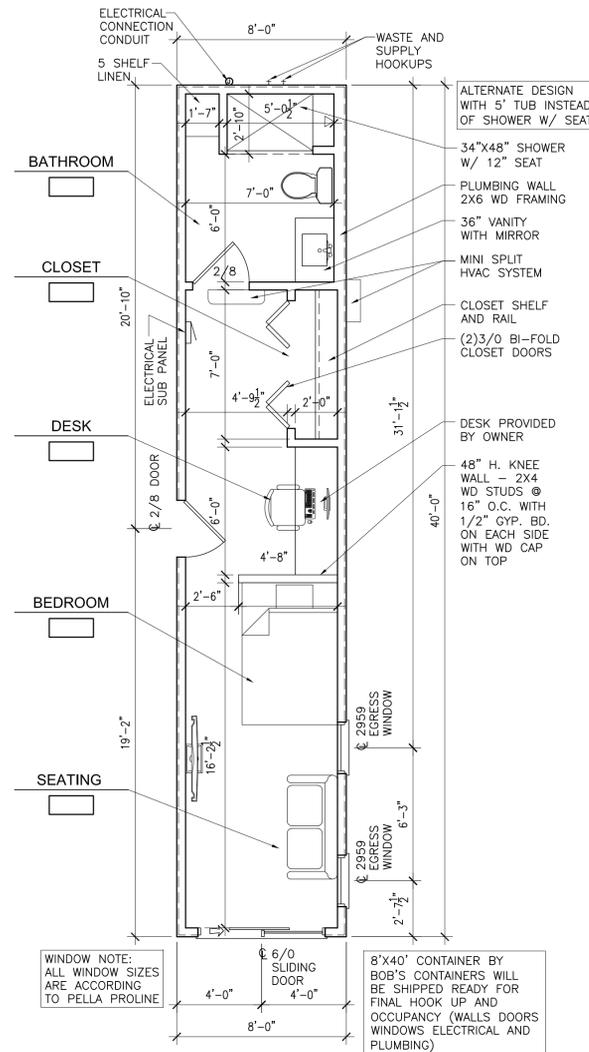
SHEET TITLE
FIRST AND SECOND FLOOR PLAN

SHEET NUMBER
A2



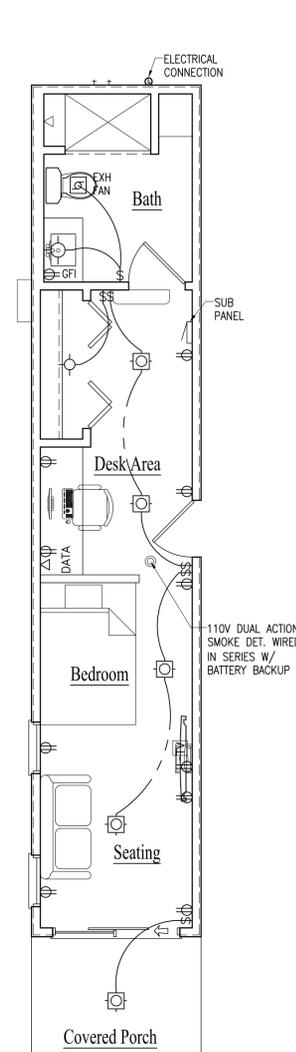
CONTAINER LAYOUT A

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



CONTAINER LAYOUT B

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



LAYOUT A ELEC.

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



LAYOUT B ELEC.

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

GENERAL NOTES:

- ALL FLOOR JOISTS SHALL BE #2 DOMESTIC HEM-FIR OR #2 CANADIAN SPRUCE PINE FIR OR BETTER WITH BRIDGING U.N.O. ON PLANS.
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- ARC-FAULT INTERRUPTER DISCONNECT (AFCI) IS REQUIRED PER 2018 IRC E9002.11 OR 2008 NEC ARTICLE 210.12
- ALL OUTLETS IN GARAGE, BATHROOMS, KITCHEN, EXTERIOR AND BASEMENT TO BE GFI PROTECTED - OUTLETS AT FOR SUMP PUMP, FURNACE AND EJECTOR PITS TO BE SINGLE DEDICATED OUTLETS - SEE ELECTRICAL DRAWINGS
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- ALL GUARDRAILS (VERANDA, BALCONY, DECK, AND INTERIOR STAIRWELLS, ETC.) SHALL HAVE BALUSTERS WHICH ARE SPACED SO THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH
- WINDOW FALL PROTECTION: ALL WINDOWS TO FOLLOW 4312 OF THE 2018 IRC AS REQUIRED

ROOF RAFTER SCHEDULE

RAFTER SIZE	RAFTER SPACING	MAX. SPAN VAULTED CLG.	MAX. SPAN NON-VAULTED
2 x 12	16" O.C.	19'-11"	21'-1"
2 x 10	16" O.C.	17'-2"	18'-2"
2 x 10	12" O.C.	19'-10"	21'-0"
2 x 8	16" O.C.	14'-0"	14'-11"

ALL RAFTERS SHALL BE MINIMUM SIZE AND SPACING PER SCHEDULE ABOVE UNLESS OTHERWISE NOTED ON PLANS - ALL RAFTERS SHALL BE #2 HEM - FIR (E = 1,200,000 MIN.) #2 CANADIAN SPRUCE PINE FIR (E = 1,400,000 MIN.) OR BETTER

CEILING JOIST SCHEDULE

JOIST SIZE	JOIST SPACING	MAX. SPAN
2 x 4	AT 16" O.C.	6'-6"
2 x 6	AT 16" O.C.	12'-0"
2 x 8	AT 16" O.C.	16'-0"
2 x 8	AT 12" O.C.	18'-6"
2 x 10	AT 16" O.C.	19'-7"
2 x 10	AT 12" O.C.	22'-7"
2 x 12	AT 16" O.C.	22'-8"
2 x 12	AT 12" O.C.	26'-3"

CEILING JOISTS SHALL BE #2 HEM - FIR - #2 CANADIAN SPRUCE PINE FIR OR BETTER. ALL JOISTS SHALL BE MINIMUM SIZE AND SPACING PER SCHEDULE ABOVE UNLESS OTHERWISE NOTED OTHERWISE ON PLANS.

FLOOR JOIST SCHEDULE

JOIST & SPACING	MAXIMUM SPAN	
	NON-SLEEPING ROOMS	SLEEPING ROOMS
L / 360	40# LL - 10# DL	30# LL - 10# DL
2 x 8 AT 12" O.C.	13'-2"	14'-6"
2 x 8 AT 16" O.C.	12'-0"	13'-2"
2 x 10 AT 12" O.C.	16'-10"	18'-6"
2 x 10 AT 16" O.C.	15'-2"	16'-10"
2 x 10 AT 16" O.C. DBL. EVERY OTHER JOIST	15'-9"	17'-5"
2 x 12 AT 12" O.C.	20'-4"	22'-6"
2 x 12 AT 16" O.C.	17'-7"	19'-8"
2 x 12 AT 16" O.C. DBL. EVERY OTHER JOIST	19'-1"	21'-4"

PROVIDE DBL. FLOOR JOIST BELOW ALL PARALLEL PARTITIONS, UNLESS NOTED OTHERWISE ON PLANS.
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AGAMA DESIGNS
architecture

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ISSUED	DATE
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REVISIONS	DATE
1	
2	
3	

PROJECT:
SINGLE FAMILY RESIDENCE
102 WORSLEY STREET
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CLIENT:
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819 Columbus Drive
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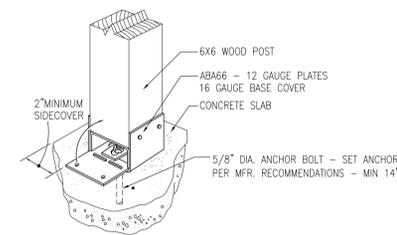
Signature _____

Date _____

SHEET TITLE
CONTAINER DETAILS

SHEET NUMBER

A3



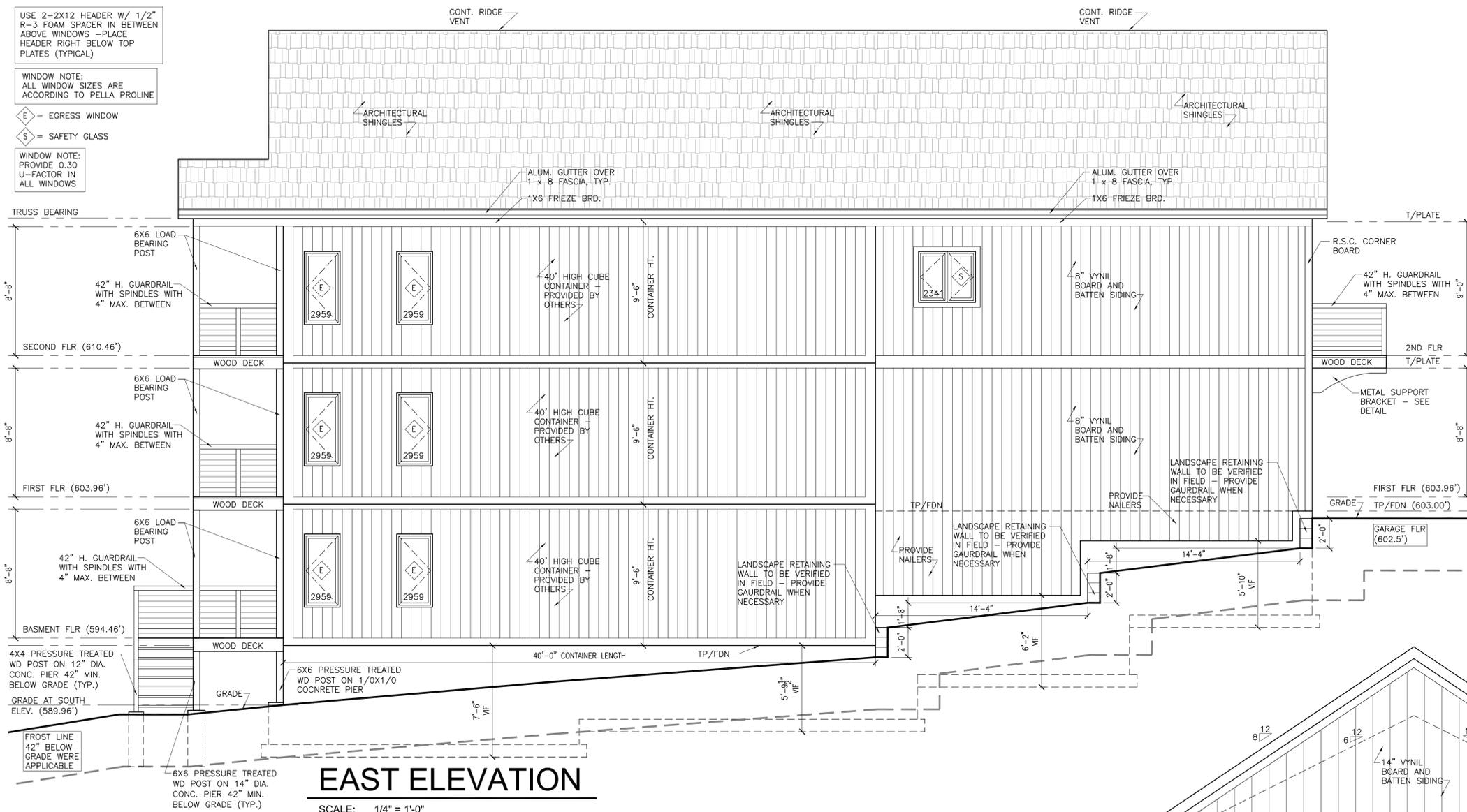
WOOD POST DETAIL

SCALE: NTS

ISSUED	DATE
FOR APPROVAL	
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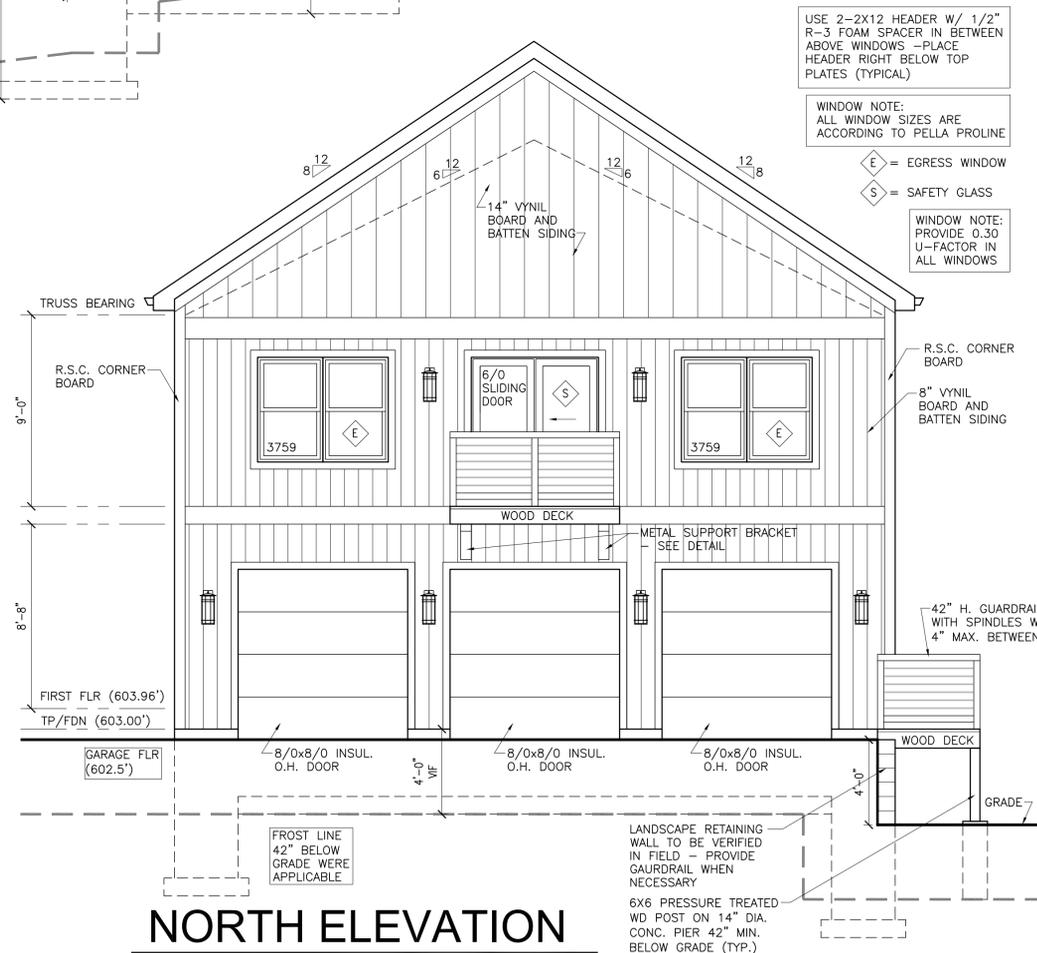
REVISIONS	DATE
1	
2	
3	
4	

AREAS	
BASEMENT AREA	1,521 S.F.
1ST FLOOR	1,205 S.F.
2ND FLOOR AREA	1,990 S.F.
GARAGE AREA	801 S.F.
TOTAL AREA - GARAGE NOT INCLUDED	4,716 S.F.



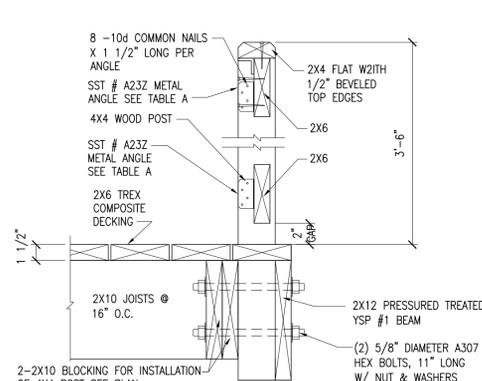
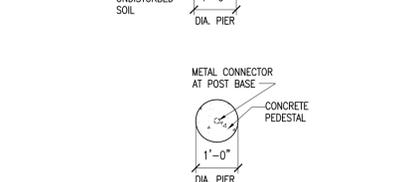
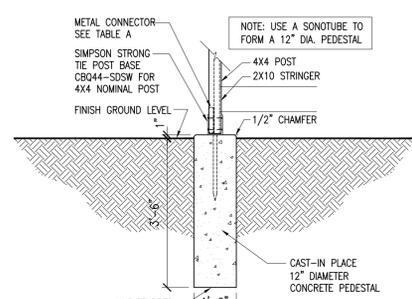
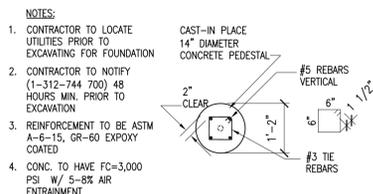
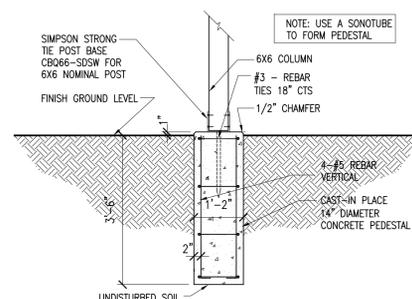
EAST ELEVATION

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



NORTH ELEVATION

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



1 PIER DETAIL

SCALE: 1/2"=1'-0"

2 PIER DETAIL

SCALE: 1/2"=1'-0"

3 POST DETAIL

SCALE: 1 1/2"=1'-0"

PROJECT:
SINGLE FAMILY RESIDENCE
102 WORSLEY STREET
YORKVILLE, IL 60560

CLIENT:
STEVE HOLLAND
 819 Columbus Drive
 Oswego, Illinois, 60543

JOB NO. 23-132
 DATE 01-18-2024
 FILE
 PLOT SCALE 1:1

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 Date _____

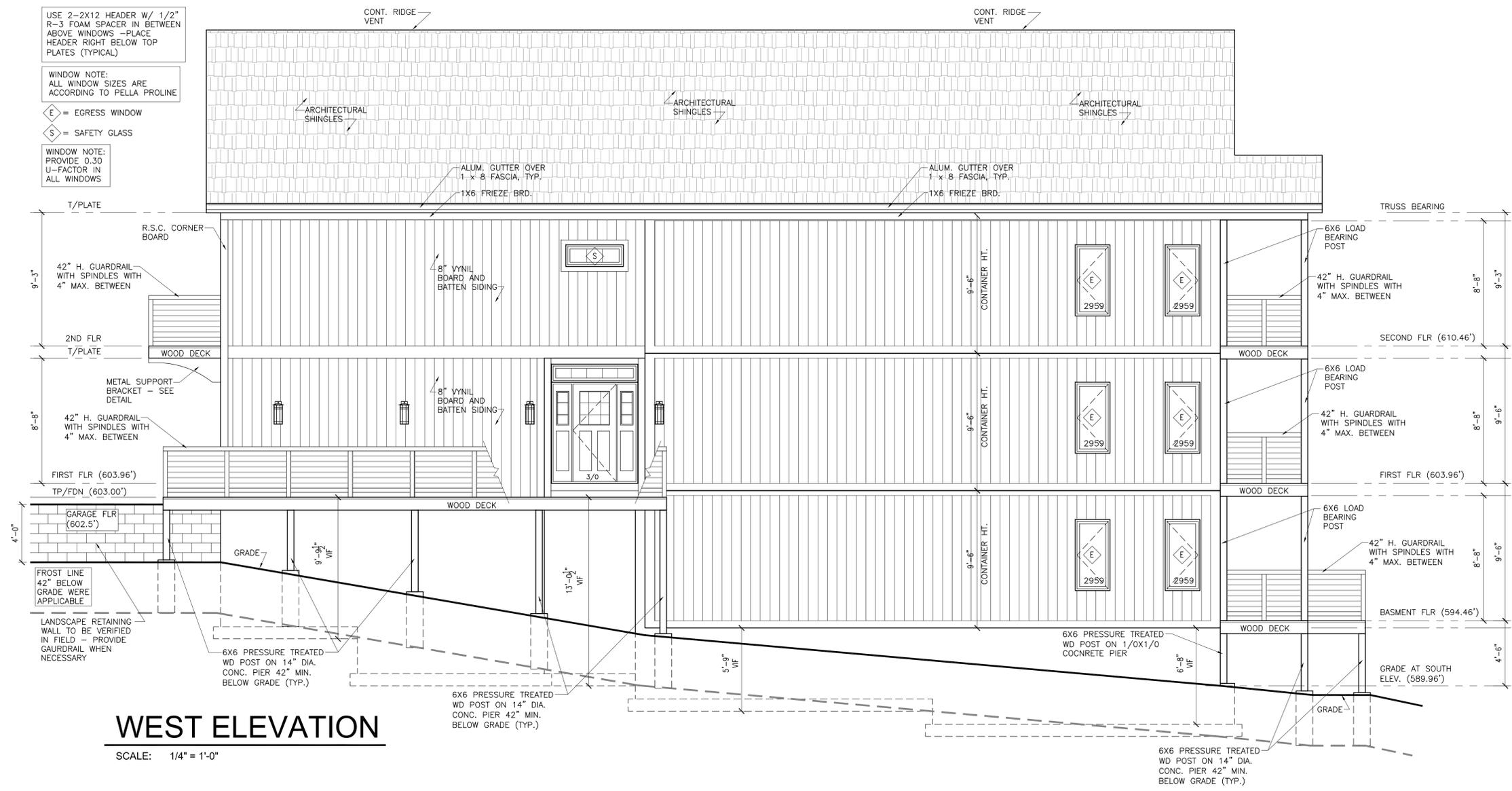
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EXTERIOR ELEVATIONS

SHEET NUMBER
A4

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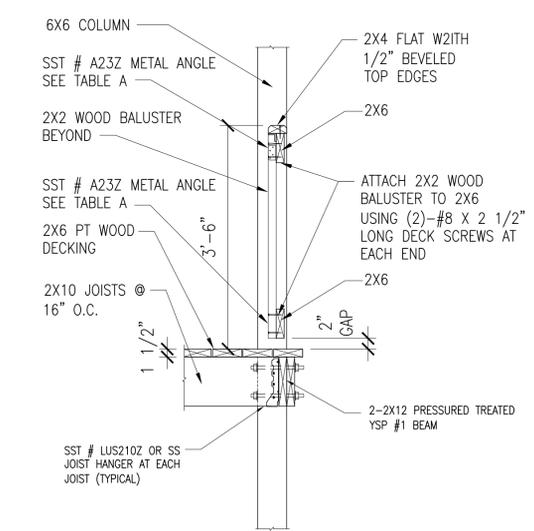
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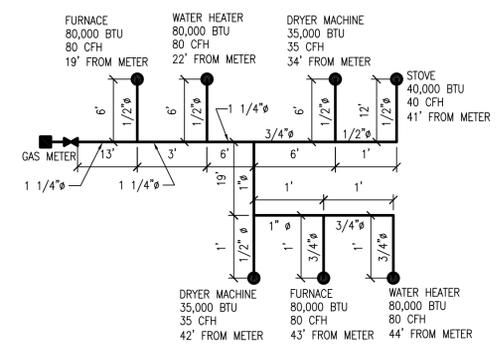
WEST ELEVATION

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



POST DECK DETAIL

SCALE: 1"=1'-0"



GAS RISER DIAGRAMS

SCALE: NTS

FUEL GAS SCHEDULE	
FROM TABLE G2413.4(1)	
PIPING TYPE	SCHEDULE 40 METALLIC PIPE
GAS	NATURAL
INLET PRESSURE	LESS THAN 2 PSI
PRESSURE DROP	0.5 IN. W.C.
SPECIFIC GRAVITY	0.60

ELECTRIC LOAD CALCULATIONS

GENERAL LIGHTING AND RECEPTACLE LOADS
 2,085 S.F. DWELLING UNIT
 2 SMALL APPLIANCE CIRCUITS
 1 LAUNDRY CIRCUIT

120V SINGLE PHASE LOADS
 2600 VA WATER PUMP
 1000 VA DISPOSAL
 1200 VA COMPACTOR
 1600 VA DISHWASHER

240 V SINGLE PHASE LOADS
 5000 VA DRYER
 6000 VA A/C UNIT
 20,000 VA HEATING UNIT
 6000 VA WATER HEATER
 10,000 VA OVEN
 9000 VA COOKTOP
 800 VA BLOWER MOTOR
 1000 VA WHIRLPOOL PUMP

PANEL SCHEDULE					
*225A MAIN LUGS ONLY					
*SURFACE MOUNT					

PANELBOARD "A"					

*120/240V, 1PH, 3W					
*10,000 AIC					
*GROUND BAR					
CCT. NO.	LOAD NAME	BRKR. A/P	CCT. NO.	LOAD NAME	BRKR. A/P
1	PANEL GFI	20/1	2	WALK AND HALL LIGHTS AND RECEPT.	20/1
3	FOYER, STUDY, LIVING RM LIGHTS	15/1	4	MASTER BEDROOM LIGHTS & RECEPT.	15/1
5	DINING & KITCHEN LIGHTS	15/1	6	FAMILY ROOM LIGHTS RECEPTACLES	15/1
7	SMALL APPLIANCES CIRCUIT	20/1	8	SMOKE DETECTORS	15/1
9	SMALL APPLIANCES CIRCUIT	20/1	10	DINING ROOM RECEPTACLES	15/1
11	OVEN RECEPTACLE	20/1	12	KITCHEN GFI RECEPTACLE	20/1
13	MICROWAVE	20/1	14	DRYER	20/1
15	UPPER HALL LIGHTS & RECEPTACLES	15/1	16	WASHER / DISPOSAL	20/1
17	RECEPTACLES	15/1	18	REFRIG	20/1
19	RECEPTACLES	15/1	20	EJECTOR PIT (1 POLE)	15/1
21	CONDENSING UNIT-2	20/1	22	CONDENSING UNIT-1	20/1
23	SPARE	20/1	24	SPARE	20/1
25	SUMP PUMP (1 POLE)	15/1	26	BASMENT LIGHTS	15/1
27	POWDER ROOM GFI	20/1	28	LAUNDRY RECEPTACLE	20/1
29	FURNACE 1	15/1	30	SPARE	15/1
31	BEDROOM 1, BATHROOM 1 LIGHTS	15/1	32	BEDROOMS 2 AND 3 LIGHTS	15/1
33	SPARE	15/1	34	BATH 2 GFI RECEPTACLES	20/1
35	GARAGE LIGHTS	20/1	36	BATH 3 GFI RECEPTACLE	20/1
37	GARAGE OUTLETS	20/1	38	GARAGE OPENER OUTLETS	20/1
39	SPARE	20/1	40	SPARE	20/1
41	SPARE	20/1	42	SPARE	20/1
++ VERIFY CIRCUIT SIZE WITH EQUIPMENT MFR.			FEEDER SIZE		2/0
PHASES A & B I = 223 A			NEUTRAL SIZE		4
			EQ. GROUNDING CONDUCTOR		6

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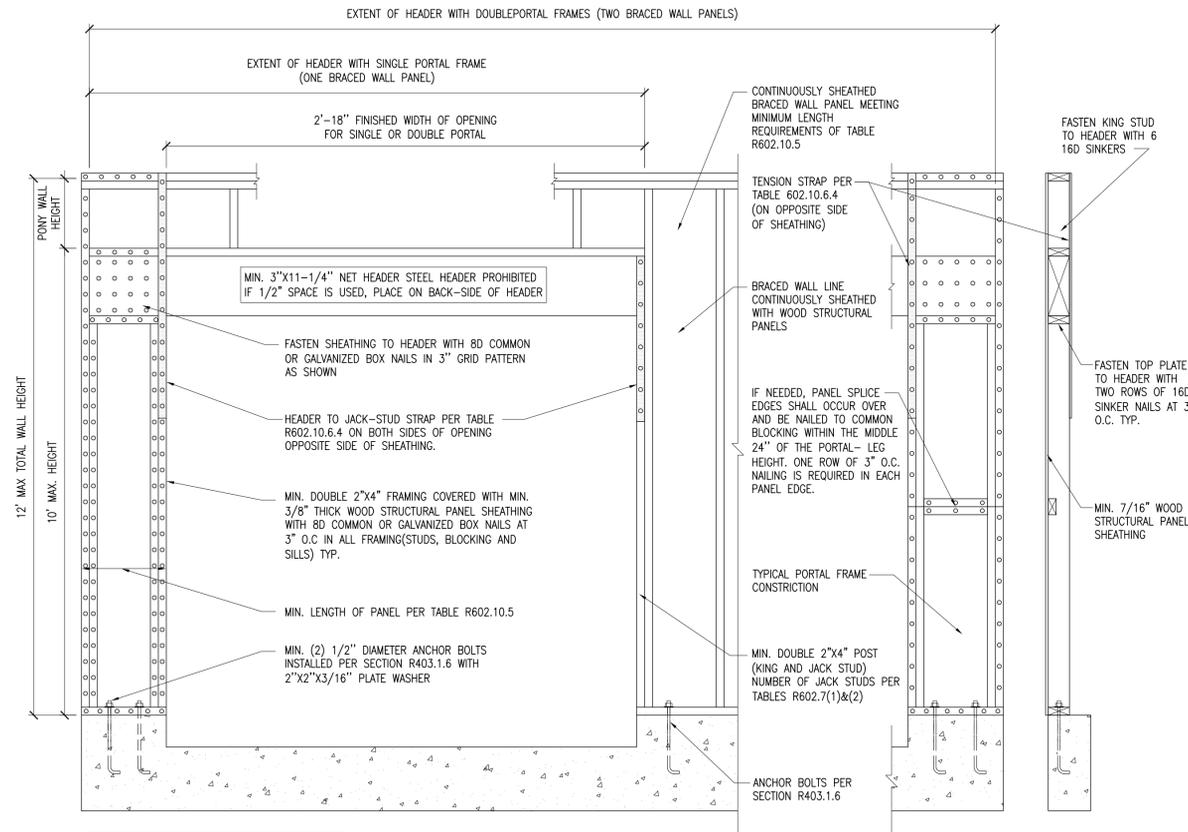
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 819 Columbus Drive
 Oswego, Illinois, 60543

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 EXTERIOR
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A5



OVER CONCRETE OR MASONRY BLOCK FOUNDATION

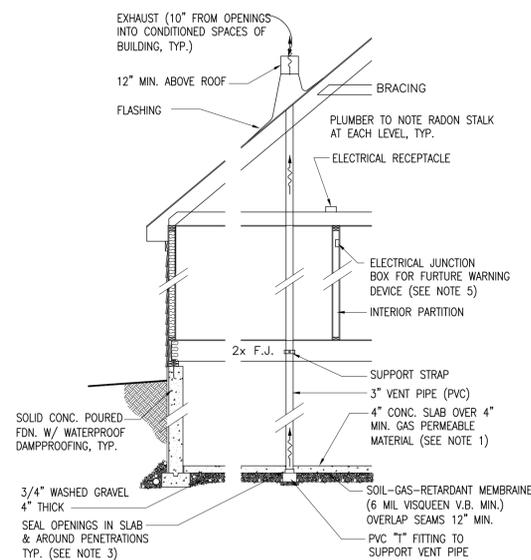
FIGURE R602.10.6.4 METHOD CS-PF-CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

NOTE:
DETAILS SHOWN APPLY TO PORTAL FRAME AT GARAGE OPENINGS

R602.10.6.4 METHOD CS-PF-CONTINUOUSLY SHEATHED PORTAL FRAME. CONTINUOUSLY SHEATHED PORTAL FRAME BRACED WALL PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FIGURE R602.10.6.4 AND TABLE R602.10.6.4 THE NUMBER OF CONTINUOUSLY SHEATHED PORTAL FRAME PANELS IN A SINGLE BRACED WALL LINE SHALL NOT EXCEED FOUR.

1 PORTAL FRAME DETAIL

SCALE: 3/4"=1'-0"



Passive Sub-Slab Depression Control System

2 PASSIVE RADON DETIAL

SCALE: NTS

Passive Sub-Slab Depression Control System

NOTES:

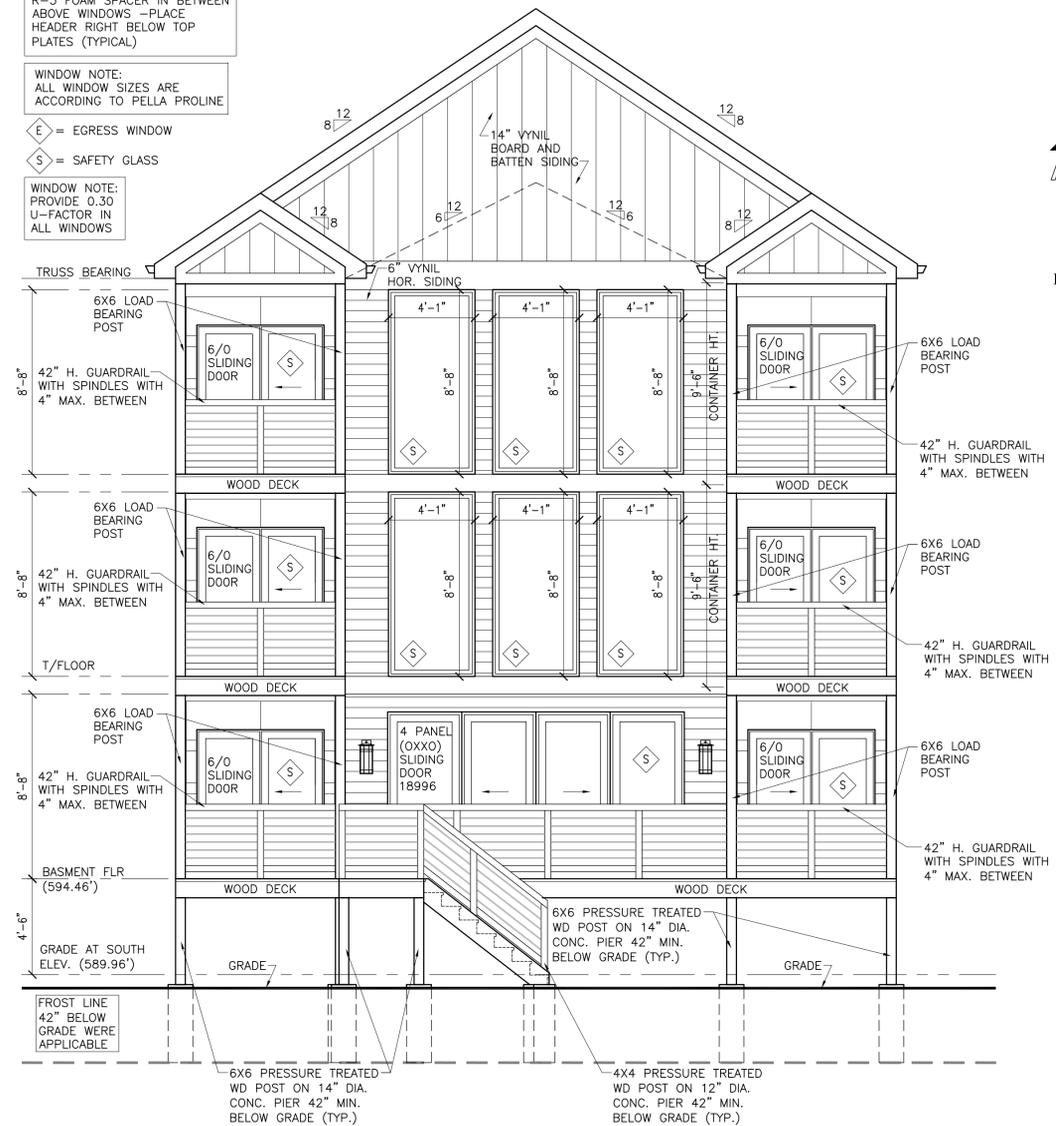
- 1.) ALL CONC. SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMIABLE MATERIAL MADE UP OF EITHER A MIN. 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A 4" MIN. UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.
- 2.) ALL CONC. SLABS SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS.: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "AC1302.1R" & "AC1332R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN & CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".
- 3.) ALL OPENINGS, GAPS & JOINTS IN FLOOR & WALL ASSEMBLIES IN CONTACT WITH SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE PERMINENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS & SMALL GAPS WITH AN ELASTIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.
- 4.) VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDENT MEMBRANE. "AC1332R", OR THE POST TENSIONING INSTITUTE MANUAL.
- 5.) CIRCUITS SHOULD BE A MIN. OF 15 AMPS, 115 VOLT.
- 6.) RADON SYSTEM TO INCLUDE 5 FEET EXTENSIONS OF EACH SIDE OF "T" IN UNDERSLAB PER STATE OF ILLINOIS REQUIREMENTS.
- 7.) MIN. 3' HEADROOM REQUIRED IN ATTIC WHERE PIPING EXTENDS THROUGH ROOF

USE 2-2X12 HEADER W/ 1/2" R-3 FOAM SPACER IN BETWEEN ABOVE WINDOWS - PLACE HEADER RIGHT BELOW TOP PLATES (TYPICAL)

WINDOW NOTE:
ALL WINDOW SIZES ARE ACCORDING TO PELLA PROLINE

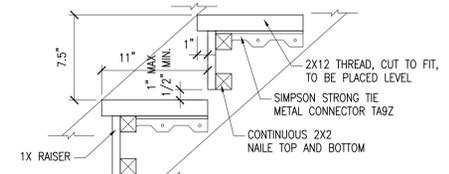
◇ = EGRESS WINDOW
◇ S = SAFETY GLASS

WINDOW NOTE:
PROVIDE 0.30 U-FACTOR IN ALL WINDOWS



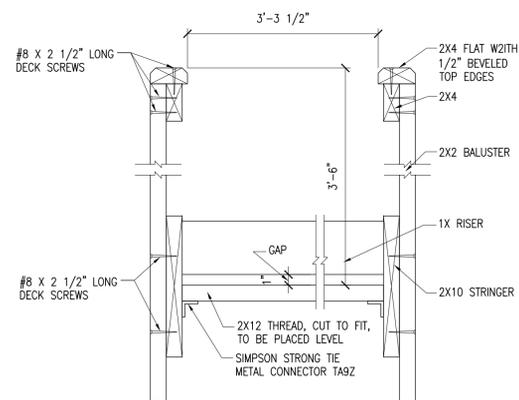
SOUTH ELEVATION

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



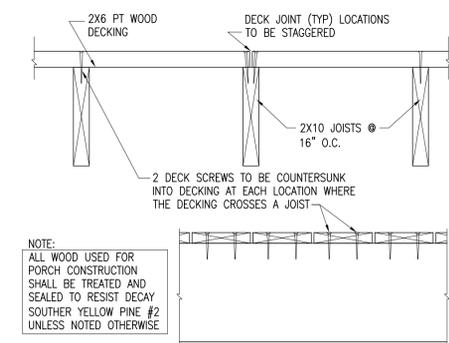
1 STAIR DETAIL

SCALE: NTS



2 STAIR DETAIL

SCALE: NTS



NOTE:
ALL WOOD USED FOR PORCH CONSTRUCTION SHALL BE TREATED AND SEALED TO RESIST DECAY SOUTHERN YELLOW PINE #2 UNLESS NOTED OTHERWISE

3 DECK DETAIL

SCALE: NTS

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SINGLE FAMILY RESIDENCE
102 WORSLEY STREET
YORKVILLE, IL 60560

CLIENT:
STEVE HOLLAND
819 Columbus Drive
Oswego, Illinois, 60543

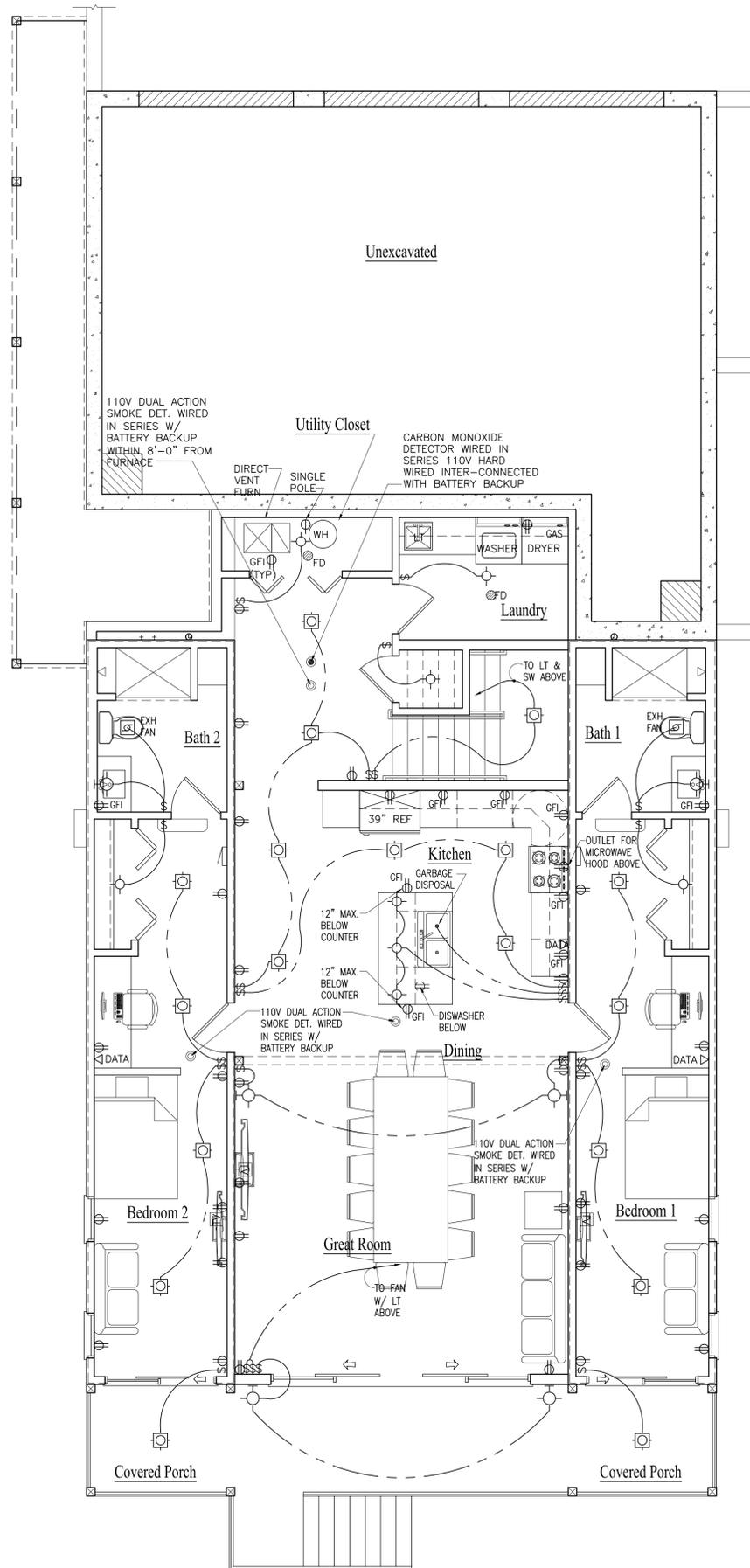
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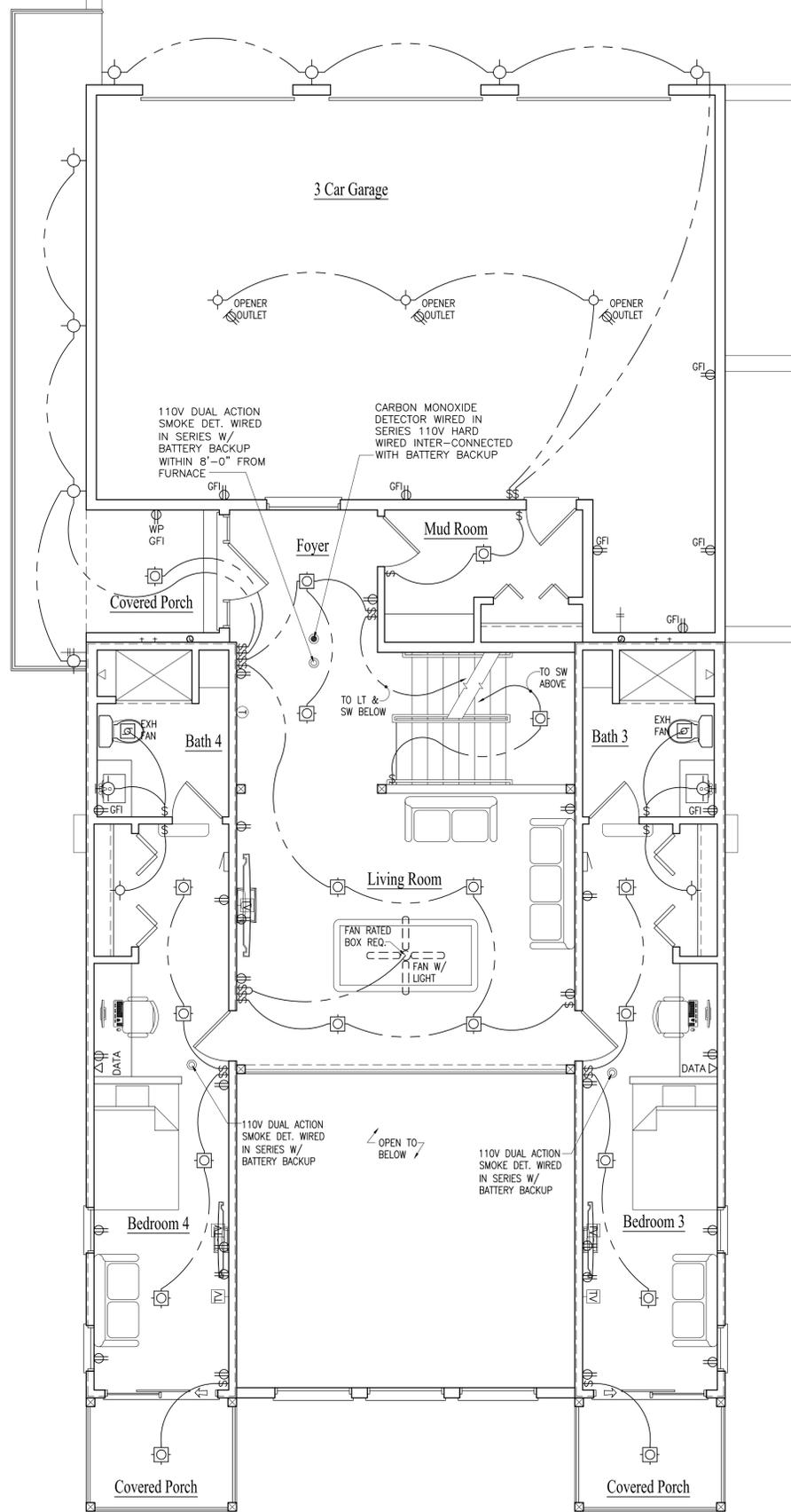
SHEET TITLE
EXTERIOR ELEVATIONS
AND DETAILS

SHEET NUMBER
A6



BASEMENT ELECTRIC PLAN

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



FIRST FLOOR ELECTRIC PLAN

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



ELECTRIC KEY

- 120 V. DUPLEX OUTLET
- 220 V. OUTLET
- THERMOSTAT
- DIMMER
- DOOR BELL
- SINGLE POLE SWITCH
- SPEAKER OUTLET
- TELEPHONE OUTLET
- EXIT SIGN
- TV ANTENNA OUTLET
- JUNCTION BOX
- CARBON MONOXIDE DETECTOR
- ETHERNET OUTLET
- SPEAKER CONTROL
- RECESSED LED
- CEILING LED
- PULL CHAIN FLUORESCENT
- WALL MOUNT LED
- EXHAUST FAN
- SMOKE DETECTOR
- LOCATION BY OWNER
- EXISTING DEVICE
- REMOVE OF RELOCATE
- SMOKE DETECTOR
- CAT OUTLET

PROVIDE WALL SWITCH CONTROLLED LIGHT FIXTURE FLUORESCENTS IN ALL CLOSETS OVER 5 S.F. ALL

FIRE AND SMOKE DETECTORS SHALL BE HARDWIRED AND INTERCONNECTED FOR SIMULTANEOUS ACTUATION. PROVIDE A MINIMUM OF ONE DETECTOR PER FLOOR AS SHOWN ON PLAN



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PROJECT: SINGLE FAMILY RESIDENCE
102 WORSLEY STREET
YORKVILLE, IL 60560

CLIENT: STEVE HOLLAND
819 Columbus Drive
Oswego, Illinois, 60543

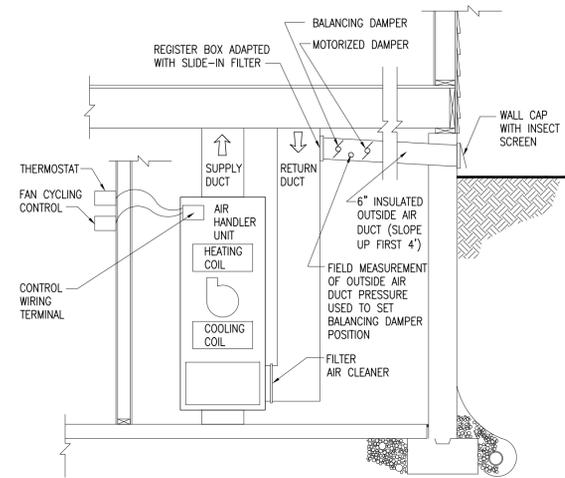
JOB NO. 23-132
DATE 01-18-2024
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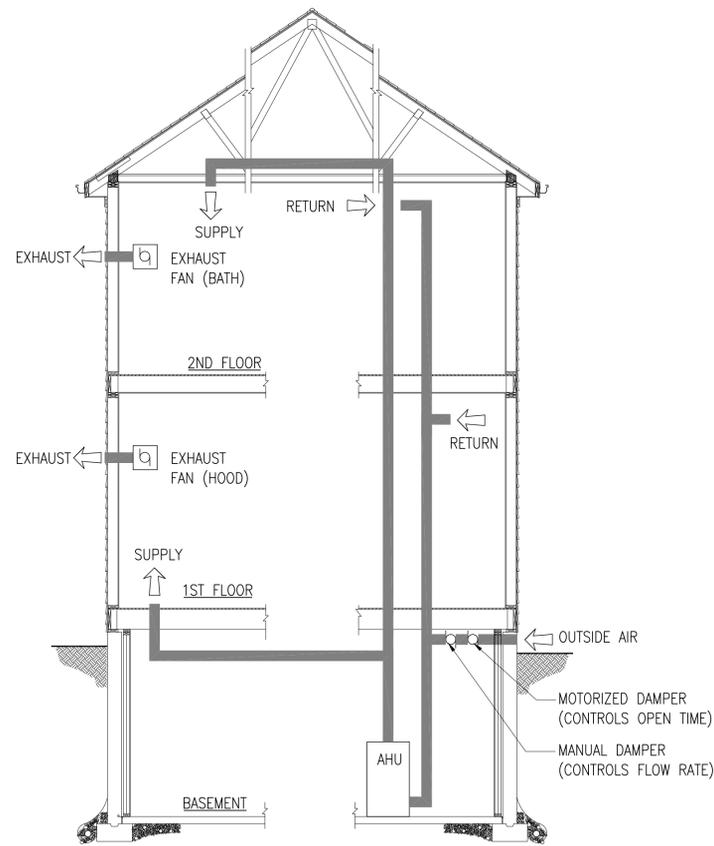
SHEET TITLE
BASEMENT AND FIRST
FLOOR ELECTRIC PLANS

SHEET NUMBER
A7



AHU OUTSIDE AIR DETAIL

SCALE: NT.



1. OUTSIDE AIR DUCT SHOULD BE INSULATED AND POSITIONED SO THAT THERE IS A FALL/SLOPE TOWARD THE OUTSIDE TO DRAIN ANY POTENTIAL CONDENSATION DUE TO BLOWN SNOW*
2. MOTORIZED DAMPER ALLOWS CONTROL OF VENTILATION AIR DUTY CYCLE (I.E., OPEN TIME) SEPARATE FROM AIR HANDLER DUTY CYCLE (I.E. RUN TIME)*
3. CONTROLLER CAN BE MOUNTED ON THE AIR HANDLER, OR IN THE MAIN SPACE NEAR THE THERMOSTAT*
4. BALANCING DAMPER ADJUSTED TO PROVIDE REQUIRED AIR FLOW*
5. MIXED RETURN AIR (15% OR LESS OUTSIDE AIR MIXED WITH 85% OR MORE INSIDE AIR) TEMPERATURE SHOULD NOT DROP BELOW 55° FAHRENHEIT, OR FOLLOW FURNACE MANUFACTURER'S INSTRUCTIONS.

WHMV SYSTEM DIAGRAM

SCALE: NTS

M1505.4 Whole-House Mechanical Ventilation System

Whole-house mechanical ventilation systems shall be designed in accordance with Sections M1505.4.1 through M1505.4.4.
M1505.4.1 System Design
 The whole-house ventilation system shall consist of one or more supply or exhaust fans, or a combination of such, and associated ducts and controls. Local exhaust or supply fans are permitted to serve as such a system. Outdoor air ducts connected to the return side of an air handler shall be considered as providing supply ventilation.
M1505.4.2 System Controls
 The whole-house mechanical ventilation system shall be provided with controls that enable manual override.
M1505.4.3 Mechanical Ventilation Rate
 The whole house mechanical ventilation system shall provide outdoor air at a continuous rate as determined in accordance with Table M1505.4.3(1) or Equation 15-1.
 (Equation 15-1)
 Exception: The whole-house mechanical ventilation system is permitted to operate intermittently where the system has controls that enable operation for not less than 25 percent of each 4-hour segment and the ventilation rate prescribed in Table M1505.4.3(1) is multiplied by the factor determined in accordance with Table M1505.4.3(2).

TABLE M1505.4.3(1)
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (SQUARE FOOTAGE)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	> 7
< 1,500	30	45	60	75	90
1,501 - 3,000	45	60	75	90	105
3,001 - 4,500	60	75	90	105	120
4,501 - 6,000	75	90	105	120	135
6,001 - 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

FOR SI: 1 SQUARE FOOT = 0.0929 M², 1 CUBIC FOOT PER MINUTE = 0.0004719 M³/S.

TABLE M1505.4.3(2)
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION

RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
	FACTOR ^a	4	3	2	1.2	1.3

a. For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.
 b. Extrapolation beyond the table is prohibited.

TABLE M1505.4.4

MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE- AND TWO-FAMILY DWELLINGS

AREA TO BE EXHAUSTED	EXHAUST RATES
KITCHENS	100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
BATHROOMS - TOILET ROOMS	MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

FOR SI: 1 CUBIC FOOT PER MINUTE = 0.0004719 M³/S.



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PROJECT: SINGLE FAMILY RESIDENCE
 102 WORSLEY STREET
 YORKVILLE, IL 60560
 CLIENT: STEVE HOLLAND
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 Oswego, Illinois, 60543

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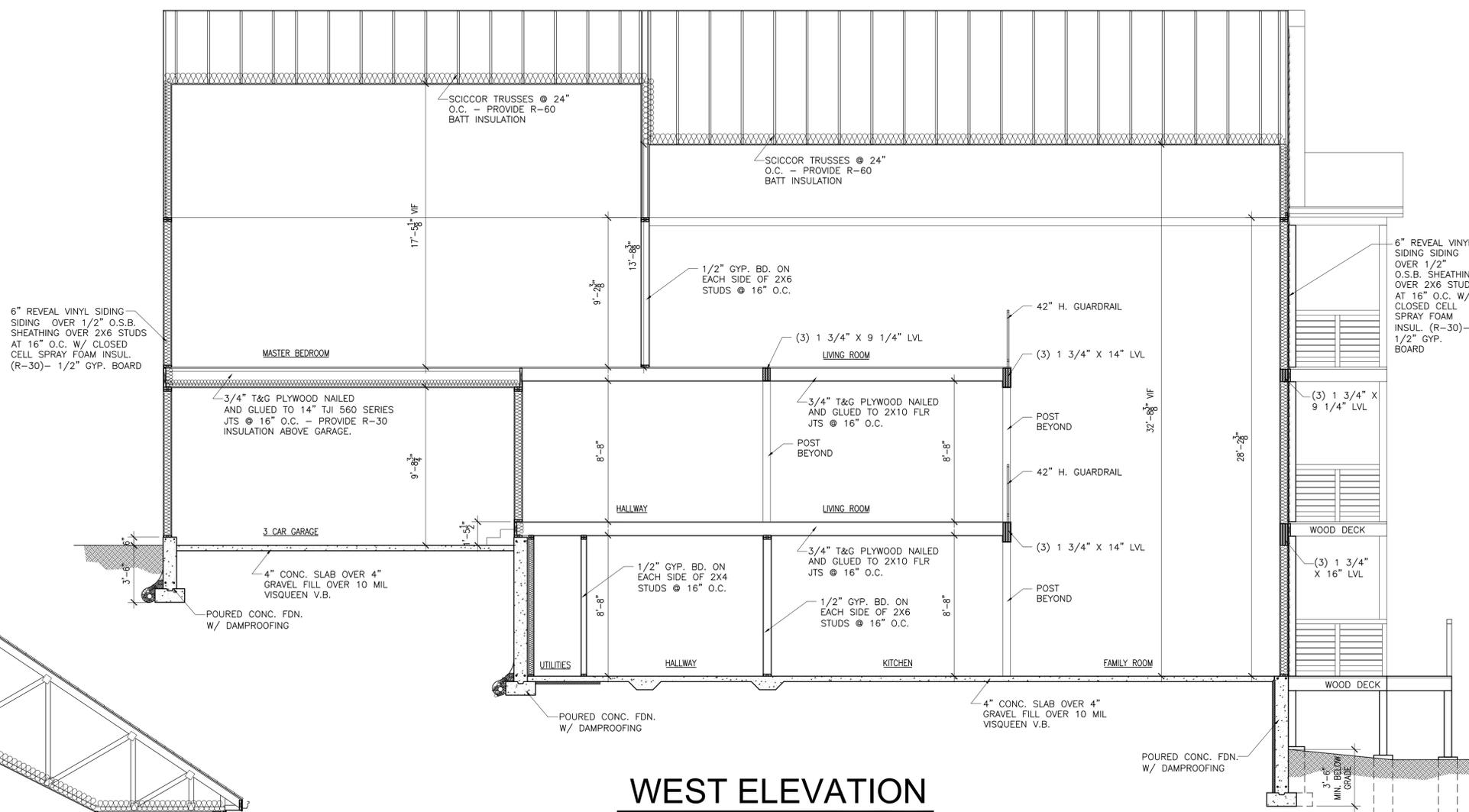
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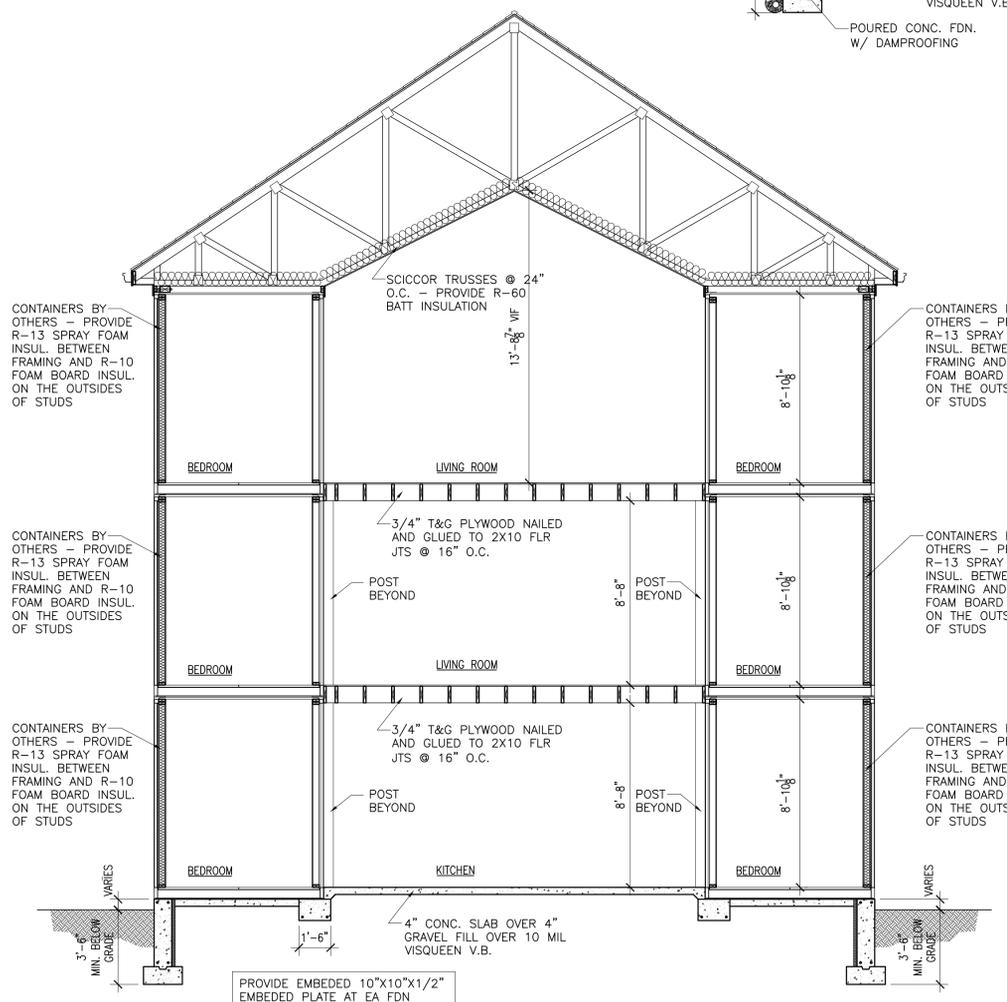
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WEST ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

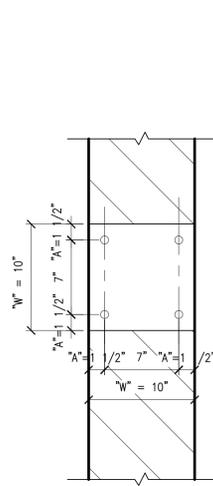
PROJECT: **SINGLE FAMILY RESIDENCE**
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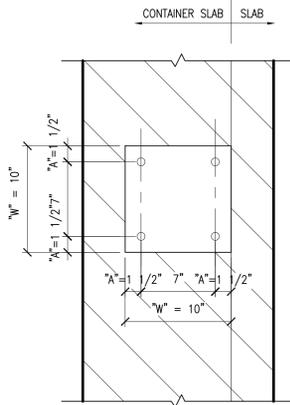
SHEET NUMBER
A10



- NOTES:
1. ALL BASE PLATES SHALL HAVE GAS-CUT OR SAW-CUT EDGES
 2. "A"=1 1/2" = 1 1/2" FOR ANCHOR ROD DIAMETER DIA.<1 1/8"
"A"=1 1/2" = 2" FOR ANCHOR ROD DIAMETER 1 1/8" < DIA. < 1 1/2"

4 BASE PLATE DETAIL

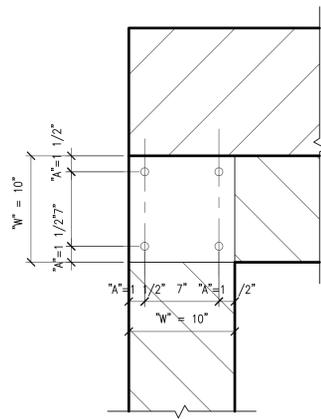
SCALE: 1 1/2" = 1'-0"



- NOTES:
1. ALL BASE PLATES SHALL HAVE GAS-CUT OR SAW-CUT EDGES
 2. "A"=1 1/2" = 1 1/2" FOR ANCHOR ROD DIAMETER DIA.<1 1/8"
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5 BASE PLATE DETAIL

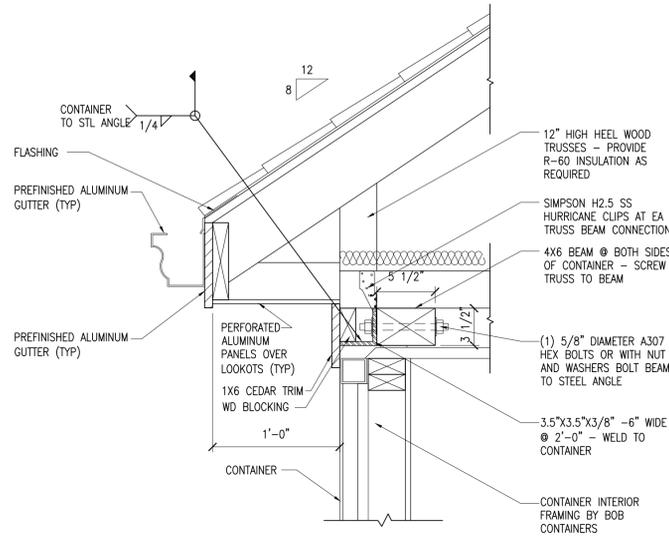
SCALE: 1 1/2" = 1'-0"



- NOTES:
1. ALL BASE PLATES SHALL HAVE GAS-CUT OR SAW-CUT EDGES
 2. "A"=1 1/2" = 1 1/2" FOR ANCHOR ROD DIAMETER DIA.<1 1/8"
"A"=1 1/2" = 2" FOR ANCHOR ROD DIAMETER 1 1/8" < DIA. < 1 1/2"

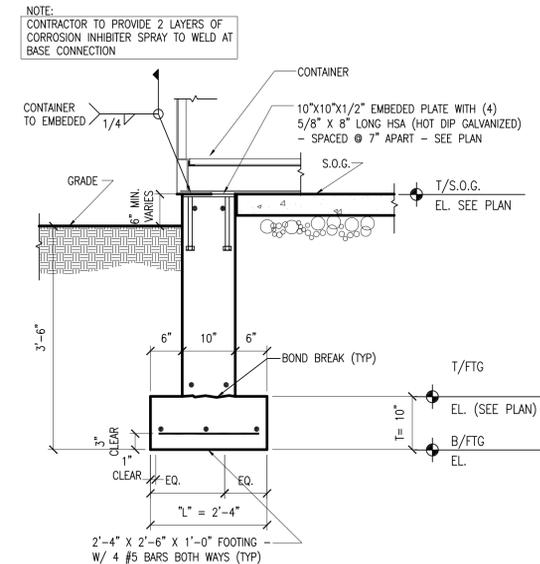
6 BASE PLATE DETAIL

SCALE: 1 1/2" = 1'-0"



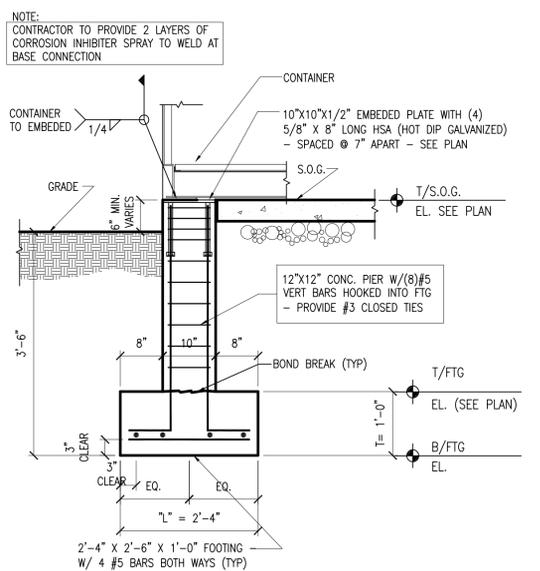
1 DETAIL

SCALE: 1 1/2" = 1'-0"



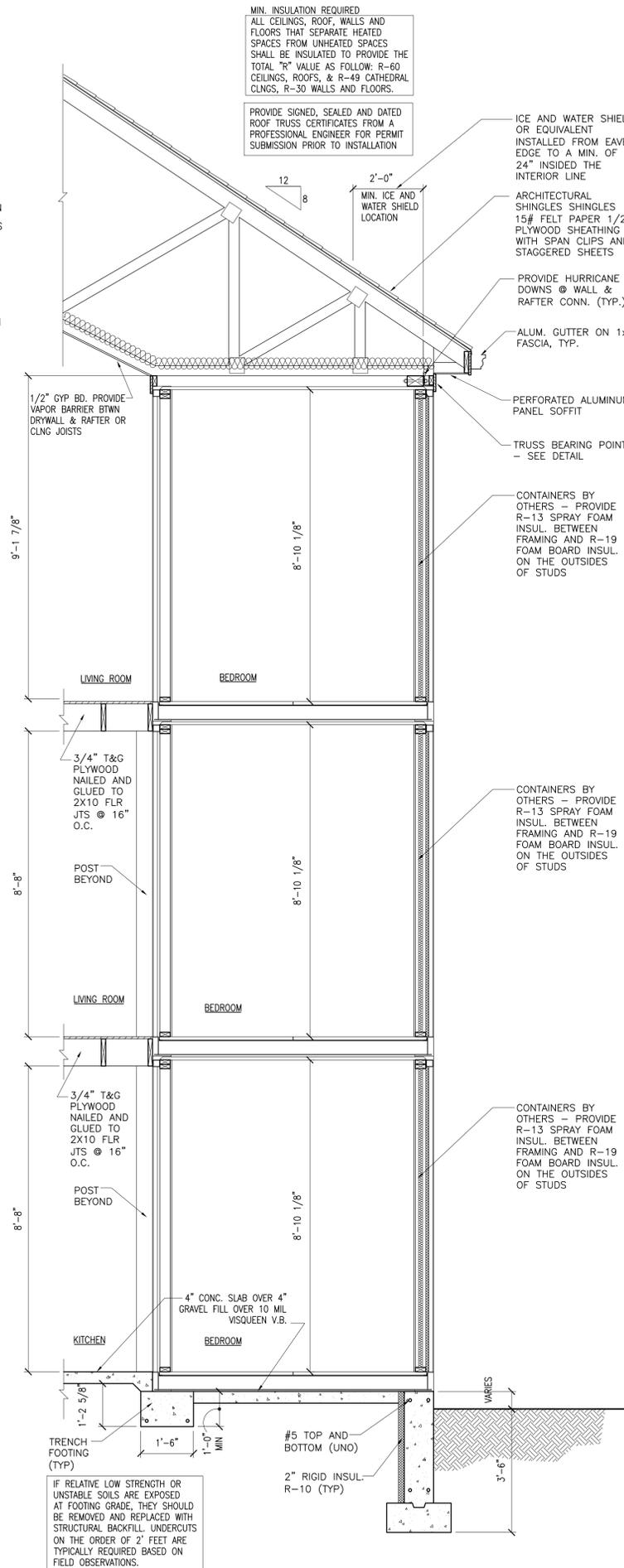
2 DETAIL

SCALE: 1 1/2" = 1'-0"



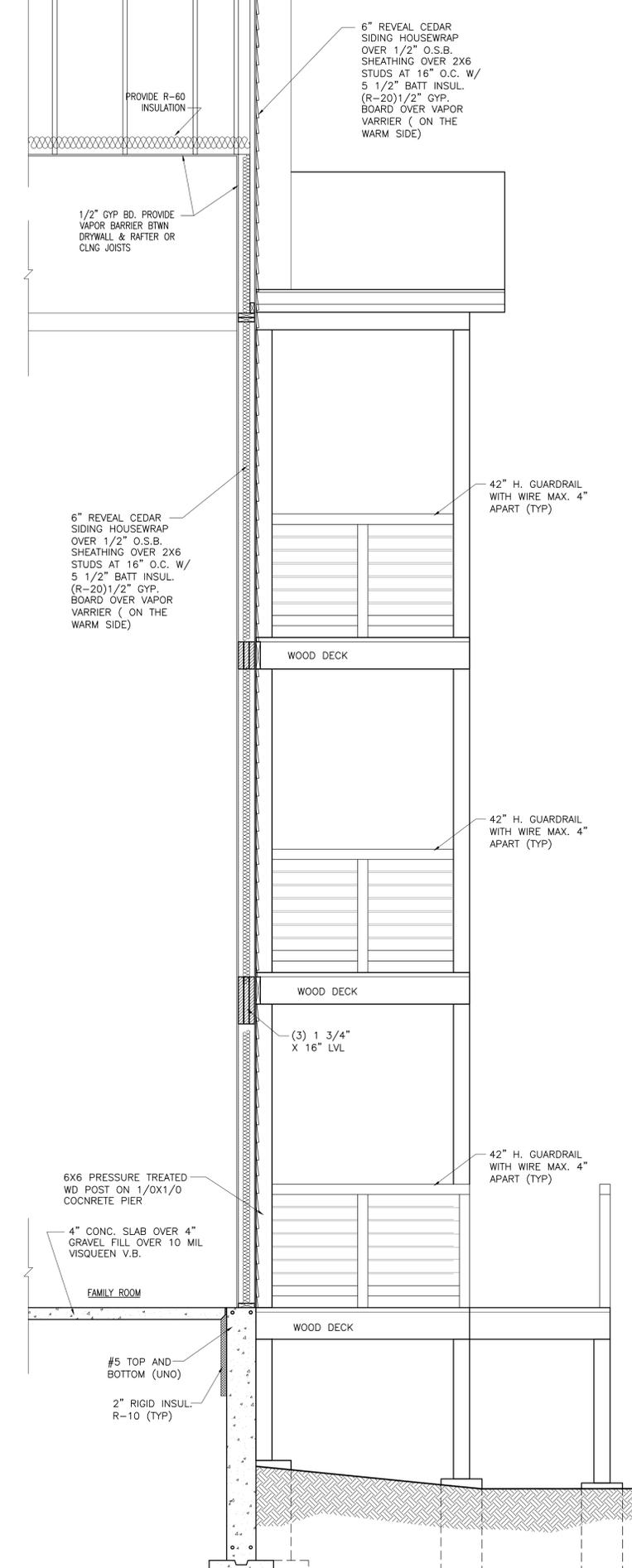
3 DETAIL

SCALE: 1 1/2" = 1'-0"



7 SECTION

SCALE: 1/2" = 1'-0"



8 SECTION

SCALE: 1/2" = 1'-0"

ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1	
2	
3	
4	

PROJECT:
SINGLE FAMILY RESIDENCE
102 WORSLEY STREET
YORKVILLE, IL 60560

CLIENT:
STEVE HOLLAND
819 Columbus Drive
Oswego, Illinois, 60543

JOB NO. 23-132
DATE 01-18-2024
FILE
PLOT SCALE: 1:1

OWNER APPROVAL

Signature _____
Date _____

SHEET TITLE
SECTIONS AND DETAILS

SHEET NUMBER
A11

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2024-12**

NOTICE IS HEREBY GIVEN THAT Steve Holland, petitioner/contract purchaser, and KCJ Restoration LLC, owners, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property is generally located south of east Main Street, immediately east of Worsley Street, and north of the Fox River in Yorkville, Illinois. The petitioner is requesting rezoning approval from R-1 Single-Family Suburban Residential District to R-2 Single Family Traditional Residence District, consisting of approximately 0.28 acres, commonly known as 102 Worsley Street. Additionally, the petitioner is requesting to decrease the minimum lot size for the R-2 Single-Family Traditional Residence District to less than the required 12,000 square feet.

The legal description is as follows:

PARCEL 1:

LOT 9 IN BLOCK 2 OF WORSLEY'S ADDITION TO THE VILLAGE OF BRISTOL, IN THE NORTHWEST QUARTER SECTION 33, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE PRINCIPAL MERIDIAN, IN THE VILLAGE OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PINs: 02-33-129-004

A copy of the application is available for review during normal City business hours at the office of the Community Development Director.

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, July 10, 2024 at 7 p.m.** at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560.

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

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

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

JORI BEHLAND
City Clerk



Memorandum

To: Economic Development Committee
 From: Krysti J. Barksdale-Noble, Community Development Director
 CC: Bart Olson, City Administrator
 Sara Mendez, Planner I
 Date: May 29, 2024
 Subject: **PZC 2024-14 Grande Reserve – Units 10A & 11A (Final Plat)**
 Proposed Approval of 158 lots in 2 New Units of Grande Reserve

REQUEST SUMMARY:

The petitioner, D.R. Horton, Inc. - Midwest, is seeking Final Plat approval for an approximately 22-acre site consisting of 158 new residential lots located east of Kennedy Road and south of the BNSF railroad in Yorkville. These lots will mark the initial stage of development for what was originally intended as a 42-acre, 298-unit townhome project in Units 10 and 11 of Grande Reserve (refer to map on the right).

At full build-out the proposed units will have 312 townhome units, which represents an increase of 14 units, or approximately 4.75%, then originally planned and approved in the 2003 annexation agreement. Additionally, the petitioner is seeking approval of architectural design standards for the townhome building facades within the proposed final platted areas, as mandated by both the original annexation agreement and a subsequent 2021 economic incentive agreement.

ZONING AND LAND USE:

Both units are zoned R-2 Single Family Traditional Residence District Planned Unit Development (PUD) The following are the current immediate surrounding zoning and land uses:



Grande Reserve - Units 10 & 11

United City of Yorkville, Illinois
 Yorkville GIS 4-26-24



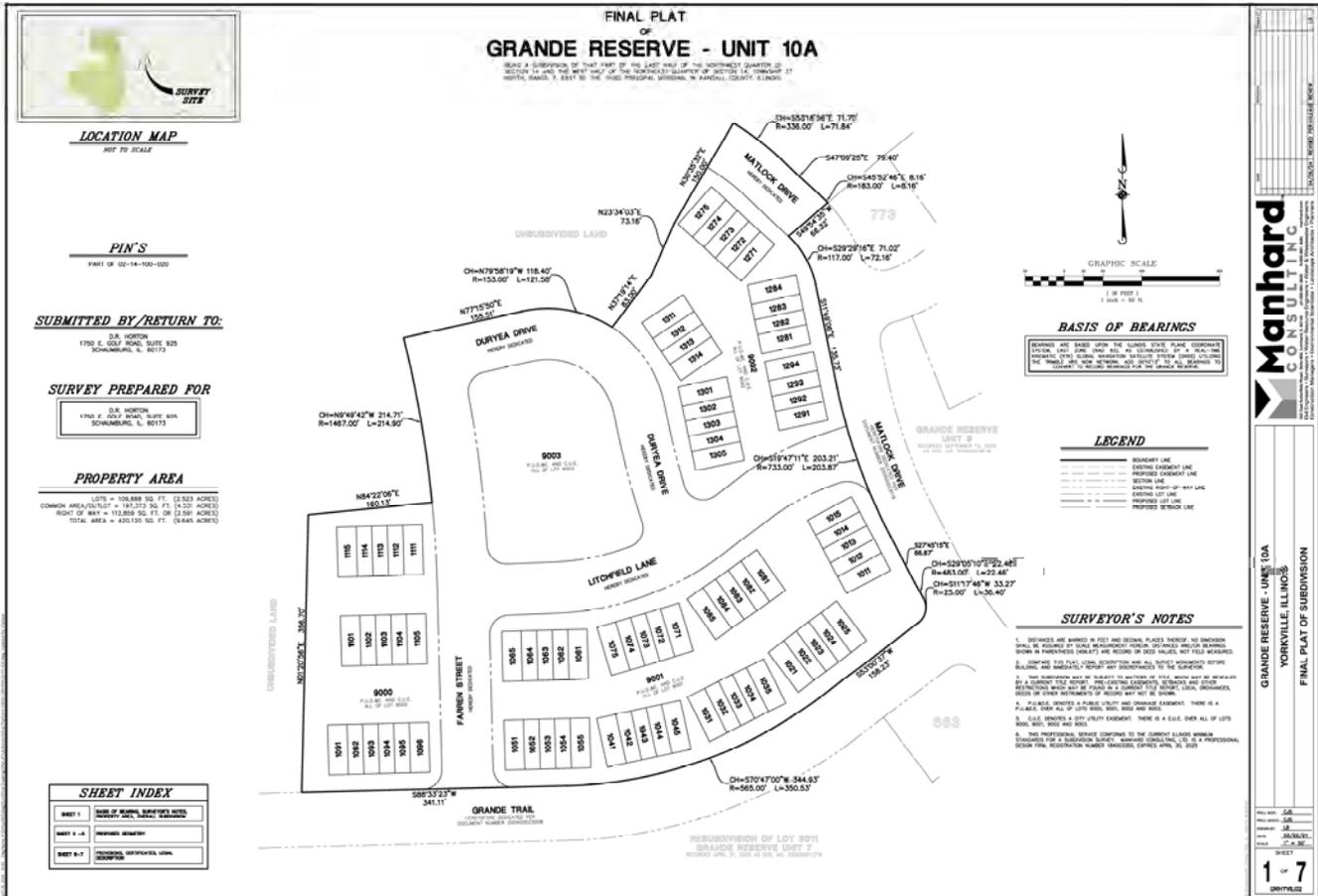
	Zoning	Land Use
North	Burlington Northern Santa Fe (BNSF) Railroad R-2 Planned Unit Development (Grande Reserve)	Transportation Residential
South	Grande Trail/Freedom Place R-2 Planned Unit Development (Grande Reserve) PI Public Institutional District (Grande Reserve Elementary)	Transportation Residential School
East	R-2 Planned Unit Development (Grande Reserve)	Residential
West	Kennedy Road A-1 SU Agriculture (Unincorporated Kendall County) ¹	Transportation Blackberry Oaks Golf Course

¹ Portion of Blackberry Oaks (clubhouse) was recently annexed to City in May 2024.

PROPOSED FINAL PLAT OF RESUBDIVISION:

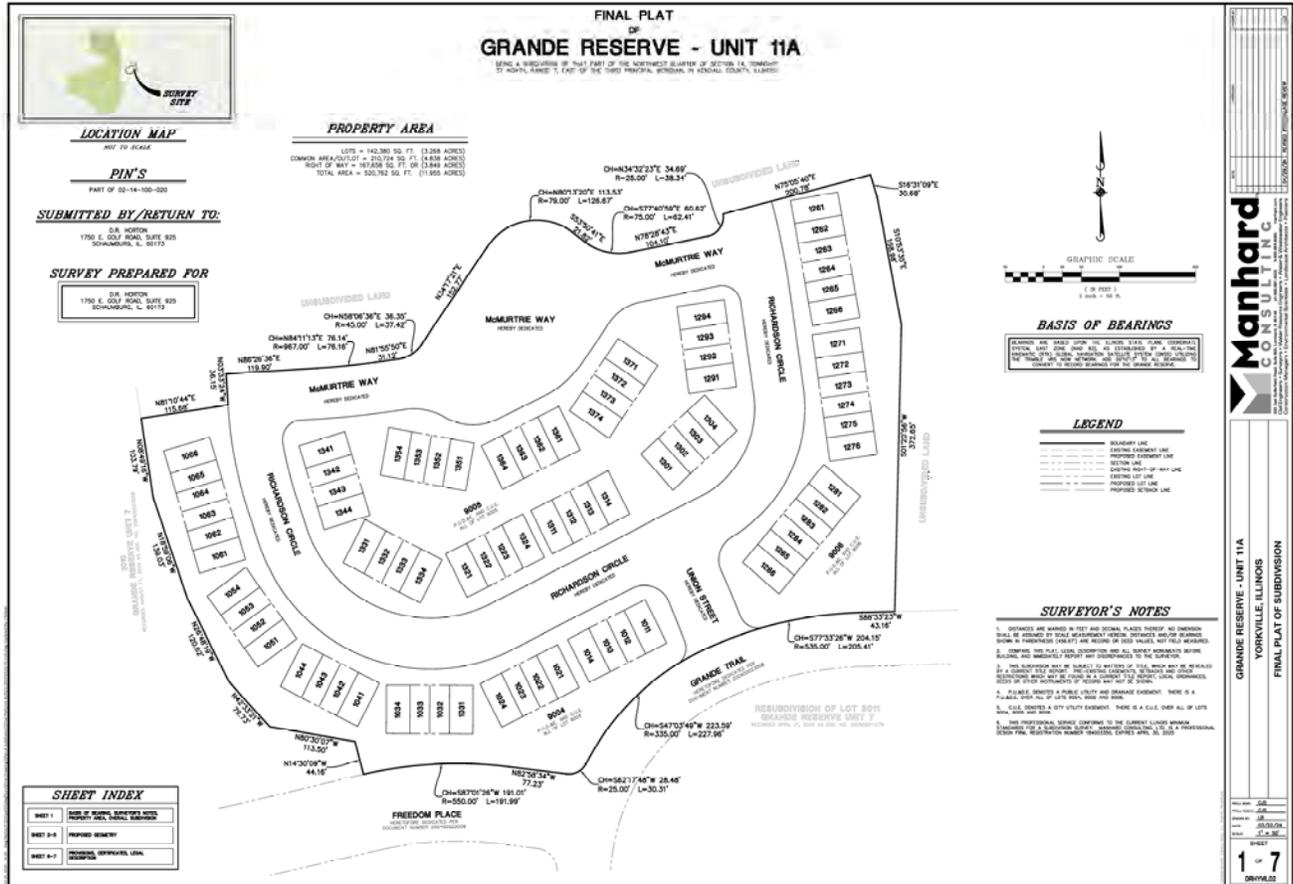
Preliminary plans for both Units 10 and 11 were approved by the City Council in February 2005 but were never recorded and have since expired. The proposed Final Plat of Subdivision generally conforms to those originally approved plans. As proposed, the final plats will be constructed in two (2) phases. Phase I consists of Unit 10A (Neighborhood 7) and 11A (Neighborhood 6). Unit 10A has 78 units illustrated with a grouping of 4-5 townhomes fronting public roadways, Matlock Drive and Grande Trail Road, as well as future dedicated public roadways, Farren Street, Duryea Drive and Litchfield Lane. Unit 11A proposes to have a total of 80 townhomes in groupings of 4-6 units fronting future dedicated public roadways, Richardson Circle and McMurtrie Way. The area breakdown of the proposed final platted areas are as follows:

UNIT 10A - AREA SUMMARY		
Land Type	Acres	Square Feet
Lots	2.523	109,888
Common Area/Outlot	4.531	197,373
Dedicated Right of Way (Public Streets)	2.591	112,859
TOTAL	9.645 Acres	420,120 SF



UNIT 11A - AREA SUMMARY

Land Type	Acres	Square Feet
Lots	3.268	142,380
Common Area/Outlot	4.838	210,724
Dedicated Right of Way (Public Streets)	3.849	167,658
TOTAL	11.955 Acres	520,762 SF



Building Setbacks:

Proposed lot setbacks for front, side, and perimeter yards are consistent with the requirements established for parcels located in Neighborhoods 6 and 7, per “Exhibit E-1 Grande Reserve Variance Schedule for Neighborhoods 2-19” of the Annexation Agreement, as detailed below:

BUILDING SETBACK	REQUIRED MINIMUM	PROPOSED SETBACK
Front	25'	25'
Side (Corner)	20'	20'
Perimeter	30'	30'

PROPOSED PHASING OF DEVELOPMENT:

As previously stated, the petitioner proposes to develop Units 10 and 11 of Grande Reserve in two (2) phases with roughly 78 lots per unit per phase. As illustrated below, all utilities required to operate Phase 1 will be installed with water mains looped and connected to exiting adjacent mains. Staff supports the phasing of the development, and all bonding or securities will be required by unit and not by phase, as required by the City's Subdivision Control Ordinance.



ANNEXATION AGREEMENT

The original annexation agreement and the subsequent economic incentive agreement had provisions which apply to specific units within Grande Reserve and conditions for final plat approval. Below are applicable provisions to Unit 10 (Neighborhood 7) and Unit 11 (Neighborhood 6).

Dwelling Unit Count

According to the Annexation Agreement (Ord. 2003-44), flexibility is recognized in the layout and design of Neighborhoods 4-8. A total of 986 dwelling units are approved for these neighborhoods through the Concept PUD plans. The exact location and mix of housing units will be decided during preliminary/final platting. Any development phase with a total number of dwelling units within the approved limit for the neighborhoods is considered to be in substantial conformance with the Concept Plan.

However, the Economic Incentive Agreement between the City and Grande Reserve (Chicago) ASLI VI, LLLP, approved in 2021 contemplated a minor change to the Planned Unit Development (PUD) for Unit 9. This change would allow for a switch in unit type from 224 duplexes to 111 single-family homes. As a result, the overall number of dwelling units in this section of Grande Reserve would decrease from 986 to 887 units. This includes the proposed addition of 14 units in Neighborhoods 6 (Unit 11) and 7 (Unit 6) by the petitioner. This change remains well below the maximum number of units permitted under the original

annexation agreement. Here's a comparison between the approved Concept Plan PUD dwelling unit count (Group Exhibit "C") and the proposed final plat dwelling unit count for each neighborhood:

NEIGHBORHOOD (UNIT)	UNIT TYPE	APPROVED DWELLING UNITS CONCEPT PUD PLAN	PROPOSED/APPROVED DWELLING UNITS FINAL PLAT
Neighborhood 4 (Unit 28)	Apts.	300	300
Neighborhood 5 (Units 12, 15 and 22)	TH	164	164
Neighborhood 6 (Unit 11)	TH	156	158
Neighborhood 7 (Unit 10)	TH	142	154
Neighborhood 8 (Unit 9)	DU*	224	111
TOTAL		986	887

Cul-de-Sacs

Per Ordinance the original annexation agreement, the homeowners’ association (HOA) for these units are required to pay for and perform all snowplowing of cul-de-sacs, even though all roads within the units will be public roads. The HOA does not have the snowplowing obligation for other public roadways within the units. Phase 1 of Unit 11A (Neighborhood 6) appears to have one (1) cul-de-sac around McMurtrie Way and Phase 2 of Unit 11 has two (2) cul-de-sacs. Phase 1 of Unit 10A does not indicate any cul-de-sacs.

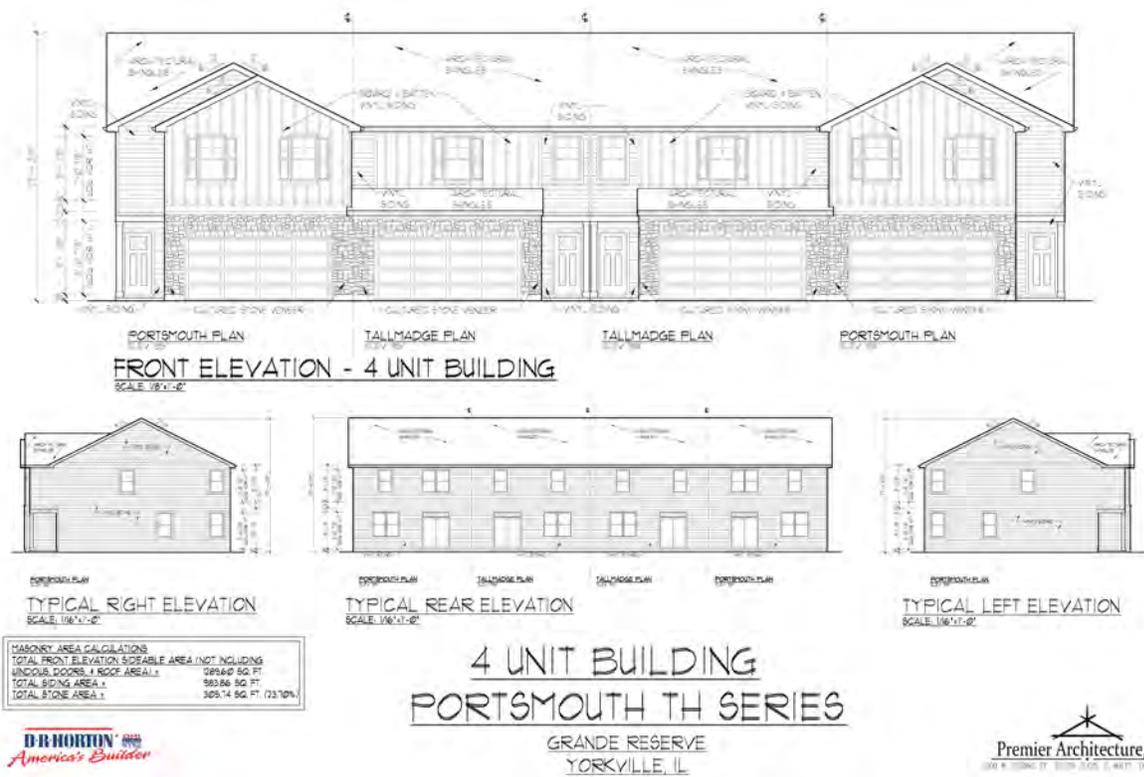
APPEARANCE STANDARDS

In the original Annexation Agreement (Ord. 2003-44), Architectural Design Standards for townhome development were established, along with conceptual building elevations provided in Exhibit “D2”. Owners and developers must provide standards regulating façade materials, accessory structures, and other building restrictions for each neighborhood in Grande Reserve. The standards must meet or exceed the City’s current appearance standards and also cover aspects such as color schemes, deck and patio specifications, fence specifications, restrictions on accessory buildings, housing styles, minimum square footage, building materials, and roof specifications. Areas not yet platted must submit architectural standards at the time of final plat submission.

D.R. Horton has submitted plan elevations for two (2) townhome models in Units 10A and 11A. These models, named Seaboard and Portsmouth, feature architectural shingles, decorative dormers, board and batten siding, covered porches, window shutters, boxed out/projections, and transom windows on the front doors. The Seaboard townhome units are rear-loaded, two-story buildings with four to six units per building, each with a minimum of 1,500 square feet per unit. They are proposed for construction in Neighborhood 6/Unit 10. The Portsmouth townhome units are front-loaded, two-story buildings with four to six units per building, each with a minimum of 1,600 square feet per unit. They are proposed for construction in Neighborhood 7/Unit 11. Both models include masonry wainscoting on the front façade made of cultured stone veneer.

According to Chapter 10-5-8 of the Unified Development Ordinance (UDO), the City's Appearance Standards mandate that at least 75% of the total buildings incorporate masonry products on their front facades. Additionally, these facades must include a minimum of 50% premium siding material. Of this premium siding requirement, at least 25% must be masonry products. Credit towards fulfilling the premium siding requirement can be earned by using major architectural features, with each feature providing a 10% credit. Premium siding materials encompass masonry products, cultured stone, natural wood siding, and synthetic stucco. The provided data table below compares and calculates the elevations to ensure compliance with these UDO Appearance Standards.

Portsmouth Townhome Series (Unit 11A)			
Appearance Code Requirements		Proposed Elevation	
Masonry product	75% of total buildings	At least 60 of 80 buildings	75% of total buildings
Premium Siding	50% on front façade – excluding openings	1,289.60 sq. ft. façade area (644.8 sq. ft. required)	305.74 sq. ft. premium siding (23.70%)
Masonry Siding	25% of premium siding	161.2 sq. ft. of 644.8 sq. ft. required for masonry siding	305.74 sq. ft. masonry siding (~190%)
Credit for major architectural feature	10% each	30% credit (dormers = yellow; covered porches = red; boxed-out projections = green)	Meets 20% of premium siding requirement



Seaboard Townhome Series (Unit 10A)			
Appearance Code Requirements		Proposed Elevation	
Masonry product	75% of total buildings	At least 59 of 78 buildings	75% of total buildings
Premium Siding	50% on front façade – excluding openings	1,130.13 sq. ft. façade area (565 sq. ft. required)	241.75 sq. ft. premium siding (21.40%)
Masonry Siding	25% of premium siding	141.25 sq. ft. of 565 sq. ft. required for masonry siding	241.75 sq. ft. masonry siding (~170%)
Credit for major architectural feature	10% each	30% credit (dormers = yellow; covered porches = red; boxed-out projections = green)	Meets 20% of premium siding requirement



FRONT ELEVATION - 4-UNIT BUILDING

MASONRY AREA CALCULATION
 TOTAL FRONT ELEVATION SIDABLE AREA (NOT INCLUDING
 WINDOWS, DOORS, & ROOF AREA) = 1060.13 SQ. FT.
 TOTAL SIDING AREA = 888.36 SQ. FT.
 TOTAL STONE AREA = 241.75 SQ. FT. (21.40%)

ELEVATIONS
 20' 2-STORY SEABOARD SERIES
 GRANDE RESERVE
 YORKVILLE, IL



Staff Comments:

The proposed Final Plat of Resubdivision has been reviewed by the City's engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated April 16, 2024 was provided to the applicant (see attached). These comments will be addressed in a revised Final Plat which will be submitted to the City prior to final plat recordation.

Based upon the review of the proposed Final Plat of Subdivision of Grande Reserve Units 10A and 11A, staff believes the submitted plans are consistent with the approved development site plan and the current subdivision control regulations. Therefore, we intend to recommend approval of the Final Plat to the Planning and Zoning Commission at the July 10, 2024 meeting with subsequent final determination by the City Council at the July 23, 2024 meeting. Should you have any questions regarding this matter; staff will be available at Tuesday night's meeting.

Attachments:

1. Copy of Petitioner's Application
2. Final Plat of Subdivision of Grande Reserve Units 10A and 11A prepared by Manhard Consulting Ltd., dated 04-29-2024.
3. Proposed Infrastructure Phasing Plan prepared by Manhard Consulting Ltd., dated 04/03/2024.
4. Elevations prepared by Premier Architecture, Inc.
5. EEI Letter to the City dated April 16, 2024.
6. Plan Council – May 23, 2024



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

APPLICATION FOR FINAL PLAT/REPLAT

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation \$500.00 <input type="checkbox"/> Plan \$500.00 <input type="checkbox"/> Plat \$500.00 <input type="checkbox"/> P.U.D. \$500.00		Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$
	<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>		
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$200 = \$ \underline{\hspace{2cm}}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input checked="" type="checkbox"/> \$500.00		Total: \$ 500.00
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre \$5,000.00 <input type="checkbox"/> Over 1 acre, less than 10 acres \$10,000.00 <input type="checkbox"/> Over 10 acres, less than 40 acres \$15,000.00 <input checked="" type="checkbox"/> Over 40 acres, less than 100 acres \$20,000.00 <input type="checkbox"/> Over 100 acres \$25,000.00		Total: \$ 20,000.00
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres \$1,000.00 <input type="checkbox"/> Over 2 acres, less than 10 acres \$2,500.00 <input checked="" type="checkbox"/> Over 10 acres \$5,000.00		Total: \$ 5,000.00
TOTAL AMOUNT DUE:			paid via 25,500.00 Check No. 1756877



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: Steven C. Bauer	COMPANY: D.R. Horton, Inc. - Midwest
MAILING ADDRESS: 1750 E. Golf Road, Suite 925	
CITY, STATE, ZIP: Schaumburg, IL 60173	TELEPHONE: (312) 363-9806
EMAIL: scbauer@drhorton.com	FAX: N/A
ENGINEER INFORMATION	
NAME: Dave Riendeau	COMPANY: Manhard Consulting, Ltd.
MAILING ADDRESS: 333 E. Butterfield Road, Suite 600	
CITY, STATE, ZIP: Lombard, IL 60148	TELEPHONE: (630) 925-1074
EMAIL: driendeau@manhard.com	FAX: N/A
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Marcus Schmitt	COMPANY: Manhard Consulting, Ltd.
MAILING ADDRESS: 333 E. Butterfield Road, Suite 600	
CITY, STATE, ZIP: Lombard, IL 60148	TELEPHONE: (630) 925-1108
EMAIL: mschmitt@manhard.com	FAX: N/A
ATTACHMENTS	
<p>Petitioner must attach a legal description of the property to this application and title it as "Exhibit A". Please see Exhibit A attached hereto and made a part hereof by this reference.</p>	
AGREEMENT	
<p>I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.</p> <p>I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.</p> <p>On behalf of D.R. Horton, Inc. - Midwest, a California corporation</p> <p> _____ PETITIONER SIGNATURE</p> <p>Steven C. Bauer _____</p> <p>OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.</p> <p>On behalf of Grande Reserve (Chicago) ASLI VI, L.L.P., a Delaware Limited Liability Limited Partnership</p> <p> _____ OWNER SIGNATURE</p> <p>Marvin Shapiro _____</p>	



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 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: Grande Reserve Townes Units 10A and 11A	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: Units 10 and 11 in Grande Reserve
-------------------------------------------------------	----------------------	-----------------------------------------------------

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: Steven C. Bauer	COMPANY: D.R. Horton, Inc. - Midwest, a California corp.
-----------------------	----------------------------------------------------------

MAILING ADDRESS: 1750 E. Golf Road, Suite 925

CITY, STATE, ZIP: Schaumburg, IL 60173	TELEPHONE: (312) 363-9806
EMAIL: scbauer@drhorton.com	FAX: N/A

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.

On behalf of D.R. Horton, Inc. - Midwest, a California corporation
 Steven C. Bauer

Entitlements Manager

PRINT NAME

TITLE

April 8, 2024

SIGNATURE

DATE

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:

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

LEGAL DEPOSITS:

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

**EXHIBIT A TO APPLICATION FOR FINAL PLAT/REPLAT
SUBMITTED BY D.R. HORTON, INC. – MIDWEST REGARDING CERTAIN PROPERTY
LOCATED IN GRANDE RESERVE**

Legal Description of the Subject Property
(Grande Reserve Neighborhoods 6 & 7/Units 10 & 11)

UNITS 10 & 11 (NH 6 & 7) LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND PART OF THE NORTHWEST QUARTER OF SECTION 14, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

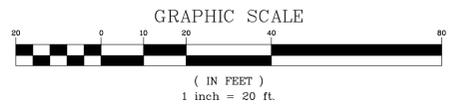
BEGINNING AT THE MOST NORTHERLY NORTHEAST CORNER OF LOT 3010 IN GRANDE RESERVE UNIT 7, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 2004 AS DOCUMENT NUMBER 200400023008 SAID CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHERN RAILROAD COMPANY; THENCE NORTH 73 DEGREES 22 MINUTES 16 SECONDS EAST (BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES EAST ZONE, NAD 83), ALONG SAID SOUTH LINE, 1,088.21 FEET, TO THE MOST NORTHERLY NORTHWEST CORNER OF LOT 3016 OF GRANDE RESERVE UNIT 9, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 2005 AS DOCUMENT NUMBER 200500028116; THENCE ALONG THE WEST LINE OF SAID LOT 3016 FOR THE FOLLOWING 5 COURSES; 1) THENCE SOUTH 18 DEGREES 26 MINUTES 52 SECONDS EAST, 154.36 FEET; 2) THENCE SOUTH 88 DEGREES 05 MINUTES 00 SECONDS EAST, 108.29 FEET; 3) THENCE SOUTH 80 DEGREES 49 MINUTES 39 SECONDS EAST, 215.66 FEET; 4) THENCE SOUTH 69 DEGREES 46 MINUTES 24 SECONDS EAST, 218.03 FEET; 5) THENCE SOUTH 47 DEGREES 59 MINUTES 52 SECONDS EAST, 132.80 FEET, TO A 1 INCH IRON PIPE AT THE NORTHEAST CORNER OF LOT 774 IN SAID UNIT 9; THENCE SOUTH 51 DEGREES 26 MINUTES 02 SECONDS WEST, ALONG NORTH LINE OF SAID LOT, 78.04 FEET, TO 1 INCH PIPE AT THE NORTHEAST CORNER OF LOT 773 IN SAID UNIT 9; THENCE SOUTH 49 DEGREES 54 MINUTES 35 SECONDS WEST, 163.33 FEET, TO THE WEST RIGHT-OF-WAY LINE OF MATLOCK DRIVE HERETOFORE DEDICATED PER DOCUMENT 200500028116 SAID LINE ALSO BEING A NONTANGENT CURVE; THENCE ALONG SAID WEST LINE FOR THE FOLLOWING 6 COURSES: 1) THENCE SOUTHEASTERLY, 72.16 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 117.00 FEET, A CHORD BEARING SOUTH 29 DEGREES 29 MINUTES 16 SECONDS EAST, AND A CHORD DISTANCE OF 71.02 FEET, TO A POINT OF TANGENCY; 2) THENCE SOUTH 11 DEGREES 49 MINUTES 06 SECONDS EAST, 135.73 FEET, TO A POINT OF CURVATURE; 3) THENCE SOUTHERLY, 203.87 FEET, ALONG A CURVE, CONCAVE EAST, HAVING A RADIUS OF 733.00 FEET, A CHORD BEARING SOUTH 19 DEGREES 47 MINUTES 11 SECONDS EAST, AND A CHORD DISTANCE OF 203.21 FEET, TO A POINT OF TANGENCY; 4) THENCE SOUTH 27 DEGREES 45 MINUTES 15 SECONDS EAST, 66.67 FEET, TO A POINT OF CURVATURE; 5) THENCE SOUTHEASTERLY, 22.46 FEET, ALONG A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 483.00 FEET, A CHORD BEARING SOUTH 29 DEGREES 05 MINUTES 10 SECONDS EAST, AND A CHORD DISTANCE OF 22.46 FEET, TO A POINT OF REVERSE CURVATURE; 6) THENCE SOUTHERLY, 36.40 FEET, ALONG A CURVE, CONCAVE WEST, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING SOUTH 11 DEGREES 17 MINUTES 46 SECONDS WEST, AND A CHORD DISTANCE OF 33.27 FEET, TO THE NORTH LINE OF AFORESAID UNIT 7, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF GRANDE TRAIL HERETOFORE DEDICATED PER DOCUMENT 200400023008; THENCE ALONG SAID NORTH LINE FOR THE FOLLOWING 6 COURSES; 1) THENCE SOUTH 53 DEGREES 00 MINUTES 37 SECONDS WEST, 158.23 FEET, TO A POINT OF CURVATURE; 2) THENCE WESTERLY, 350.53 FEET, ALONG A CURVE, CONCAVE NORTH, HAVING A RADIUS OF 565.00 FEET, A CHORD BEARING SOUTH 70 DEGREES 47 MINUTES 00 SECONDS WEST, AND A CHORD DISTANCE OF 344.93 FEET, TO A POINT OF TANGENCY; 3) THENCE SOUTH 88 DEGREES 33 MINUTES 23 SECONDS WEST, 384.27 FEET, TO A POINT OF CURVATURE; 4) THENCE WESTERLY, 205.41 FEET, ALONG A CURVE, CONCAVE SOUTH, HAVING A RADIUS OF 535.00 FEET, A CHORD BEARING SOUTH 77 DEGREES 33 MINUTES 26 SECONDS WEST, AND A CHORD DISTANCE OF 204.15 FEET, TO A POINT OF COMPOUND CURVATURE; 5) THENCE SOUTHWESTERLY, 227.96 FEET, ALONG A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 335.00 FEET, A CHORD BEARING SOUTH 47 DEGREES 03

MINUTES 49 SECONDS WEST, AND A CHORD DISTANCE OF 223.59 FEET, TO A POINT OF REVERSE CURVATURE; 6) THENCE SOUTHWESTERLY, 30.31 FEET, ALONG A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING SOUTH 62 DEGREES 17 MINUTES 48 SECONDS WEST, AND A CHORD DISTANCE OF 28.48 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF FREEDOM PLACE HERETOFORE DEDICATED PER DOCUMENT 200400023008 AND POINT OF TANGENCY; THENCE NORTH 82 DEGREES 58 MINUTES 34 SECONDS WEST, ALONG SAID NORTH LINE, 77.23 FEET, TO A POINT OF CURVATURE; THENCE WESTERLY, 191.99 FEET, ALONG A CURVE, CONCAVE SOUTH, HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING SOUTH 87 DEGREES 01 MINUTES 26 SECONDS WEST, AND A CHORD DISTANCE OF 191.01 FEET, TO THE EAST LINE OF LOT 3010 IN AFORESAID UNIT 7; THENCE ALONG SAID EAST LINE FOR THE FOLLOWING 14 COURSES;

- 1) NORTH 14 DEGREES 30 MINUTES 09 SECONDS WEST, 44.16 FEET, TO A 1 INCH IRON PIPE;
 - 2) THENCE NORTH 80 DEGREES 30 MINUTES 07 SECONDS WEST, 113.50 FEET, TO A 1 INCH IRON PIPE;
 - 3) THENCE NORTH 42 DEGREES 33 MINUTES 21 SECONDS WEST, 79.74 FEET, TO A 1 INCH IRON PIPE;
 - 4) THENCE NORTH 26 DEGREES 48 MINUTES 19 SECONDS WEST, 120.62 FEET, TO A 1 INCH IRON PIPE;
 - 5) THENCE NORTH 18 DEGREES 59 MINUTES 06 SECONDS WEST, 139.03 FEET, TO A 1 INCH IRON PIPE;
 - 6) THENCE NORTH 08 DEGREES 49 MINUTES 16 SECONDS WEST, 177.96 FEET, TO A 1 INCH IRON PIPE;
 - 7) THENCE NORTH 00 DEGREES 51 MINUTES 07 SECONDS EAST, 68.91 FEET, TO A 1 INCH IRON PIPE;
 - 8) THENCE NORTH 11 DEGREES 28 MINUTES 36 SECONDS EAST, 76.97 FEET;
 - 9) THENCE NORTH 09 DEGREES 21 MINUTES 03 SECONDS EAST, 72.18 FEET, TO A 1 INCH IRON PIPE;
 - 10) THENCE NORTH 13 DEGREES 06 MINUTES 39 SECONDS EAST, 124.19 FEET, TO A 1 INCH IRON PIPE;
 - 11) THENCE NORTH 21 DEGREES 29 MINUTES 11 SECONDS EAST, 93.60 FEET;
 - 12) THENCE NORTH 24 DEGREES 30 MINUTES 31 SECONDS EAST, 67.03 FEET, TO A 1 INCH IRON PIPE;
 - 13) THENCE NORTH 02 DEGREES 45 MINUTES 51 SECONDS WEST, 43.82 FEET, TO A 1 INCH IRON PIPE;
 - 14) THENCE NORTH 18 DEGREES 09 MINUTES 34 SECONDS WEST, 55.89 FEET, TO SAID POINT OF BEGINNING,
- ALL IN KENDALL COUNTY, ILLINOIS.

FINAL PLAT OF GRANDE RESERVE - UNIT 10A

BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 14
AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN KANDALL COUNTY, ILLINOIS.



LEGEND

	BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SECTION LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	PROPOSED SETBACK LINE

xxx.xx' BOUNDARY DIMENSION
xxx.xx' MEASURED DIMENSION
(xxx.xx') RECORD DIMENSION

- B.S.L. = BUILDING SETBACK LINE
- CH = CHORD BEARING
- C.U.E. = CITY UTILITY EASEMENT
- E = EAST
- L = ARC LENGTH
- N = NORTH
- P = PUBLIC UTILITY AND DRAINAGE EASEMENT
- R = RADIUS
- S = SOUTH
- W = WEST



SHEET 2 OF 7	PROJ. MGR.: CJS PROJ. ASSOC.: CJS DRAWN BY: LB DATE: 03/22/24 SCALE: 1" = 20'	GRANDE RESERVE - UNIT 10A YORKVILLE, ILLINOIS FINAL PLAT OF SUBDIVISION
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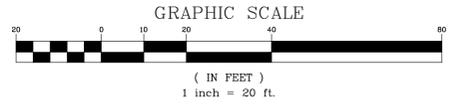
Manhard CONSULTING

333 East Butterfield Road, Suite 600, Lombard, IL 60148 | 630.991.8500 | 630.991.8585
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
04/29/24	REVISED PER VILLAGE REVIEW	LB

FINAL PLAT OF GRANDE RESERVE - UNIT 10A

BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 14
AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN KANDALL COUNTY, ILLINOIS.



LEGEND

	BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SECTION LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	PROPOSED SETBACK LINE

xxx.xx'	BOUNDARY DIMENSION
xxx.xx'	MEASURED DIMENSION
(xxx.xx')	RECORD DIMENSION

B.S.L.	= BUILDING SETBACK LINE
CH	= CHORD BEARING
C.U.E.	= CITY UTILITY EASEMENT
E	= EAST
L	= ARC LENGTH
N	= NORTH
P	= PUBLIC UTILITY AND DRAINAGE EASEMENT
R	= RADIUS
S	= SOUTH
W	= WEST



SEE SHEET 5

SEE SHEET 3

SHEET 4 OF 7	PROJ. MGR.: CJS PROJ. ASSOC.: CJS DRAWN BY: LB DATE: 03/22/24 SCALE: 1" = 20' DRHYML02	GRANDE RESERVE - UNIT 10A YORKVILLE, ILLINOIS FINAL PLAT OF SUBDIVISION
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Manhard

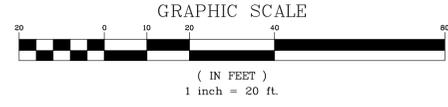
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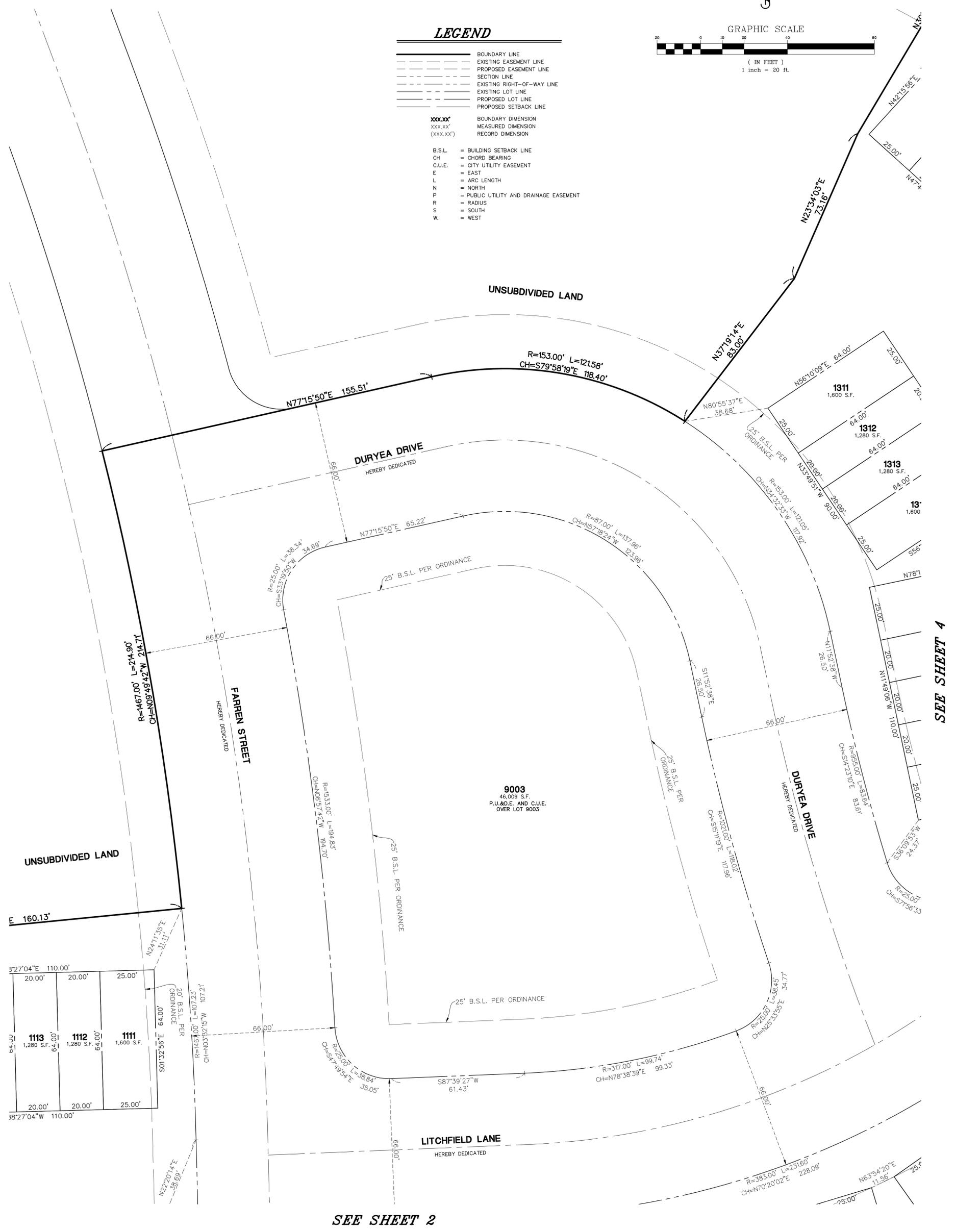
FINAL PLAT OF GRANDE RESERVE - UNIT 10A

BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 14 AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANDALL COUNTY, ILLINOIS.



LEGEND

	BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SECTION LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	PROPOSED SETBACK LINE
XXX.XX'	BOUNDARY DIMENSION
XXX.XX'	MEASURED DIMENSION
(XXX.XX')	RECORD DIMENSION
B.S.L.	= BUILDING SETBACK LINE
CH	= CHORD BEARING
C.U.E.	= CITY UTILITY EASEMENT
E	= EAST
L	= ARC LENGTH
N	= NORTH
P	= PUBLIC UTILITY AND DRAINAGE EASEMENT
R	= RADIUS
S	= SOUTH
W	= WEST



SEE SHEET 4

SHEET 5 OF 7 DRHYVL02	PROJ. MGR.: CJS	GRANDE RESERVE - UNIT 10A YORKVILLE, ILLINOIS FINAL PLAT OF SUBDIVISION	Manhard CONSULTING	DATE	REVISIONS	DRAWN BY	
	PROJ. ASSOC.: CJS			DATE	REVISIONS	DRAWN BY	
	DRAWN BY: LB			DATE	REVISIONS	DRAWN BY	
	SCALE: 1" = 20'			DATE	REVISIONS	DRAWN BY	
333 East Butterfield Road, Suite 600, Lombard, IL 60148 p: 630.991.8500 f: 630.991.8585 manhard.com			Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers Construction Managers • Environmental Scientists • Landscape Architects • Planners			04/29/24 REVISED PER VILLAGE REVIEW	LB

FINAL PLAT
OF
GRANDE RESERVE - UNIT 10A

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND PART OF THE NORTHWEST QUARTER OF SECTION 14, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

SUBMITTED BY/RETURN TO:

D.R. HORTON
1750 E. GOLF ROAD, SUITE 925
SCHALMURG, IL 60173

PIN'S

PART OF 02-14-100-020

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 _____, 2024.

CHAIRMAN _____

SURFACE WATER STATEMENT

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

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

DATED THIS 28TH DAY OF JANUARY, 2024.

MAUREEN C. EGAN ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-059932
LICENSE EXPIRES NOVEMBER 30, 2021

OWNER/ATTORNEY: _____

PRINTED NAME AND TITLE _____

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 _____, 2024.

MAYOR _____

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

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

DATED AT YORKVILLE, ILLINOIS THIS ____ DAY OF _____, 2024.

CITY ENGINEER _____

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 _____, 2024.

CITY CLERK _____

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 _____, 2024.

CITY ADMINISTRATOR _____

KENDALL COUNTY 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 _____, 2024, AT ____ O'CLOCK ____ M.

BY: _____
KENDALL COUNTY RECORDER

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2024. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS ____ DAY OF _____, A.D. 2024.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4017
LICENSE EXPIRES NOVEMBER 30, 2024

KENDALL COUNTY CLERK'S CERTIFICATE

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

I, _____, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE 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 _____, A.D., 2024.

COUNTY CLERK _____

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE WESTERLY-MOST NORTHWEST CORNER OF LOT 773 IN GRANDE RESERVE UNIT 9, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 2005 AS DOCUMENT NUMBER 200500028116, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY OF MATLOCK DRIVE HERETOFORE DEDICATED PER DOCUMENT 200500028116; THENCE SOUTH 49 DEGREES 54 MINUTES 35 SECONDS WEST, A DISTANCE OF 66.32 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID MATLOCK DRIVE; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MATLOCK DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF GRANDE TRAIL HERETOFORE DEDICATED PER DOCUMENT NUMBER 200400023008 FOR THE FOLLOWING NINE (9) COURSES: 1) THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 117.00 FEET, AN ARC DISTANCE OF 72.16 FEET, A CHORD BEARING SOUTH 29 DEGREES 29 MINUTES 16 SECONDS EAST, AND A CHORD DISTANCE OF 71.02 FEET TO A POINT OF TANGENCY; 2) THENCE SOUTH 11 DEGREES 49 MINUTES 06 SECONDS EAST, A DISTANCE OF 135.73 FEET TO A POINT OF CURVATURE; 3) THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 733.00 FEET, AN ARC DISTANCE OF 203.87 FEET, A CHORD BEARING SOUTH 19 DEGREES 47 MINUTES 11 SECONDS EAST, AND A CHORD DISTANCE OF 203.21 FEET TO A POINT OF TANGENCY; 4) THENCE SOUTH 27 DEGREES 45 MINUTES 15 SECONDS EAST, A DISTANCE OF 66.67 FEET TO A POINT OF CURVATURE; 5) THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 483.00 FEET, AN ARC DISTANCE OF 22.46 FEET, A CHORD BEARING SOUTH 29 DEGREES 05 MINUTES 10 SECONDS EAST, AND A CHORD DISTANCE OF 22.46 FEET TO A POINT OF REVERSE CURVATURE; 6) THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 36.40 FEET, A CHORD BEARING SOUTH 11 DEGREES 17 MINUTES 46 SECONDS WEST, AND A CHORD DISTANCE OF 33.27 FEET TO A POINT OF TANGENCY; 7) THENCE SOUTH 53 DEGREES 00 MINUTES 37 SECONDS WEST, A DISTANCE OF 158.23 FEET TO A POINT OF CURVATURE; 8) THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 565.00 FEET, AN ARC DISTANCE OF 350.53 FEET, A CHORD BEARING SOUTH 70 DEGREES 47 MINUTES 00 SECONDS WEST, AND A CHORD DISTANCE OF 344.93 FEET TO A POINT OF TANGENCY; 9) THENCE SOUTH 88 DEGREES 33 MINUTES 23 SECONDS WEST, A DISTANCE OF 341.11 FEET; THENCE NORTH 01 DEGREES 20 MINUTES 56 SECONDS EAST, A DISTANCE OF 356.70 FEET; THENCE NORTH 84 DEGREES 22 MINUTES 06 SECONDS EAST, A DISTANCE OF 160.13 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1467.00 FEET, AN ARC DISTANCE OF 214.90 FEET, A CHORD BEARING NORTH 09 DEGREES 49 MINUTES 42 SECONDS WEST, AND A CHORD DISTANCE OF 214.71 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 77 DEGREES 15 MINUTES 50 SECONDS EAST, A DISTANCE OF 155.51 FEET; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 153.00 FEET, AN ARC DISTANCE OF 121.58 FEET, A CHORD BEARING SOUTH 79 DEGREES 58 MINUTES 19 SECONDS EAST, AND A CHORD DISTANCE OF 118.40 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 37 DEGREES 19 MINUTES 14 SECONDS EAST, A DISTANCE OF 83.00 FEET; THENCE NORTH 23 DEGREES 34 MINUTES 03 SECONDS EAST, A DISTANCE OF 73.16 FEET; THENCE NORTH 30 DEGREES 35 MINUTES 32 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 336.00 FEET, AN ARC DISTANCE OF 71.84 FEET, A CHORD BEARING SOUTH 53 DEGREES 16 MINUTES 56 SECONDS EAST, AND A CHORD DISTANCE OF 71.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47 DEGREES 09 MINUTES 25 SECONDS EAST, A DISTANCE OF 79.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 183.00 FEET, AN ARC DISTANCE OF 8.16 FEET, A CHORD BEARING SOUTH 45 DEGREES 52 MINUTES 46 SECONDS EAST, AND A CHORD DISTANCE OF 8.16 FEET TO THE POINT OF BEGINNING.

SUBDIVIDED PROPERTY CONTAINS 9.645 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF YORKVILLE, KENDALL COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17093C0035H WITH AN EFFECTIVE DATE OF JANUARY 8, 2014 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D. 2024.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4017
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2025

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

DATE OF FIELD SURVEY: _____

Table with columns: DRAWN BY, REVISIONS, DATE. Includes a date stamp: 03/22/24 REVISED PER VILLAGE REVIEW LB

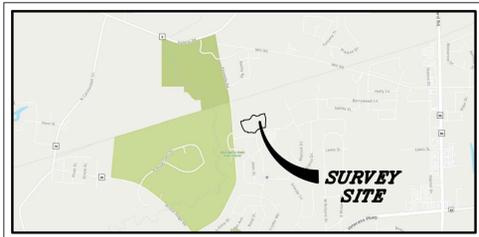


GRANDE RESERVE - UNIT 10A
YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION
PROJ. MGR.: CJS
PROJ. ASSOC.: CJS
DRAWN BY: LB
DATE: 03/22/24
SCALE: N/A
SHEET
7 OF 7
DRHYV102

File Path: P:\Dhryv\03\Draw\Virtual\Drawings\Plat of Subdivision\Final Plat\Unit 10A\06-07.dwg, Updated by: CSBar

FINAL PLAT OF GRANDE RESERVE - UNIT 11A

BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP
37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE

PIN'S

PART OF 02-14-100-020

SUBMITTED BY/RETURN TO:

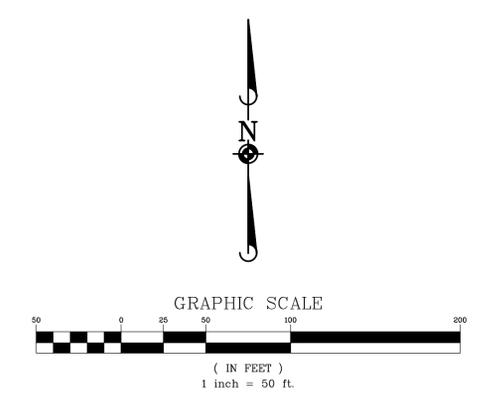
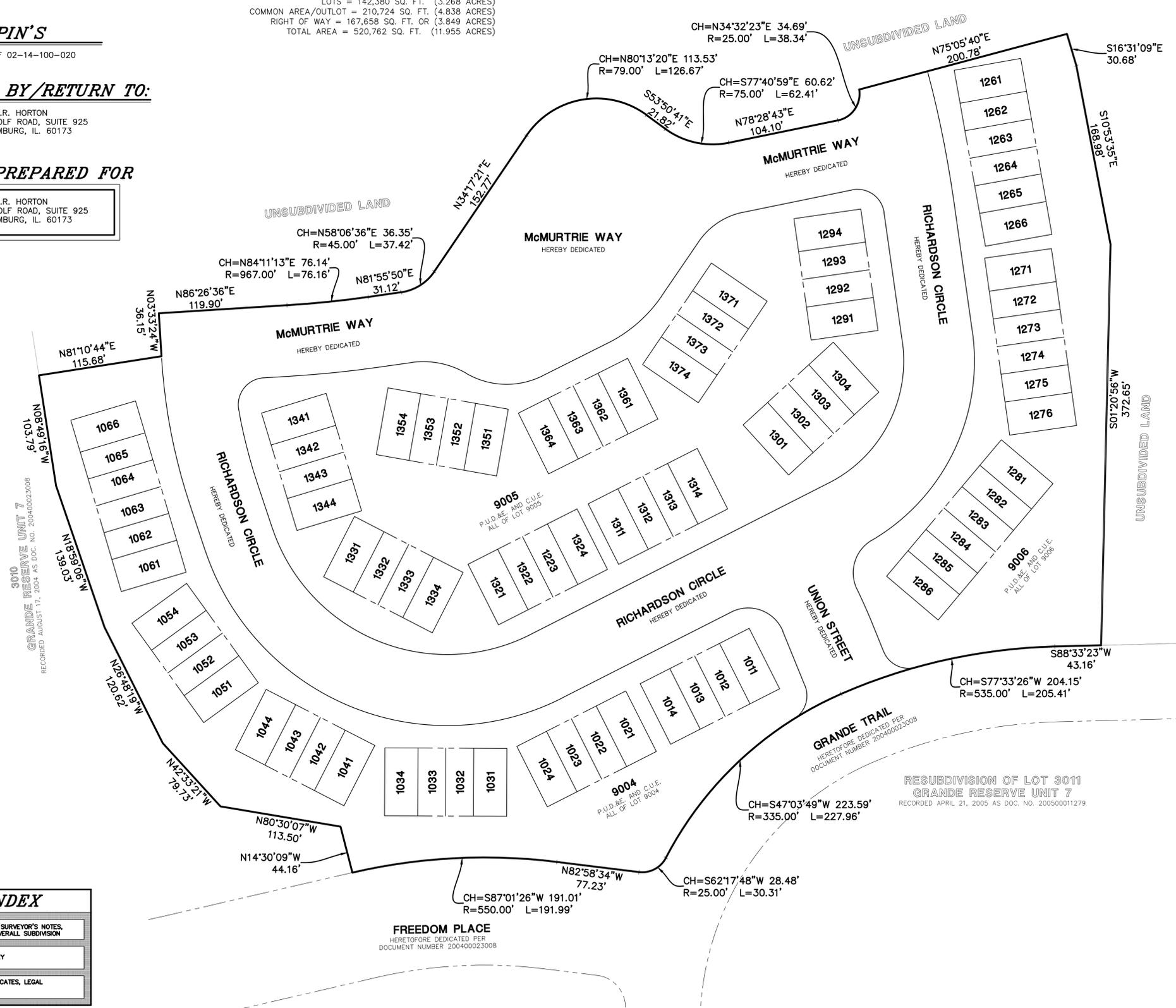
D.R. HORTON
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, IL 60173

SURVEY PREPARED FOR

D.R. HORTON
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, IL 60173

PROPERTY AREA

LOTS = 142,380 SQ. FT. (3.268 ACRES)
COMMON AREA/OUTLOT = 210,724 SQ. FT. (4.838 ACRES)
RIGHT OF WAY = 167,658 SQ. FT. OR (3.849 ACRES)
TOTAL AREA = 520,762 SQ. FT. (11.955 ACRES)



LEGEND

	BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SECTION LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	PROPOSED SETBACK LINE

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- P.U.&D.E. DENOTES A PUBLIC UTILITY AND DRAINAGE EASEMENT. THERE IS A P.U.&D.E. OVER ALL OF LOTS 9004, 9005 AND 9006.
- C.U.E. DENOTES A CITY UTILITY EASEMENT. THERE IS A C.U.E. OVER ALL OF LOTS 9004, 9005 AND 9006.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

SHEET INDEX

SHEET 1	BASIS OF BEARING, SURVEYOR'S NOTES, PROPERTY AREA, OVERALL SUBDIVISION
SHEET 2-5	PROPOSED GEOMETRY
SHEET 6-7	PROVISIONS, CERTIFICATES, LEGAL DESCRIPTION

APR 29, 2024 1:20 PM D:\Projects\2024\02\DRHV\02\DRHV\02\Final Plat\Unit 11A\02\DRHV\02\Final Plat\Unit 11A.dwg Updated By: CSabat

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GRANDE RESERVE - UNIT 11A

YORKVILLE, ILLINOIS

FINAL PLAT OF SUBDIVISION

PROJ. MGR.: CJS

PROJ. ASSOC.: CJS

DRAWN BY: LB

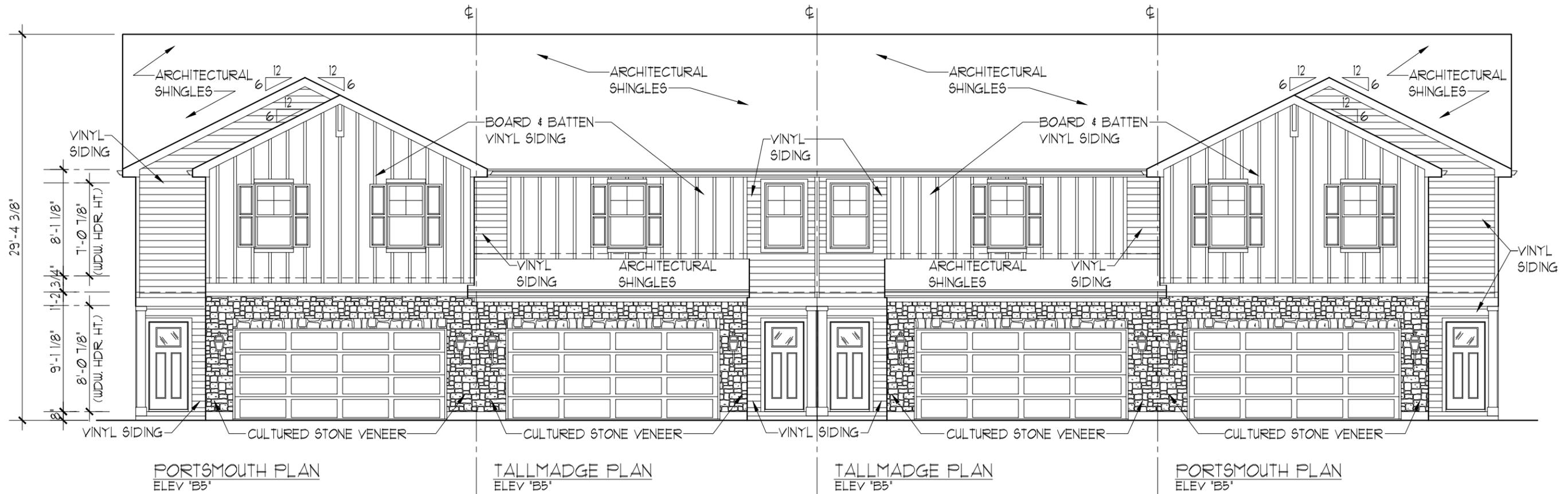
DATE: 03/22/24

SCALE: 1" = 50'

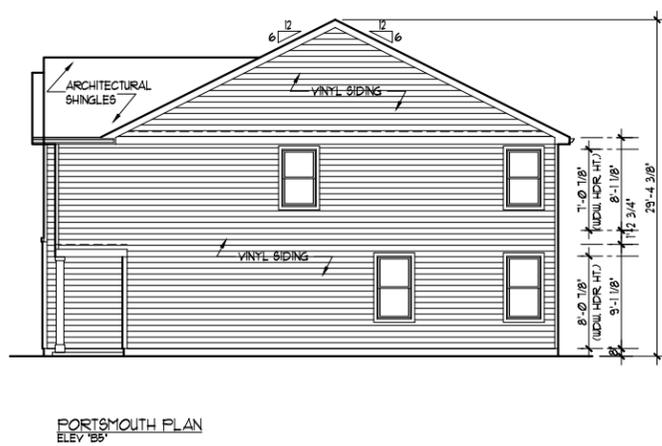
SHEET

1 OF 7

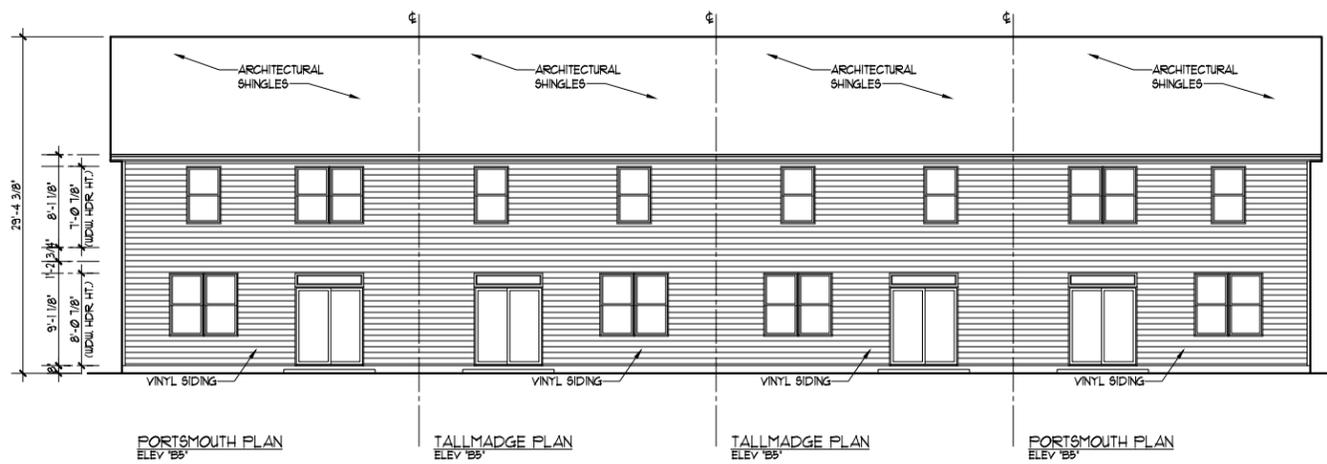
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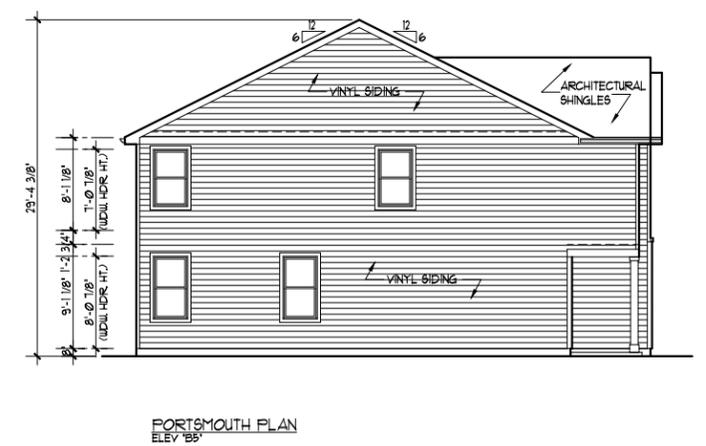
FRONT ELEVATION - 4 UNIT BUILDING
 SCALE: 1/8" = 1'-0"



TYPICAL RIGHT ELEVATION
 SCALE: 1/16" = 1'-0"



TYPICAL REAR ELEVATION
 SCALE: 1/16" = 1'-0"

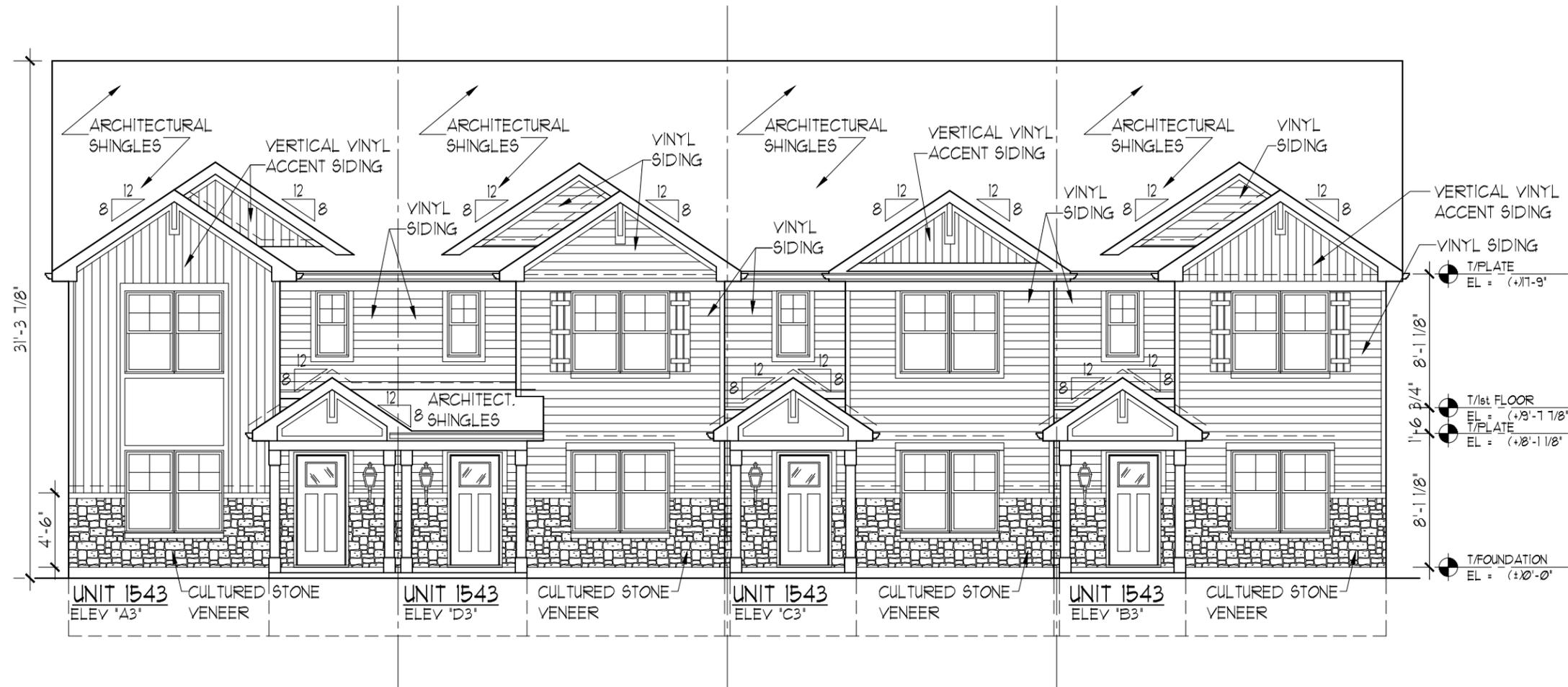


TYPICAL LEFT ELEVATION
 SCALE: 1/16" = 1'-0"

MASONRY AREA CALCULATIONS	
TOTAL FRONT ELEVATION SIDEABLE AREA (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) =	1289.60 SQ. FT.
TOTAL SIDING AREA =	983.86 SQ. FT.
TOTAL STONE AREA =	305.14 SQ. FT. (23.10%)

4 UNIT BUILDING
PORTSMOUTH TH SERIES

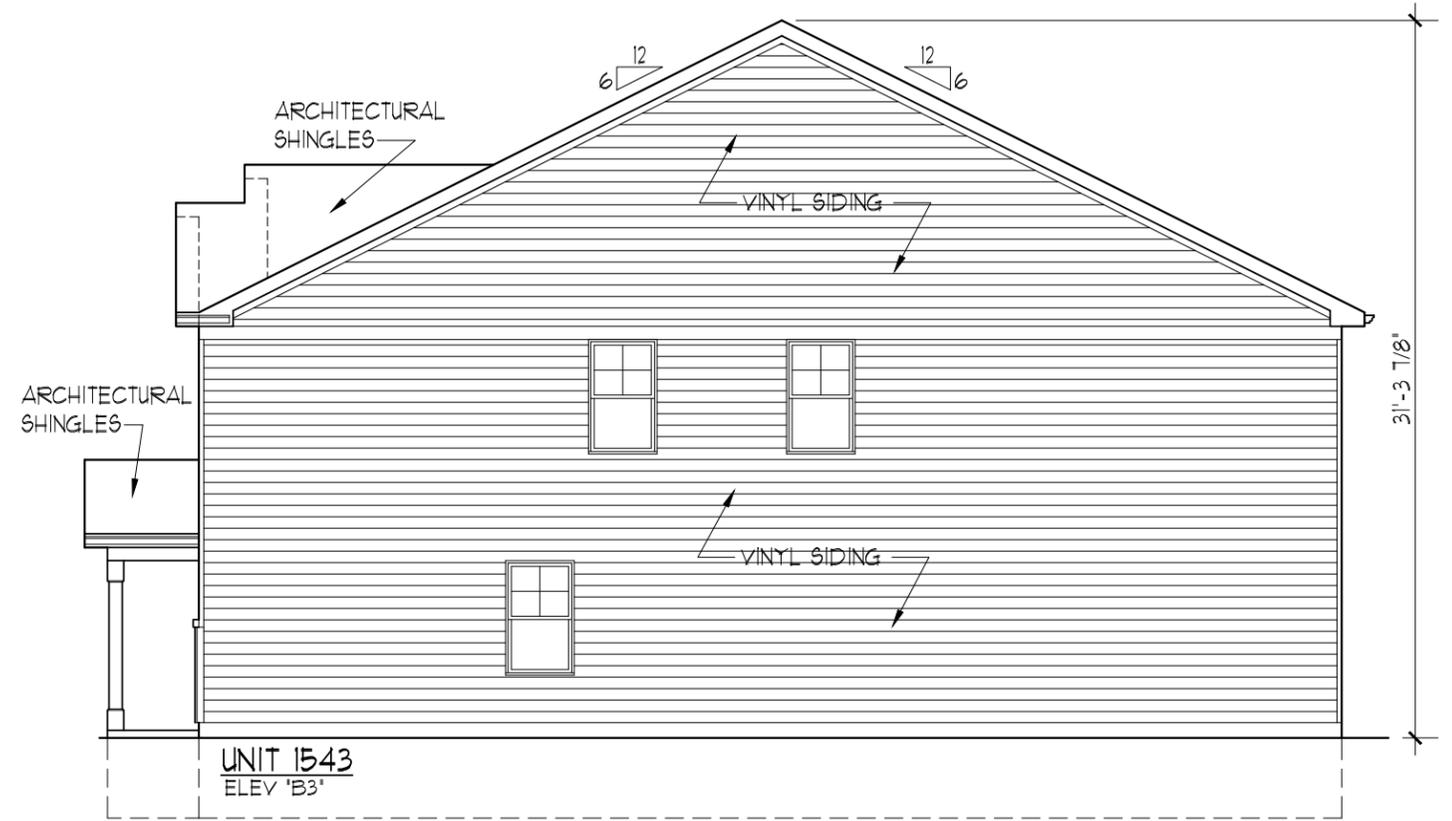
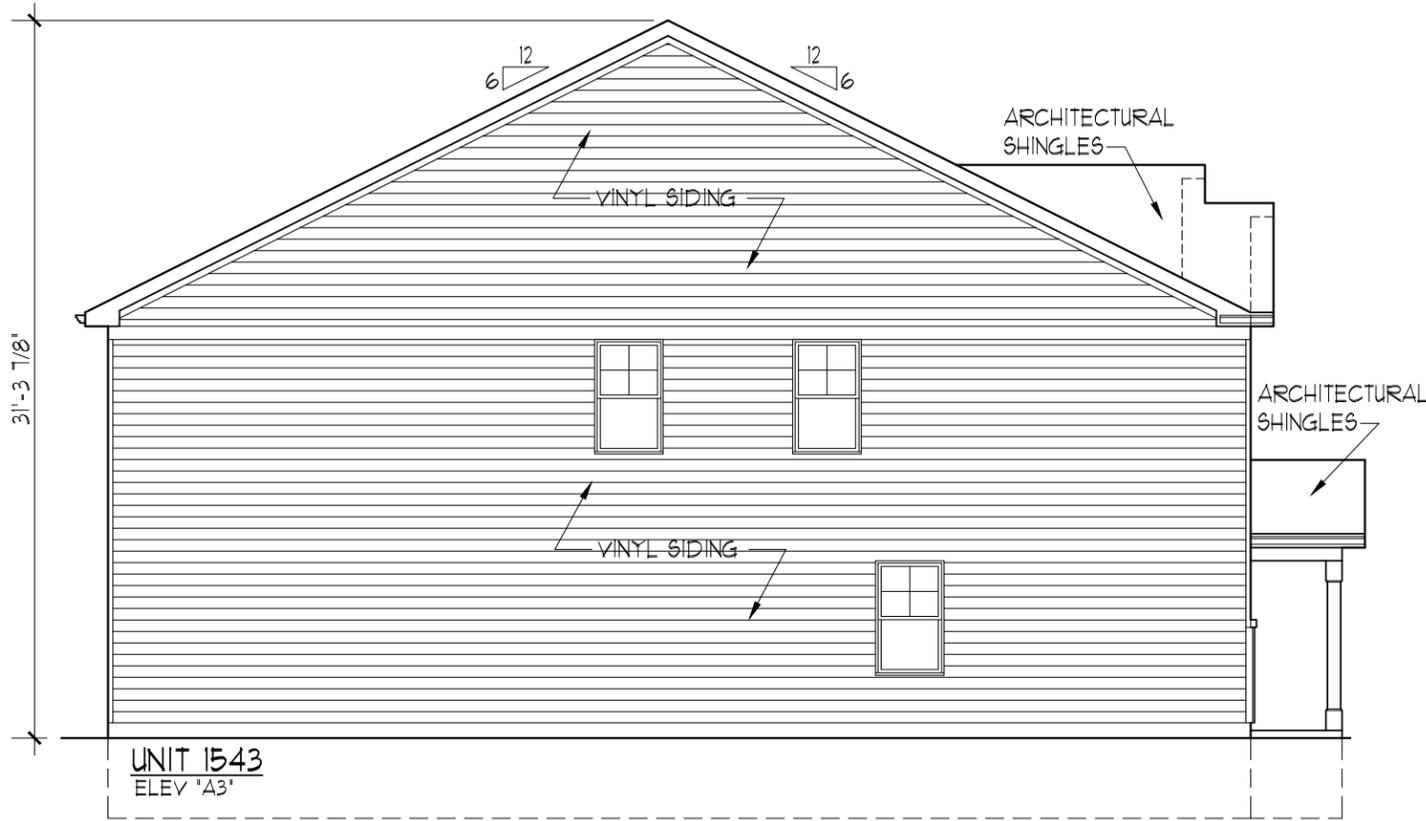
GRANDE RESERVE
 YORKVILLE, IL



FRONT ELEVATION - 4-UNIT BUILDING

MASONRY AREA CALCULATIONS	
TOTAL FRONT ELEVATION SIDEABLE AREA (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) =	1130.13 SQ. FT.
TOTAL SIDING AREA =	888.38 SQ. FT.
TOTAL STONE AREA =	241.75 SQ. FT. (21.40%)

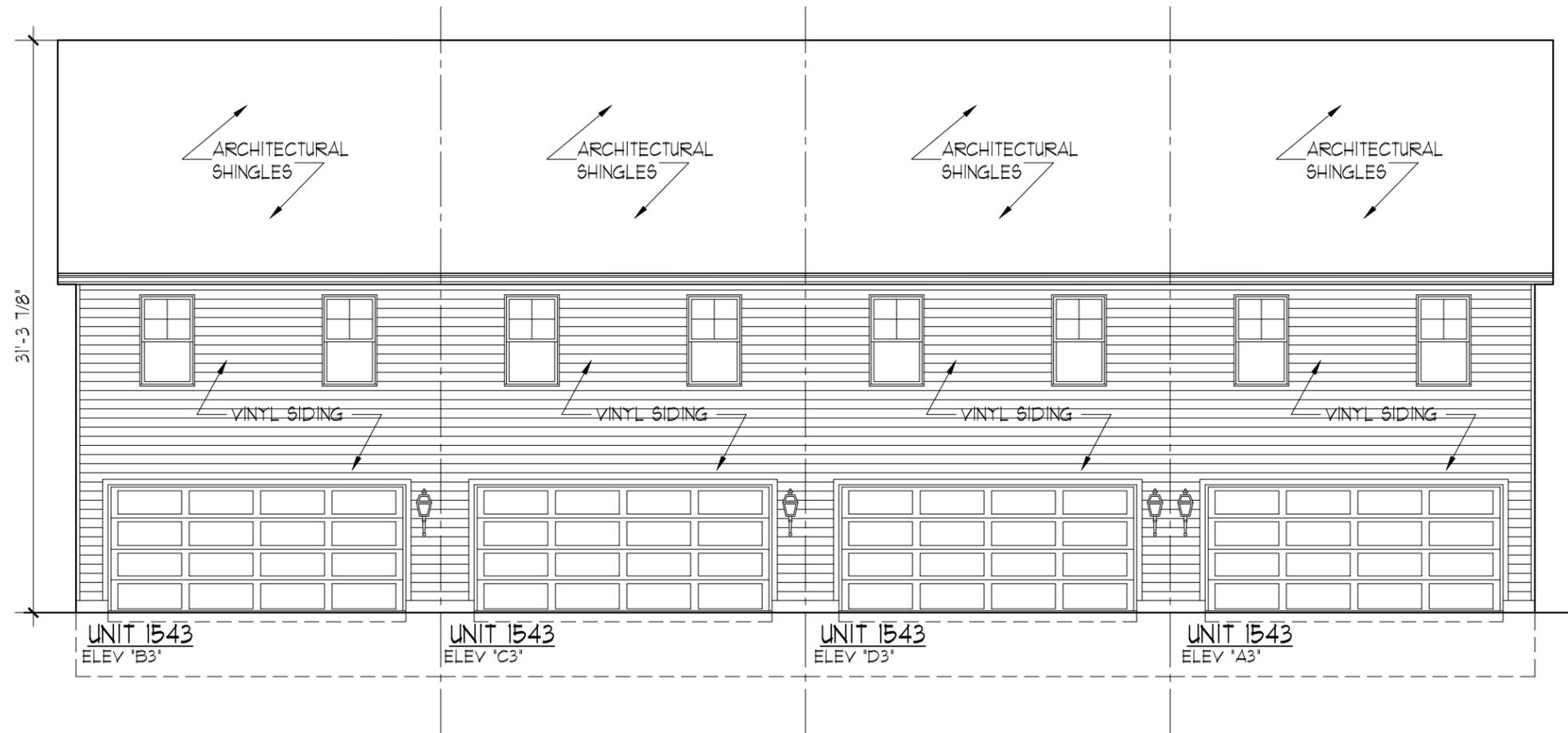
ELEVATIONS
 20' 2-STORY SEABOARD SERIES
 GRANDE RESERVE
 YORKVILLE, IL



LEFT ELEVATION

RIGHT ELEVATION

ELEVATIONS
20' 2-STORY SEABOARD SERIES
GRANDE RESERVE
YORKVILLE, IL



REAR ELEVATION - 4-UNIT BUILDING

ELEVATIONS
 20' 2-STORY SEABOARD SERIES
 GRANDE RESERVE
 YORKVILLE, IL







April 16, 2024



Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe
Yorkville, IL 60560

**Re: Grande Reserve Units 10 & 11
Final Engineering Review – 1st Submittal
United City of Yorkville**

Dear Krysti:

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

- Final Engineering Plans (51 Sheets) dated March 22, 2024, prepared by Manhard Consulting.
- Final Landscape Plans (9 Sheets) dated March 22, 2024, prepared by Gary R. Weber Associates.
- Final Plat of Subdivision – Unit 10A (8 Sheets) dated March 22, 2024, prepared by Manhard Consulting.
- Final Plat of Subdivision – Unit 11A (8 Sheets) dated March 22, 2024, prepared by Manhard Consulting.
- Stormwater Management Report dated March 19, 2024, prepared by Manhard Consulting.

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 and land surveying 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 permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies at the appropriate time.
 - a. IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
 - b. IEPA Water and Sanitary permits shall be submitted for review and distribution to the City for signatures.
 - c. Fox Metro Water Reclamation District approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
2. The following will need to be submitted:
 - 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.
 - b. City of Yorkville Stormwater Permit Application

3. The comments in the attached review letter from the City's landscaping consultant must be addressed and a revised landscaping plan submitted.

Final Engineering Plans

Sheet 1 – Cover Sheet

4. Include contact information for Fox Metro on the cover sheet.
5. Plans shall be signed and sealed by a Professional Engineer prior to final approval.

Sheet 8 – Site Dimension, Street Lighting & Signage Plan

6. Proposed signage should be shown on the plan.

Sheet 9-10 – Overall Utility Plans

7. The Utility Notes should state that water main must be installed a minimum of 5'-6" from finished grade. This comment is typical for the note on all utility sheets.
8. Show all hydrant leads.
9. Show the existing storm and sanitary structures.
10. Proposed streetlights should be shown on this plan.
11. It is recommended that the 90° bends in the water main be replaced with 45° bends.
12. Trench backfill should be shown to be used under and within 2 feet of all paved areas.
13. Indicate if the storm manholes are open or closed lid.
14. The developer/builder should confirm the locations of the proposed water and sanitary sewer services.
15. Bends in the water and sanitary sewer services should be avoided whenever possible.
16. Verify that services won't conflict with any mains that are being crossed.
17. The alignment of water and sanitary sewer mains are under further review by Public Works.

Sheet 11 – Utility Plan - 1

18. Include a callout for the connection to the existing water main.
19. Confirm that all utility crossings are called out correctly. There are several crossings that don't have a callout, it is in the wrong location, or an ID number is missing.
20. Show the existing storm structure at MH 72.

Sheet 12 – Utility Plan - 2

21. Sanitary structure SMH 6-17 should be shifted so that it is not on top of a water service.

Sheet 13 – Utility Plan - 3

22. Show the existing sanitary structure at SMH 7-1 and the storm structures at MH 8-112 and MH 8-113.
23. Include a callout for the connection to the existing water main.
24. Confirm that all utility crossings are called out correctly. There are several crossings that are missing an ID number.

Sheet 14 – Utility Plan - 4

25. Move hydrant 6-27 so that it is not on top of a storm sewer.
26. Confirm that all utility crossings are called out correctly. There are several crossings that are missing an ID number.

Sheet 15 – Utility Plan - 5

27. Show the existing sanitary structure south of SMH 6-1A. This structure should also have a unique ID.
28. Confirm that all utility crossings are called out correctly. There are several crossings that are missing an ID number.
29. Include a callout for the connection to the existing water main.
30. Adjust VB 6-14 so that it is further from the storm sewer.
31. There is a water main callout in the top left corner that is pointing to a storm sewer.

Sheet 16 – Utility Plan - 6

32. Shift INL 7-11 so that it is not on top of a water service.
33. The size of the water main is not called out on this sheet.
34. Confirm that all utility crossings are called out correctly. There are several crossings that are missing an ID number.

Sheet 17 – Overall Grading Plan – Unit 10

35. The scale bar needs to be corrected.

Sheet 19-24 – Grading Plans

36. Include the contours of the detention basins and show the high-water levels.
37. Label the elevations of the existing contours.
38. Add spot grades for the centerline of the road.
39. Show the storm rim elevations on the grading plan.

Sheet 20 – Grading Plan – 2

- 40. The concrete curtain wall does not align with the detention basin and the contours shown do not correlate with the details of the curtain wall.
- 41. The maximum allowable slope of driveways is 8%. One driveway in Building 12 is 8.1%.

Sheet 22 – Grading Plan – 4

- 42. The 649 contour and the spot grades south of Building 7 don't correlate.

Sheet 28 – Plan and Profile – Road A Sta. 0+00 to 2+76

- 43. There are two valve symbols shown at VB 6-14, but only one valve is labeled. The valve should be shifted to be further from the storm sewer.

Sheets 29-30 – Plan and Profiles

- 44. The water main is not shown on these sheets.
- 45. Consider insulating the water main at the crossing between 7+50 and 8+00 rather than having the main be 8+ feet deep. A minimum depth of 4 feet is required with insulation.

Sheet 31 – Plan and Profile – Road B Sta. 18+00 to 25+68

- 46. The water main is not shown on this sheet.
- 47. The water main profile is broken between 23+50 and 25+50.
- 48. The inlet at 19+69 does not have a unique identifier called out.

Sheet 32 – Plan and Profile – Road C Sta. 24+00 to 28+00

- 49. Consider smoothing out the water profile at 27+00 to reduce the number of vertical bends in the main.

Sheet 33 – Plan and Profile – Road C Sta. 28+00 to 32+49

- 50. Consider insulating the water main at the crossing between 29+00 and 29+50 and 31+50 and 32+00 rather than having the main be 8+ feet deep.

Sheet 34 – Plan and Profile – Road D Sta. 33+00 to 36+42

- 51. Shift SA 6-11 so that it is not on top of a water service.

Sheet 35 – Plan and Profile – Road E Sta. 38+00 to 43+00

- 52. The north arrow is not pointing in the correct direction.
- 53. Shift SA 6-11 so that it is not on top of a water service.
- 54. Confirm that all utility crossings are called out correctly. Some crossings are missing an ID number.
- 55. There is a valve symbol shown at the crossing of the water and sewer around SMH 7-12 and SMH 7-

13 with no ID. Change the symbol to a crossing or move the valve off of the sanitary sewer and label.

56. Consider insulating the water main at the crossing at 40+50 rather than having the main be 9+ feet deep.

Sheet 36 – Plan and Profile – Road E Sta. 43+00 to 48+05

57. There is a valve symbol shown at the crossing of the water and sewer around SMH 7-27 with no ID. Change the symbol to a crossing or move the valve off of the sanitary sewer and label.
58. Confirm that all utility crossings are called out correctly. Some crossings are missing an ID number.
59. The valve north of MH 7-10 is not labeled.

Sheet 37 – Plan and Profile – Road F Sta. 49+00 to 55+00

60. There is a valve symbol shown at the crossing of the water and sewer around SMH 7-12 with no ID. Change the symbol to a crossing or move the valve off of the sanitary sewer and label.
61. Several structures are not labeled in the plan view.
62. Consider insulating the water main at the crossing at 53+25 rather than having the main be 9+ feet deep.

Sheet 38 – Plan and Profile – Road F Sta. 55+00 to 60+83

63. Show the existing utilities. The water main and sanitary appear to not be connected to anything.
64. Several structures are not labeled in the plan view.
65. The profile at 55+50 is illegible.
66. Several structures in the profile do not have invert elevations called out.

Sheet 39 – Plan and Profile – Road G Sta. 0+00 to 2+75

67. There is a valve symbol shown at the crossing of the water and storm sewer around INL 7-37 with no ID. Change the symbol to a crossing or move the valve off of the storm sewer and label.
68. Confirm that all utility crossings are called out correctly. Some crossings are missing an ID number.

Sheet 40 – Plan and Profile – Road H Sta. 68+00 to 74+67

69. Confirm that all utility crossings are called out correctly. Some crossings are missing an ID number.
70. The callouts for the storm sewer in the profile are missing.
71. The rim elevation for SMH 8-22A is not correct and invert elevation is not shown.

Sheet 41-42 – Sanitary Sewer Profiles

72. Show the proposed grades in the profiles.

Sheet 43 – Utility Crossings and Curve Tables

73. The separation distance for crossing 14 is a negative number.

Sheet 46 – Construction Details - 3

74. The table file in the Fox Metro notes is missing.

Sheet 47 – Construction Details

75. Remove the Superpave reference in the road cross-section.

Sheet 51 – Construction Specifications

76. Remove the note regarding PVC pipe in the Storm Sewer section as it is not allowed per the ordinance. HDPE is only allowed in rear and side yards and shall be approved by the City.

77. Storm and sanitary sewers are to be televised prior to acceptance by the City. A note should be added.

Plats of Subdivision – Unit 10A

78. Label the exterior boundary for Unit 10A on sheet 1, remove the boundary for Unit 11A, and remove sheet 2 because it includes areas outside this subdivision.

79. Add the legal description in the surveyor's certificate of the surveyed boundary of Unit 10A and remove the grantor's property legal description because it contains additional areas outside this subdivision.

80. On sheet 3, add the overall boundary dimension along the north line of Grande Trail.

81. On Sheet 4, the BSL on the north side of Litchfield Lane is labeled 25' but measures 20'. Verify the approved setback lines.

82. Add dimensions to the south line of Matlock Drive on sheet 5.

83. Use the unaltered City certificates and easement provisions.

84. All internal blocks must have at least one bearing and distance course to an external lot corner so they can be laid out.

85. The PIN listed on sheet 1 should read part of 01-14-100-020.

86. Label or remove the lines running down the center of sheets 5 and 6.

87. All offsite utilities servicing this subdivision must be in recorded easements prior to the recording of the final plat of subdivision.

Plats of Subdivision – Unit 11A

88. Label the exterior boundary for Unit 11A on sheet 1, remove the boundary for Unit 10A, and remove sheet 2 because it includes areas outside this subdivision.

89. Add the legal description in the surveyor's certificate of the surveyed boundary of Unit 11A and remove the grantor's property legal description because it contains additional areas outside this subdivision.
90. All Lot lines and right of way lines need dimensions.
91. Use the unaltered City certificates and easement provisions.
92. On sheet 6, east of Lot 9006, label Grande Reserve Unit 10A once it is recorded.
93. All internal blocks must have at least one bearing and distance course to an external lot corner so they can be laid out.
94. The PIN listed on sheet 1 should read part of 01-14-100-020.
95. Verify the approved setback lines.
96. All offsite utilities servicing this subdivision must be in recorded easements prior to the recording of the final plat of subdivision.

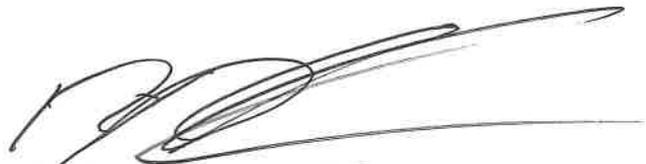
Stormwater Report

97. The overflow route for Basin 6W is not shown at the same location on the Overflow Design Exhibit as it is in the plan set. The plans have the route going through the weir at the concrete curtain wall. This weir is also not shown in the exhibit.

The plans should be revised and resubmitted for further review. If you have any questions or require additional information, please call 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. 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. Dave Riendeau, Manhard Consulting (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

April 2, 2024

Pamela Whitfield, PE, CFM
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 AH

Re: Landscape Plan Review
Grande Reserve Units 10 & 11

Dear Pamela:

We have completed our first landscape plan review of Grande Reserve Units 10 & 11 located in Yorkville.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

This landscape plan is not recommended for approval. The petitioner should provide a comment response letter with their resubmittal. 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). If there are any changes to the plans, additional comments may be provided.

It is our understanding that the 2003 Annexation and PUD Agreement along with the original 2005 landscape plan referenced below were approved by the City and remain relevant. Comments are as follows.

- 1) Parkway trees are proposed at a lower density than shown on the previously approved plan.
- 2) The Annexation and PUD Agreement call for a Landscape Buffer consisting of 3 shade trees, 4 evergreens, and 20 shrubs per 100' of buffer along Kennedy Road that is not shown on the current land plan submittal. Google Street View imagery shows overgrown trees, brush, and weeds in this area.

SUMMARY

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

- Final Landscape Plans for Neighborhood 7, 2 sheets, prepared by Rolf C. Campbell & Associates, most recently dated February 18, 2005
- Ordinance No. 2003-44 Authorizing the Execution of an Annexation and Planned Unit Development Agreement...(Grande Reserve), 150 pages, prepared by Law Offices of Daniel Kramer, recorded 9/11/2003

Pamela Whitfield
Grande Reserve Units 10 & 11
April 2, 2024
page 2

- Final Landscape Plan, 9 sheets, prepared by Gary R. Weber Associates, dated March 22, 2024

Let us know if there are any questions or comments.

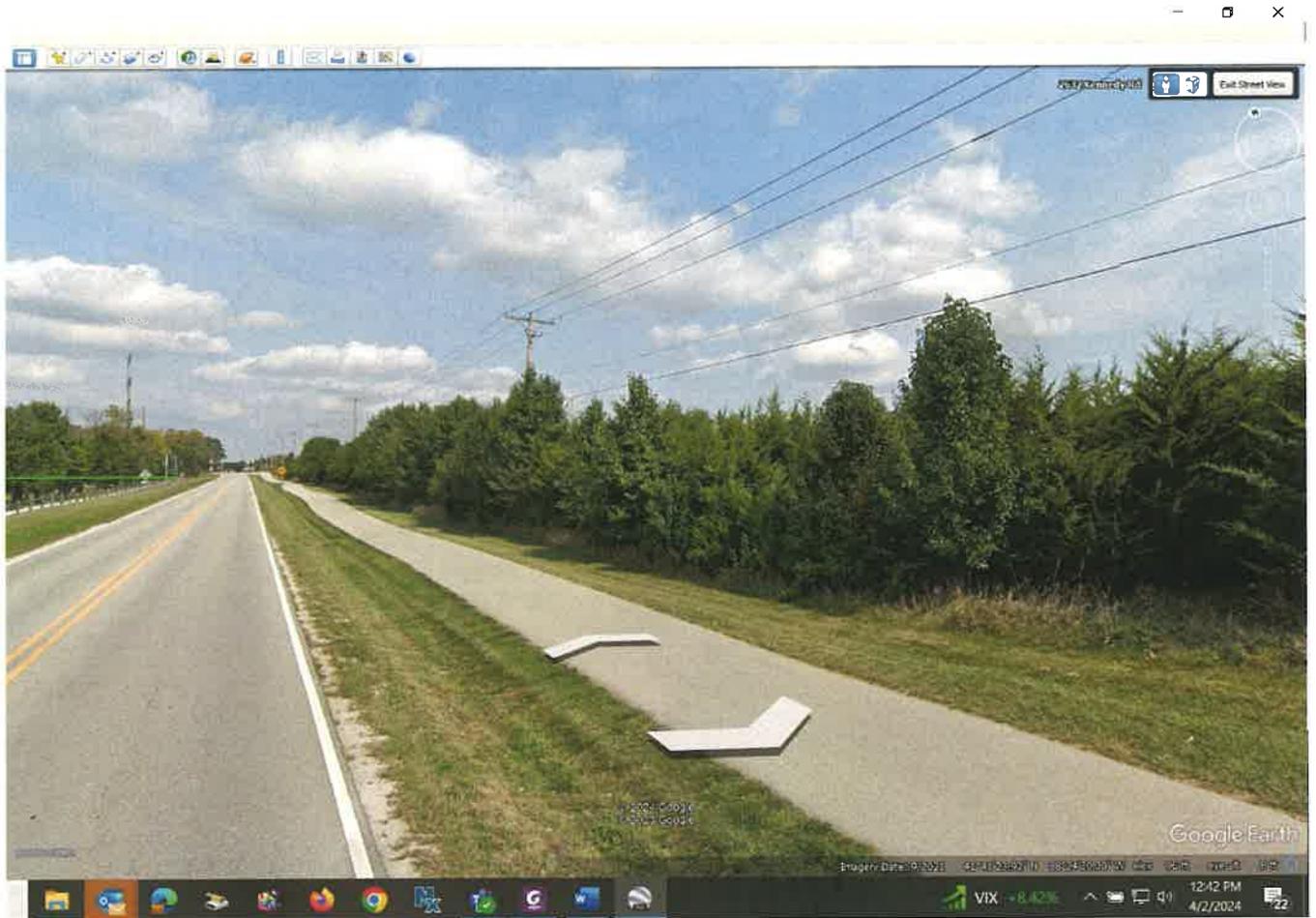
Sincerely,

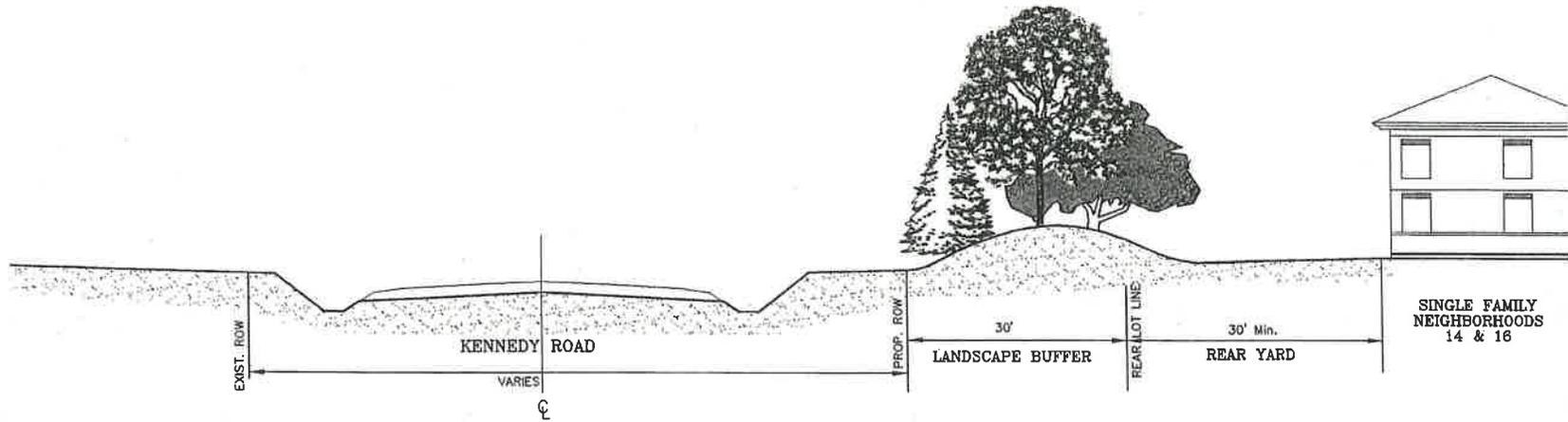
A handwritten signature in black ink that reads "Tim Pollowy". The signature is written in a cursive, flowing style.

Tim Pollowy, PLA, ASLA
Senior Landscape Architect

Attachments

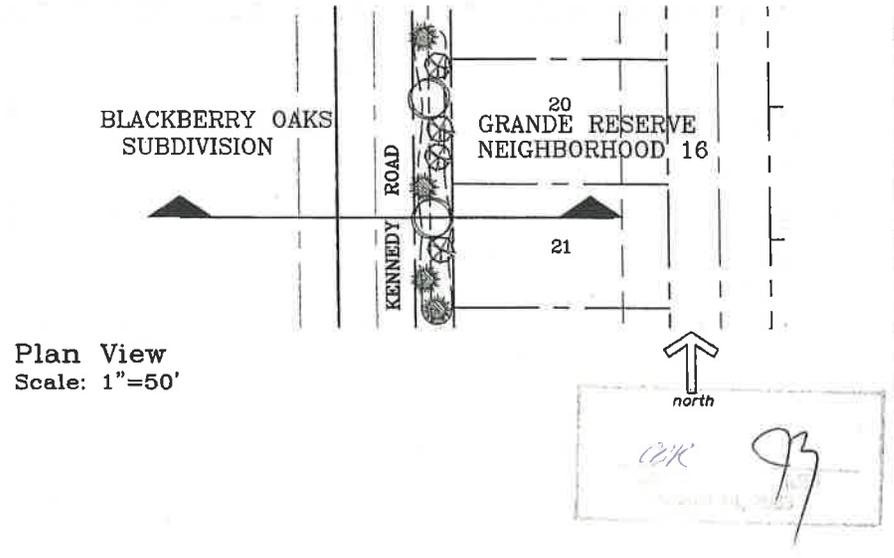
Google Street View imagery of existing conditions along Kennedy Road between Freedom Place and BNSF tracks





TYPICAL BUFFER SECTION ALONG
KENNEDY ROAD

Note:
Landscape Buffer Easements shall be planted
with 3 shade trees, 4 evergreens and 20
shrubs per 100' of buffer.



Plan View
Scale: 1"=50'



Memorandum

To: Plan Council
 From: Krysti Barksdale-Noble, Community Development Director
 Date: May 1, 2024
 Subject: **PZC 2024-14 Grande Reserve – Units 10A & 11A (Final Plat)**
 Proposed Approval of 158 lots in 2 new Units of Grande Reserve

I have reviewed the application for Final Plat of Subdivision of Grande Reserve Units 10A and 11A (Neighborhoods 6 and 7) received April 8, 2024, as submitted by Steven Bauer on behalf of D.R. Horton, Inc. - Midwest, petitioner. The Final Plats were prepared by Manhard Consulting, Ltd and dated 03-22-24. The plans also included two (2) elevations for the Portsmouth Townhome and Seaboard Townhome models, and a proposed Infrastructure Phasing Plan, also prepared by Manhard Consulting, Ltd and dated last revised 04/03/24.

The petitioner is seeking Final Plat approval for an approximately 22-acre site consisting of 158 new residential lots located east of Kennedy Road and south of the BNSF railroad in Yorkville. These lots will mark the initial stage of development for what was originally intended as a 42-acre, 298-unit townhome project in Units 10 and 11 of Grande Reserve. At full build-out the proposed units will have 312 townhome units, which represents an increase of 14 units (~ 4.75%) than originally planned. Based upon my review of the application documents and plans; I have compiled the following comments:

GENERAL ZONING/ANNEXATION AGREEMENT COMMENTS:

- ZONING** - The subject property was annexed in 2003 and was zoned R-2 Single-Family Traditional Residence District with a special use for a Planned Unit Development. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	Burlington Northern Santa Fe (BNSF) Railroad R-2 Planned Unit Development (Grande Reserve)	Transportation Residential
South	Grande Trail/Freedom Place R-2 Planned Unit Development (Grande Reserve) PI Public Institutional District (Grande Reserve Elementary)	Transportation Residential School
East	R-2 Planned Unit Development (Grande Reserve)	Residential
West	Kennedy Road A-1 SU Agriculture (Unincorporated Kendall County) ¹	Transportation Blackberry Oaks Golf Course

- ANNEXATION AGREEMENT** – Per Group Exhibit “D” of the Annexation Agreement (Ord. 200-44) it is stated that the “CITY recognizes the need for flexibility in the final layout and design of Neighborhoods 4-8. As such, through the Concept PUD plans 986 dwelling units are approved for Neighborhoods 4-8. The final location and mix of

¹ Portion of Blackberry Oaks (clubhouse) will be annexed to City by the end of May 2024.

housing units shall be determined at the time of preliminary/final platting.” Further it states, “Any plan for a phase of development that does not exceed the total number of dwelling units allowed in said Neighborhoods shall be deemed to be in substantial conformance with the Concept Plan.”: Below is a comparison of the approved Concept Plan PUD dwelling unit count (group Exhibit “C”) and the proposed final plat dwelling unit count for each neighborhood:

NEIGHBORHOOD (UNIT)	UNIT TYPE	APPROVED DWELLING UNITS CONCEPT PUD PLAN	PROPOSED/APPROVED DWELLING UNITS FINAL PLAT
Neighborhood 4 (Unit 28)	Apts.	300	300
Neighborhood 5 (Units 12, 15 and 22)	TH	164	164
Neighborhood 6 (Unit 11)	TH	156	158
Neighborhood 7 (Unit 10)	TH	142	154
Neighborhood 8 (Unit 9)	DU*	224	224
TOTAL		986	1000

- **Neighborhood 8 (Unit 9) Unit Count** – Per an Economic Incentive Agreement between the City and the developer, Grande Reserve (Chicago) ASLI VI, LLLP, approved via Ordinance 2021-13, a minor PUD amendment is contemplated for Unit 9 that would allow a change in unit type from 224 duplexes to 111 single-family homes.
 - This contemplated minor amendment reduces the overall dwelling unit count for this area of Grande Reserve from 986 to 887 units, including the proposed increase of 14 units in Neighborhoods 6 and 7 by the petitioner, well under the maximum entitled unit per the original annexation agreement.
 - **Cul-de-sacs** – Per Ordinance 2003-44, Paragraph 19C, the Homeowners Associations (HOA) neighborhoods six (6) and seven (7) are required to pay for and perform all snowplowing of cul-de-sacs, even though all roads within the neighborhoods will be public roads. The HOA does not have the snowplowing obligation for all other roadways within the neighborhoods.
 - Phase 1 of Unit 11A (Neighborhood 6) appears to have one (1) cul-de-sac around McMurtrie Way and Phase 2 of Unit 11 has two (2) cul-de-sacs. Phase 1 of Unit 10A does not indicate any cul-de-sacs.
 - **Declarations of CCRs** – Group Exhibit “D”, paragraph B of the Annexation Agreement requires that the developer submit a copy of the proposed Declaration of Covenants, Restrictions and Easements to be reviewed by the City. The declarations shall be recorded at the same time with the final plat for each phase.
3. **BUILDING SETBACKS/VARIANCE SCHEDULE** – The following building setbacks are for parcels located in Neighborhoods 6 and 7, per “Exhibit E-1 Grande Reserve Variance Schedule for Neighborhoods 2-19” of the Annexation Agreement:

BUILDING SETBACK	REQUIRED MINIMUM	PROPOSED SETBACK
Front	25’	25’
Side (Corner)	20’	20’

Perimeter	30'	30'
Side Building to Side Building Min.	20'	TBD
Side Building to Rear Building Min.	35'	TBD
Rear Building to Rear Building Min.	60'	TBD
Front Building to Side Building Min.	35'	TBD
Front Building to Front Building Min.	50'	TBD
Rear Building to Front Building Min.	50'	TBD

The proposed yard setbacks illustrated on the final plats meet the minimum requirements established in the original annexation agreement. The building-to-building separation requirements have been provided as reference for future layout of structures on the lots.

4. APPEARANCE STANDARDS

- Per Exhibit “D5” in the original Annexation Agreement (Ord. 2003-44) Architectural Design Standards are established for townhome development and conceptual building elevations were provided in Exhibit “D2”. Further it is stated that “all owners and developers agree to impose architectural design standards relating to façade materials, accessory structures, and other building restrictions at the time of final plat submittal for each unit.
 - These standards will be submitted for city review and approval prior to City Council approval of the final plat of subdivision, and must address the following:
 - Color Schemes
 - Deck & Patio Specifications
 - Fence Specifications
 - Restrictions on Accessory Buildings
 - Restrictions on Housing Styles
 - Minimum Square Footage
 - Building Materials
 - Roof Specifications
 - It is also stated in the Economic Incentive Agreement approved via ord. 2021-13, that currently not platted areas must submit architectural standards at time of final plat.
- Petitioner has submitted elevations of the two (2) models offered for townhomes in Units 10A and 11A. A summary of the elevations is as follows:
 - Front building elevation renderings of the two types of attached single-family homes—the Seaboard and the Portsmouth—proposed for construction by D.R. Horton in Grande Reserve Neighborhoods 6 & 7/Units 10 & 11.
 - Staff recommends color elevations to address the color scheme requirement.
 - Deck, patio, and fence specifications shall be provided, in addition to accessory building restrictions, if any.

- Minimum square footage and roof specifications information has been provided and satisfied.
 - The rear-loaded, two-story Seaboard townhome unit buildings, each consisting of four to six units per building and containing a minimum of 1,500 sf per dwelling unit, are proposed to be constructed in Neighborhood 6/Unit 10.
 - The front-loaded, two-story Portsmouth townhome unit buildings, each also consisting of four to six units per building but containing a minimum of 1,600 sf per dwelling unit, are proposed to be constructed in Neighborhood 7/Unit 11.
 - Both the Seaboard and Portsmouth buildings include masonry wainscoting on the front façade made of cultured stone veneer. Other architectural features on the front elevations include:
 - Architectural shingles
 - Decorative dormers (*major architectural feature*)
 - Board and Batten siding
 - Covered porches (*major architectural feature*)
 - Window shutters
 - Transom window on front door
- Per the City's Appearance Standards in Chapter 10-5-8 of the Unified Development Ordinance (UDO) Masonry products shall be incorporated on the front facade of at least seventy-five (75) percent of the total buildings and shall incorporate a minimum of fifty (50) percent premium siding material on the front facade. No less than half (twenty-five (25) percent of the total) of the minimum "premium siding" requirements must incorporate masonry products.
 - Credit toward the remaining "premium siding" requirement can be earned via the use of major architectural features. Each major architectural feature used will earn a credit of ten (10) percent towards the calculation of the minimum premium siding requirement.
 - Premium siding material includes masonry products, culture stone, natural wood siding and synthetic stucco.
- Below is a data table comparison and calculations of the elevations provided verifying compliance with the UDO Appearance Standards:

Portsmouth Townhome Series (Unit 11A)			
<i>Appearance Code Requirements</i>		<i>Proposed Elevation</i>	
Masonry product	75% of total buildings	80 buildings	100% of total buildings
Premium Siding	50% on front façade – excluding openings	1,289.60 sq. ft. façade area (644.8 sq. ft. required)	305.74 sq. ft. premium siding (23.70%)
Masonry Siding	25% of premium siding	161.2 sq. ft. of 644.8 sq. ft. required for masonry siding	305.74 sq. ft. masonry siding (~190%)
Credit for major architectural feature	10% each	20% credit	Needs to meet 30% (386.88 sq. ft.) of premium siding requirement

Seaboard Townhome Series (Unit 10A)			
<i>Appearance Code Requirements</i>		<i>Proposed Elevation</i>	
Masonry product	75% of total buildings	78 buildings	100% of total buildings
Premium Siding	50% on front façade – excluding openings	1,130.13 sq. ft. façade area (565 sq. ft. required)	241.75 sq. ft. premium siding (21.40%)
Masonry Siding	25% of premium siding	141.25 sq. ft. of 565 sq. ft. required for masonry siding	241.75 sq. ft. masonry siding (~170%)
Credit for major architectural feature	10% each	20% credit	Needs to meet 30% (339.04 sq. ft.) of premium siding requirement

FINAL PLAT OF SUBDIVISION COMMENTS:

1. **PREVIOUSLY APPROVED PRELIMINARY PLANS** – Preliminary/Final Plats for both Units 10 and 11 were approved by the City Council in February 2005 but were never recorded and have since expired.
2. **CERTIFICATE BLOCK** – The certificate block on Sheets 8 of 8 for Unit 10A and Unit 11A should be revised to reference “Approved and Accepted by the City Planning and Zoning Commission” rather than “City Plan Commission”.



Units 10 & 11

Grande Reserve - Units 10 & 11

United City of Yorkville, Illinois
Yorkville GIS 4-26-24



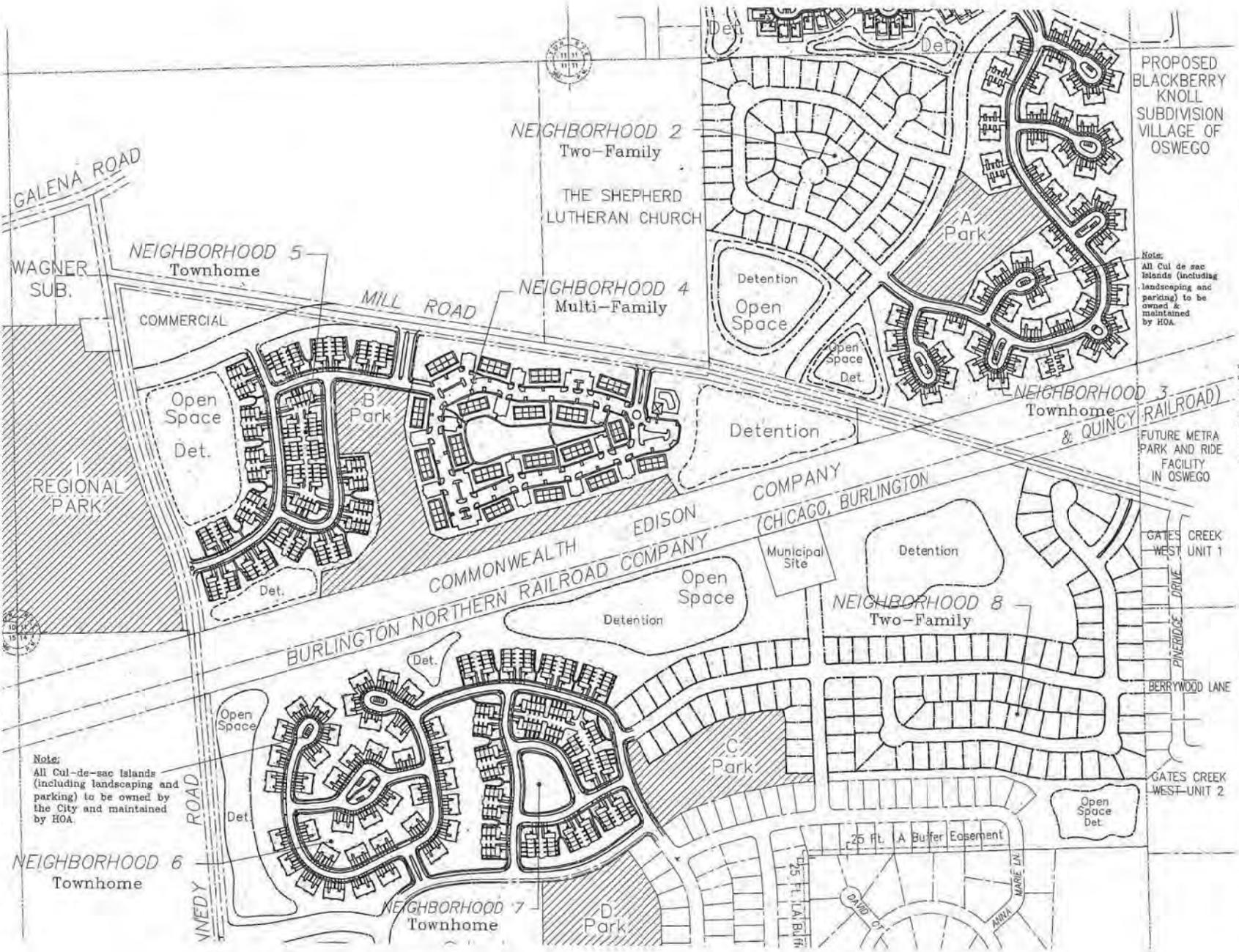
EXHIBIT E1 - GRANDE RESERVE VARIANCE SCHEDULE NEIGHBORHOODS 2 - 19

	R-2 Residential Required	R-2 PUD	R-2 PUD	R-2 PUD	R-2 PUD	R-2 Duplex Required	R-2 PUD
Minimum Lot Size	12,000 sf	12,000 sf	11,000 sf	10,000 sf	10,000 sf	15,000 sf	10,000 sf (4)
Minimum Lot Width	80 ft.	80' Min/85' Typ. 13,800 sf (6)	77' Min/82' Typ. 12,650 sf (6)	71' Min/75' Typ. 11,500 sf (6)	75 ft. (4)	100 ft.	75 ft. (4)
Average Lot Size	---	---	---	---	---	---	---
Yards							
Front	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Side (Corner)	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Side (Interior)	10 ft./ 10%>	10 ft.	10 ft.	10 ft.	10 ft.	10 ft./ 10%>	10 ft.
Rear	40 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Neighborhoods		14, 15, 17, 18 & 19	12, 13 & 16	9, 10 & 11	2 & 8		

August 14, 2003

	R-3 General Residence Required	R-2 PUD	R-2 PUD	R-4 General Residence Required	R-2 PUD
Yards					
Front	30 ft.	25 ft.	25 ft.	30 ft.	25 ft.
Side (Corner)	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Perimeter	30 ft.	30 ft.	30 ft.	40 ft.	30 ft.
Building to Building					
Building Height	2 1/2 Stories or 25 ft.	3 1/2 Stories or 35 ft. (5)	3 1/2 Stories or 35 ft. (5)	2 1/2 Stories or 25 ft.	3 1/2 Stories or 35 ft. (5)
Side to Side	20 ft.	20 ft.	20 ft.	---	---
Side to Rear	40 ft.	40 ft. (1)	35 ft.	---	---
Rear to Rear	60 ft.	60 ft. (2)	60 ft. (2)	---	---
Front to Side	50 ft.	50 ft.	35 ft.	---	---
Front to Front	50 ft.	50 ft.	50 ft. (3)	---	---
Rear to Front	100 ft.	100 ft.	50 ft.	---	---
Garage to Garage	---	---	60 ft.	---	---
Bldg. To Parking	---	---	---	---	15 ft.
Bldg. To Bldg. (end)	---	---	---	---	30 ft.
Bldg. To Bldg. (rear to front)	---	---	---	---	60 ft.
Neighborhoods		3	4, 5, 6 & 7		4

- Notes
1. If the structures are arranged in any way other than a parallel arrangement, a separation of 35 feet shall be allowed at the closest point between the structures as long as the average separation between the structures is 40 feet or more.
 2. If the structures are arranged in any way other than a parallel arrangement, a separation of 50 feet shall be allowed at the closest point between the structures as long as the average separation between the structures is 60 feet or more.
 3. If the structures are arranged in any way other than a parallel arrangement, a separation of 40 feet shall be allowed at the closest point between the structures as long as the average separation between the structures is 50 feet or more.
 4. The proposed variances are for two-story duplexes only.
 5. As measured from the rear yard.
 6. The average lot size in each single family detached neighborhood shall be 115% of all listed minimum lot sizes.



PROPOSED
BLACKBERRY
KNOLL
SUBDIVISION
VILLAGE OF
OSWEGO

Note:
All Cul de sac
Islands (including
landscaping and
parking) to be
owned &
maintained
by HOA.

FUTURE METRA
PARK AND RIDE
FACILITY
IN OSWEGO

GATES CREEK
WEST UNIT 1

BERRYWOOD LANE

GATES CREEK
WEST UNIT 2

JEN LAND DESIGN, INC.
301 W. WASHINGTON ST., SUITE 200
YORKVILLE, ILLINOIS 62458
TEL: 618-770-1335
FAX: 618-770-1335

Group Exhibit "C"
Transitional-Attached Housing
Concept Plan
(Neighborhoods 2-8)
GRANDE RESERVE
Yorkville, Illinois

MPI - Yorkville
536 Plainfield Road Suite E
Wilmette, IL 60091
(630) 328-6000

Job No. 3000
Scale 1"=100'
Date 03-20-03

Revised:
03-20-03
07-07-03



est
3

Note:
All Cul-de-sac Islands
(including landscaping and
parking) to be owned by
the City and maintained
by HOA.

Site Data

	Acres	Percent
Total Site	1007.81	
Perimeter Road R.O.V	37.31	3.80
Future Roads	21.45	2.09
Commercial	4.44	0.43
Open Space (incl. Det., Parks & Buffers)	358.48	33.96
Residential	622.28	59.80
Gross Site Density	= 2.54 D.U./Ac. (2848 U.D./1037.81 Ac.)	

Residential Area

Neighborhood	Bedrooms	Type	Minimum Lot Size	Average Min. Lot Size	Minimum Lot Width	Typical Lot Width	D.U.
1	NA	Single Family Villas	NA	NA	NA	NA	280
2	NA	Two-Family	10,000	NA	80 FT.	80 FT.	128
3	NA	Townhomes	NA	NA	NA	NA	245
4	NA	Multi-Family	NA	NA	NA	NA	550
5	NA	Townhomes	NA	NA	NA	NA	164
6	NA	Townhomes	NA	NA	NA	NA	142
7	NA	Townhomes	NA	NA	NA	NA	104
8	NA	Two-Family	10,000	NA	NA	NA	142
9	NA	Single Family	10,000	11,500	70 FT.	70 FT.	130
10	NA	Single Family	10,000	11,000	70 FT.	75 FT.	54
11	NA	Single Family	10,000	11,000	70 FT.	75 FT.	89
12	NA	Single Family	11,000	12,450	75 FT.	80 FT.	80
13	NA	Single Family	11,000	12,450	75 FT.	80 FT.	50
14	NA	Single Family	12,000	13,800	80 FT.	85 FT.	118
15	NA	Single Family	12,000	13,400	80 FT.	85 FT.	85
16	NA	Single Family	11,000	12,500	75 FT.	80 FT.	99
17	NA	Single Family	12,000	13,800	80 FT.	85 FT.	159
18	NA	Single Family	12,000	13,800	80 FT.	85 FT.	56
19	NA	Single Family	12,000	13,800	80 FT.	85 FT.	55
Total							2048

Open Space Breakdown

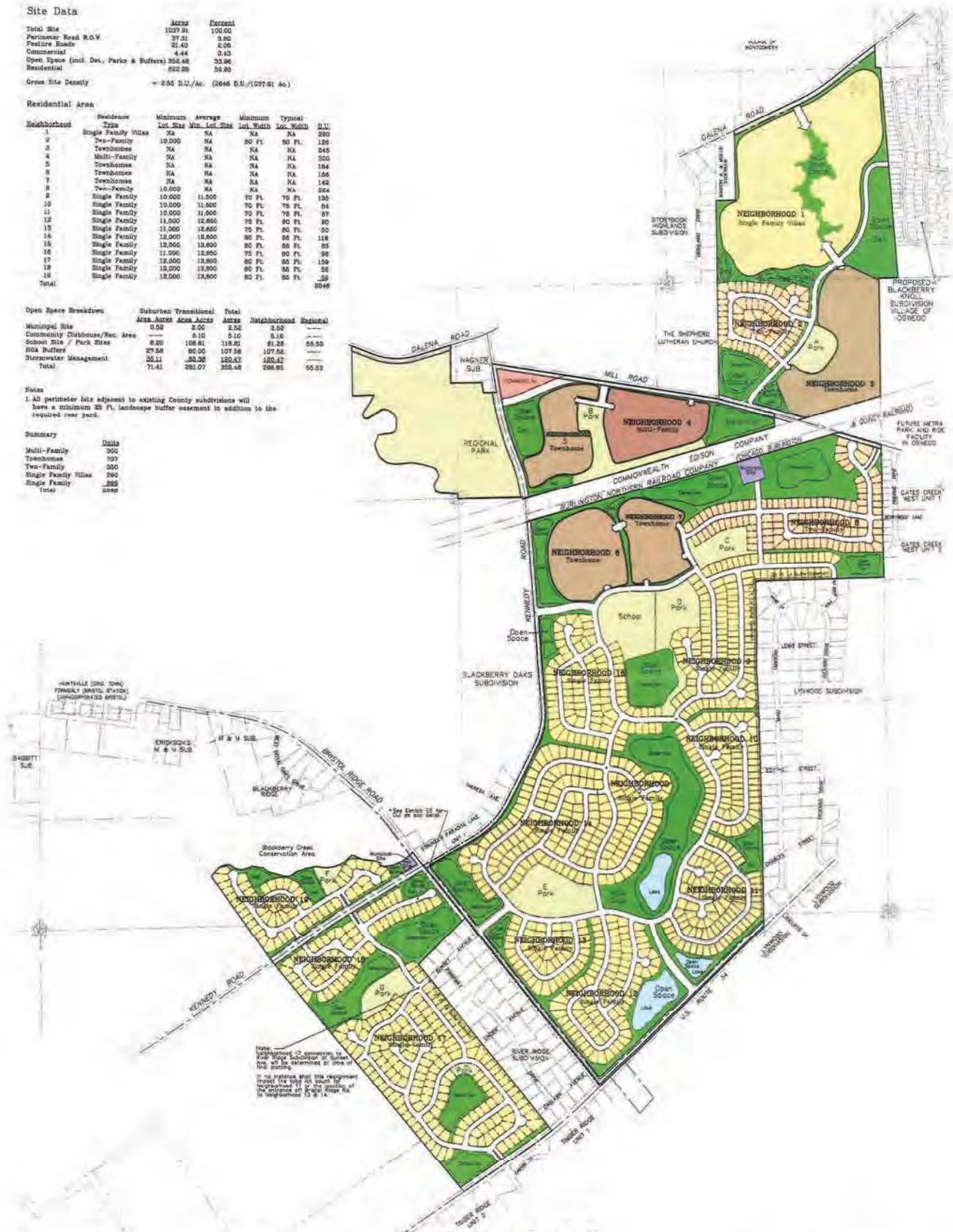
	Suburban	Transitional	Total	Neighborhood	Regional
Municipal Site	0.52	2.00	2.52	2.52	---
Community Outlines/Rec. Area	---	5.10	5.10	5.10	---
School Site / Park Sites	8.20	108.81	117.01	117.01	55.53
HOA Buffers	27.58	80.00	107.58	107.58	---
Stormwater Management	35.11	35.36	70.47	70.47	---
Total	71.41	261.07	332.48	332.48	55.53

Notes

1. All perimeter lots adjacent to existing County subdivisions will have a minimum 25 ft. landscape buffer easement in addition to the required rear yard.

Summary

	Dwells
Multi-Family	300
Townhomes	707
Two-Family	300
Single Family Villas	280
Single Family	2048



Group Exhibit "C"

	App No. 3300 MPI - Yorkville 535 Plainfield Road Suite E Wilmette, IL 60527 (830) 325-4500	JEN LAND DESIGN, INC. PLANNING • LANDSCAPE ARCHITECTURE 5917 N Cumberland, Suite 506 Chicago, IL 60656 • 773/763-3350 Tel: 773.763.3350 Fax: 773.763.3325 Email: jland@jendesign.com
	Revision 02-23-03 07-21-03	
	Scale 1"=400' Date 08-23-02	
	MPI - Yorkville 535 Plainfield Road Suite E Wilmette, IL 60527 (830) 325-4500	





Townhome Neighborhood 3 & 6

BC
UCOY
August 14, 2003
NPT
29

GRANDE RESERVE



Townhome Neighborhoods 5 & 7



Architectural Design StandardsArchitectural Design Standards for Two-Family, Townhome and Apartment Homes and Single Family Villas

Photographs included as Exhibit D2 are conceptual examples of building elevations that will be constructed in Grande Reserve.

The OWNERS and DEVELOPER agree to adhere to any city-wide architectural control ordinances that are in place at the time of final platting for each phase of development. Additionally, the OWNERS and DEVELOPER agree to impose architectural design standards relating to façade materials, accessory structures and other building restrictions at the time of final plat submittal for each unit. These standards, which may exceed the city-wide architectural control standards, will be submitted for city review and approval prior to City Council approval of the final plat of subdivision.

DEVELOPER established architectural design standards would address the following issues:

Architectural Design Standard	SF Villas	Two-Family	Townhomes	Apartments
Color Schemes	X	X	X	X
Deck & Patio Specifications	X	X	X	N/A
Fence Specifications	X	X	X	N/A
Restrictions on Accessory Bldgs.	X	X	X	N/A
Restrictions on Housing Styles	X	X	X	N/A
Minimum Square Footage	X	X	X	N/A
Building Materials	X	X	X	X
Roof Specifications	X	X	X	X

Architectural Design Standards for Commercial Area

All buildings located within the commercial area north of Neighborhood 5 shall be constructed 100% of brick/masonry materials on all sides.


 UCOY
 August 14, 2003

GRAND RESERVE
TRANSITIONAL AREA COMPREHENSIVE PLAN ANALYSIS

EXHIBIT "D7"

Description	Transitional Area Data
1 Detention Areas	85.4 Acres
2 School Areas	12.0 Acres
3 Park Area	96.6 Acres
4 Club Area	5.1 Acres
5 Municipal Sites	2.0 Acres
6 Buffer Areas	80.0 Acres
7 Total Open Space in Transitional Area	281.0 Acres
8 Total Transitional Area	770.9 Acres
9 Proposed # Of Dwelling Units in Transitional Area	2,220 Units
10 Overall Density in Transitional Area	2.88 Units/Acre
11 Maximum Density Allowed Under Comprehensive Plan	3.20 Units/Acre
12 Density Under Comprehensive Plan Requirements	0.32 Units/Acre
13 Percent of Density Under Comprehensive Plan Requirements	10.01%
14 Population Generated from Transitional Area (Per Ordinance Tables)	6,276 People
15 Divided by 1,000	1,000
16 Open Space Factor	6.276
17 Times 10 Acres/1,000 (As Required by Ordinance)	10
18 Open Space Donation	62.8 Acres
19 Gross Open Space	281.0 Acres
20 Less Detention Area	-85.4 Acres
21 Net Open Space in Transitional Area	195.6 Acres
22 Less 1/2 Open Space Donation (1/2 Cash Value Credited)	-31.4 Acres
23 Excess Open Space in Transitional Area	164.3 Acres
24 Total Acres in Transitional Area	770.9 Acres
25 Equals % Excess Open Space	21.31%
26 Excess Open Space/Comp Plan Required at 28% Attached Area	21.00%
27 Acres Above Comprehensive Plan Requirements	1.6 Acres
28 Percent Above Comprehensive Plan Requirements	0.31%
29 Neighborhood 2 Acres @ 6 units/acre (126 Units)	24.9 Acres
30 Neighborhood 3 Acres @ 6 units/acre (245 Units)	43.2 Acres
31 Neighborhood 4 Acres @ 6 units/acre (300 Units)	50.0 Acres
32 Neighborhood 5 Acres @ 6 units/acre (164 Units)	27.3 Acres
33 Neighborhood 6 Acres @ 6 units/acre (156 Units)	26.0 Acres
34 Neighborhood 7 Acres @ 6 units/acre (142 Units)	23.7 Acres
35 Neighborhood 8 Acres @ 6 units/acre (224 Units)	38.4 Acres
35 Total Attached Acres	233.5 Acres
36 Divided by Total Acres	770.9 Acres
37 Equals % Attached Acres	30.29%
38 Area Limit %/Draft Comp Plan	32.00%
39 Percent Under Comprehensive Plan	1.71%

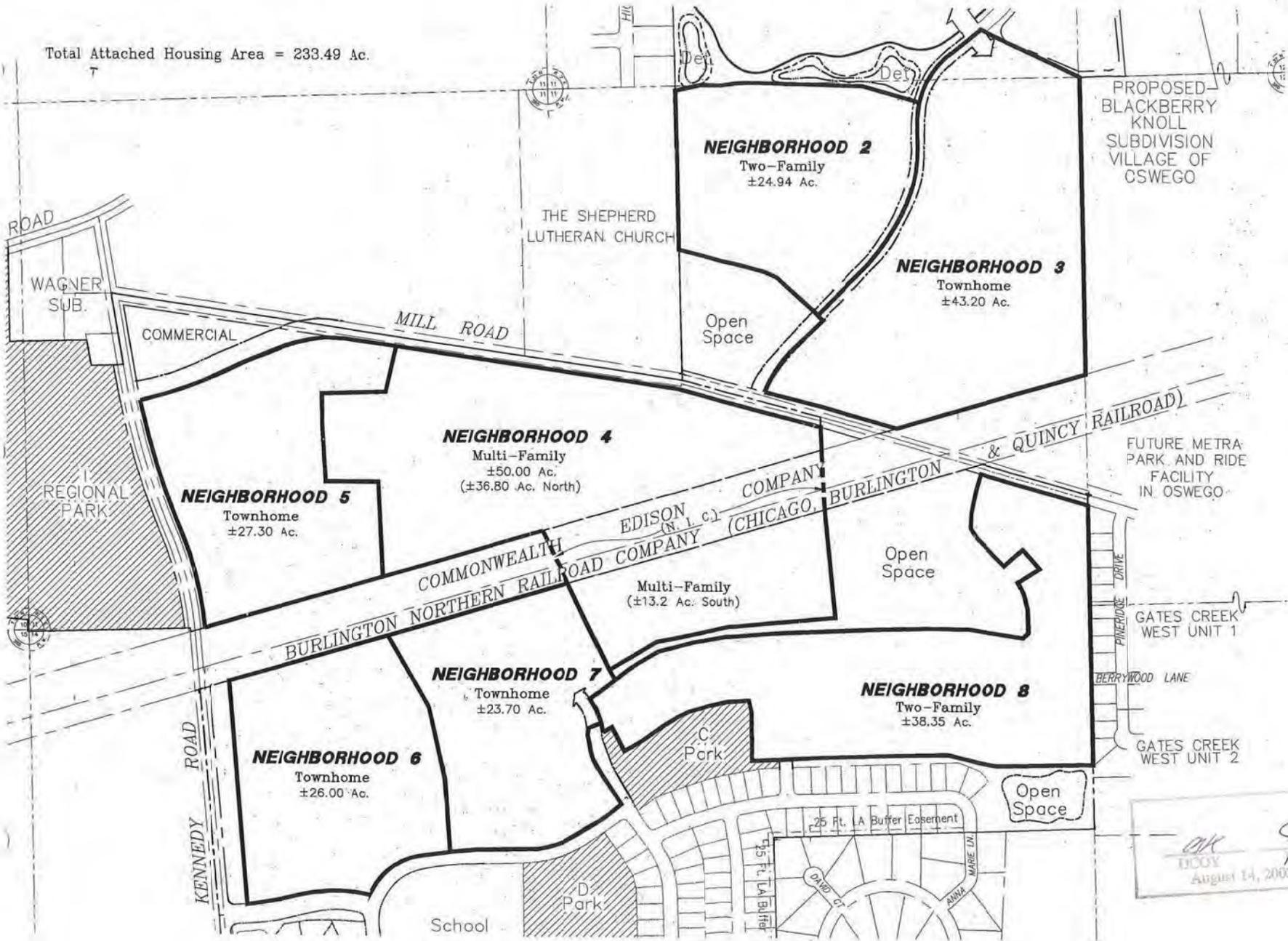
Transitional Area "Additional Open Space" Table

Additional Open Space	Max. Area within Dev. Of Single Family Attached	Maximum Overall Density Units per acre	Maximum Density of Single Family Attached Units per Acre
0%	0%	2.25	N/A
10%	10%	2.50	6
15%	20%	3.00	6
16%	22%	3.05	6
17%	24%	3.10	6
18%	26%	3.15	6
19%	28%	3.20	6
20%	30%	3.25	6
21%	32%	3.30	6
25%	40%	3.50	6
25%	25%	3.50	8

*Row in gray is an extrapolation of the categories between 15% and 25% additional open space
**Bolded rows are as they appear exactly in the Comprehensive Plan



Total Attached Housing Area = 233.49 Ac.



JEN LAND DESIGN, INC.
PLANNING • LANDSCAPE ARCHITECTURE
5517 N. Cumberland, Suite 906 Chicago, IL 60656
PH: 773.933.1320 Fax: 773.933.3325 Email: jland@jlandinc.com

Exhibit "D8"
Transitional-Attached Housing
Zoning Exhibit
(Neighborhoods 2-8)
GRANDE RESEERVE
Yorkville, Illinois

MPI - Yorkville
535 Plainfield Road Suite E
Wilmette, IL 60097
(630) 325-4500

Job No. 3800
Scale 1"=200'
Date 03-20-03

Revised 08-25-03
August 14, 2003
OK
JCOY
99

STATE OF ILLINOIS)
)ss
COUNTY OF KENDALL)

RESOLUTION NO. 2005- 11

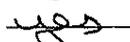
**RESOLUTION APPROVING THE PRELIMINARY/FINAL PLAT
OF SUBDIVISION FOR
GRAND RESERVE, UNITS 10 & 11**

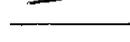
WHEREAS, the City Council of the United City of Yorkville has considered a Petition to approve the Preliminary/Final Plat of Subdivision for the Grand Reserve Subdivision, Units 10 & 11; and

WHEREAS, the City Council of the United City of Yorkville has received a positive recommendation from the Plan Commission of the United City of Yorkville recommending approval of said Preliminary/Final Plat of Subdivision; and

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

1. The Preliminary/Final Plat of Subdivision for the Grand Reserve Subdivision, Units 10 & 11 is approved and all appropriate City officials are hereby authorized to execute same.

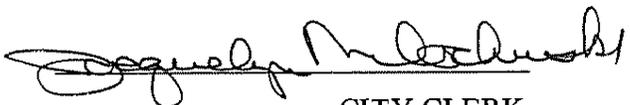
WANDA OHARE 
VALERIE BURD 
LARRY KOT 
ROSE SPEARS 

JOSEPH BESCO 
PAUL JAMES 
MARTY MUNNS 
RICHARD STICKA 

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this **8th** Day of **February**, A.D. 2005.


MAYOR

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this **8th** day of **February**, A.D. 2005.

ATTEST: 
CITY CLERK

Prepared by:

John Justin Wyeth
City Attorney
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560



April 16, 2024



Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe
Yorkville, IL 60560

**Re: Grande Reserve Units 10 & 11
Final Engineering Review – 1st Submittal
United City of Yorkville**

Dear Krysti:

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

- Final Engineering Plans (51 Sheets) dated March 22, 2024, prepared by Manhard Consulting.
- Final Landscape Plans (9 Sheets) dated March 22, 2024, prepared by Gary R. Weber Associates.
- Final Plat of Subdivision – Unit 10A (8 Sheets) dated March 22, 2024, prepared by Manhard Consulting.
- Final Plat of Subdivision – Unit 11A (8 Sheets) dated March 22, 2024, prepared by Manhard Consulting.
- Stormwater Management Report dated March 19, 2024, prepared by Manhard Consulting.

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 and land surveying 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 permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies at the appropriate time.
 - a. IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
 - b. IEPA Water and Sanitary permits shall be submitted for review and distribution to the City for signatures.
 - c. Fox Metro Water Reclamation District approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
2. The following will need to be submitted:
 - 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.
 - b. City of Yorkville Stormwater Permit Application

3. The comments in the attached review letter from the City's landscaping consultant must be addressed and a revised landscaping plan submitted.

Final Engineering Plans

Sheet 1 – Cover Sheet

4. Include contact information for Fox Metro on the cover sheet.
5. Plans shall be signed and sealed by a Professional Engineer prior to final approval.

Sheet 8 – Site Dimension, Street Lighting & Signage Plan

6. Proposed signage should be shown on the plan.

Sheet 9-10 – Overall Utility Plans

7. The Utility Notes should state that water main must be installed a minimum of 5'-6" from finished grade. This comment is typical for the note on all utility sheets.
8. Show all hydrant leads.
9. Show the existing storm and sanitary structures.
10. Proposed streetlights should be shown on this plan.
11. It is recommended that the 90° bends in the water main be replaced with 45° bends.
12. Trench backfill should be shown to be used under and within 2 feet of all paved areas.
13. Indicate if the storm manholes are open or closed lid.
14. The developer/builder should confirm the locations of the proposed water and sanitary sewer services.
15. Bends in the water and sanitary sewer services should be avoided whenever possible.
16. Verify that services won't conflict with any mains that are being crossed.
17. The alignment of water and sanitary sewer mains are under further review by Public Works.

Sheet 11 – Utility Plan - 1

18. Include a callout for the connection to the existing water main.
19. Confirm that all utility crossings are called out correctly. There are several crossings that don't have a callout, it is in the wrong location, or an ID number is missing.
20. Show the existing storm structure at MH 72.

Sheet 12 – Utility Plan - 2

21. Sanitary structure SMH 6-17 should be shifted so that it is not on top of a water service.

Sheet 13 – Utility Plan - 3

22. Show the existing sanitary structure at SMH 7-1 and the storm structures at MH 8-112 and MH 8-113.
23. Include a callout for the connection to the existing water main.
24. Confirm that all utility crossings are called out correctly. There are several crossings that are missing an ID number.

Sheet 14 – Utility Plan - 4

25. Move hydrant 6-27 so that it is not on top of a storm sewer.
26. Confirm that all utility crossings are called out correctly. There are several crossings that are missing an ID number.

Sheet 15 – Utility Plan - 5

27. Show the existing sanitary structure south of SMH 6-1A. This structure should also have a unique ID.
28. Confirm that all utility crossings are called out correctly. There are several crossings that are missing an ID number.
29. Include a callout for the connection to the existing water main.
30. Adjust VB 6-14 so that it is further from the storm sewer.
31. There is a water main callout in the top left corner that is pointing to a storm sewer.

Sheet 16 – Utility Plan - 6

32. Shift INL 7-11 so that it is not on top of a water service.
33. The size of the water main is not called out on this sheet.
34. Confirm that all utility crossings are called out correctly. There are several crossings that are missing an ID number.

Sheet 17 – Overall Grading Plan – Unit 10

35. The scale bar needs to be corrected.

Sheet 19-24 – Grading Plans

36. Include the contours of the detention basins and show the high-water levels.
37. Label the elevations of the existing contours.
38. Add spot grades for the centerline of the road.
39. Show the storm rim elevations on the grading plan.

Sheet 20 – Grading Plan – 2

- 40. The concrete curtain wall does not align with the detention basin and the contours shown do not correlate with the details of the curtain wall.
- 41. The maximum allowable slope of driveways is 8%. One driveway in Building 12 is 8.1%.

Sheet 22 – Grading Plan – 4

- 42. The 649 contour and the spot grades south of Building 7 don't correlate.

Sheet 28 – Plan and Profile – Road A Sta. 0+00 to 2+76

- 43. There are two valve symbols shown at VB 6-14, but only one valve is labeled. The valve should be shifted to be further from the storm sewer.

Sheets 29-30 – Plan and Profiles

- 44. The water main is not shown on these sheets.
- 45. Consider insulating the water main at the crossing between 7+50 and 8+00 rather than having the main be 8+ feet deep. A minimum depth of 4 feet is required with insulation.

Sheet 31 – Plan and Profile – Road B Sta. 18+00 to 25+68

- 46. The water main is not shown on this sheet.
- 47. The water main profile is broken between 23+50 and 25+50.
- 48. The inlet at 19+69 does not have a unique identifier called out.

Sheet 32 – Plan and Profile – Road C Sta. 24+00 to 28+00

- 49. Consider smoothing out the water profile at 27+00 to reduce the number of vertical bends in the main.

Sheet 33 – Plan and Profile – Road C Sta. 28+00 to 32+49

- 50. Consider insulating the water main at the crossing between 29+00 and 29+50 and 31+50 and 32+00 rather than having the main be 8+ feet deep.

Sheet 34 – Plan and Profile – Road D Sta. 33+00 to 36+42

- 51. Shift SA 6-11 so that it is not on top of a water service.

Sheet 35 – Plan and Profile – Road E Sta. 38+00 to 43+00

- 52. The north arrow is not pointing in the correct direction.
- 53. Shift SA 6-11 so that it is not on top of a water service.
- 54. Confirm that all utility crossings are called out correctly. Some crossings are missing an ID number.
- 55. There is a valve symbol shown at the crossing of the water and sewer around SMH 7-12 and SMH 7-

13 with no ID. Change the symbol to a crossing or move the valve off of the sanitary sewer and label.

56. Consider insulating the water main at the crossing at 40+50 rather than having the main be 9+ feet deep.

Sheet 36 – Plan and Profile – Road E Sta. 43+00 to 48+05

57. There is a valve symbol shown at the crossing of the water and sewer around SMH 7-27 with no ID. Change the symbol to a crossing or move the valve off of the sanitary sewer and label.
58. Confirm that all utility crossings are called out correctly. Some crossings are missing an ID number.
59. The valve north of MH 7-10 is not labeled.

Sheet 37 – Plan and Profile – Road F Sta. 49+00 to 55+00

60. There is a valve symbol shown at the crossing of the water and sewer around SMH 7-12 with no ID. Change the symbol to a crossing or move the valve off of the sanitary sewer and label.
61. Several structures are not labeled in the plan view.
62. Consider insulating the water main at the crossing at 53+25 rather than having the main be 9+ feet deep.

Sheet 38 – Plan and Profile – Road F Sta. 55+00 to 60+83

63. Show the existing utilities. The water main and sanitary appear to not be connected to anything.
64. Several structures are not labeled in the plan view.
65. The profile at 55+50 is illegible.
66. Several structures in the profile do not have invert elevations called out.

Sheet 39 – Plan and Profile – Road G Sta. 0+00 to 2+75

67. There is a valve symbol shown at the crossing of the water and storm sewer around INL 7-37 with no ID. Change the symbol to a crossing or move the valve off of the storm sewer and label.
68. Confirm that all utility crossings are called out correctly. Some crossings are missing an ID number.

Sheet 40 – Plan and Profile – Road H Sta. 68+00 to 74+67

69. Confirm that all utility crossings are called out correctly. Some crossings are missing an ID number.
70. The callouts for the storm sewer in the profile are missing.
71. The rim elevation for SMH 8-22A is not correct and invert elevation is not shown.

Sheet 41-42 – Sanitary Sewer Profiles

72. Show the proposed grades in the profiles.

Sheet 43 – Utility Crossings and Curve Tables

73. The separation distance for crossing 14 is a negative number.

Sheet 46 – Construction Details - 3

74. The table file in the Fox Metro notes is missing.

Sheet 47 – Construction Details

75. Remove the Superpave reference in the road cross-section.

Sheet 51 – Construction Specifications

76. Remove the note regarding PVC pipe in the Storm Sewer section as it is not allowed per the ordinance. HDPE is only allowed in rear and side yards and shall be approved by the City.
77. Storm and sanitary sewers are to be televised prior to acceptance by the City. A note should be added.

Plats of Subdivision – Unit 10A

78. Label the exterior boundary for Unit 10A on sheet 1, remove the boundary for Unit 11A, and remove sheet 2 because it includes areas outside this subdivision.
79. Add the legal description in the surveyor's certificate of the surveyed boundary of Unit 10A and remove the grantor's property legal description because it contains additional areas outside this subdivision.
80. On sheet 3, add the overall boundary dimension along the north line of Grande Trail.
81. On Sheet 4, the BSL on the north side of Litchfield Lane is labeled 25' but measures 20'. Verify the approved setback lines.
82. Add dimensions to the south line of Matlock Drive on sheet 5.
83. Use the unaltered City certificates and easement provisions.
84. All internal blocks must have at least one bearing and distance course to an external lot corner so they can be laid out.
85. The PIN listed on sheet 1 should read part of 01-14-100-020.
86. Label or remove the lines running down the center of sheets 5 and 6.
87. All offsite utilities servicing this subdivision must be in recorded easements prior to the recording of the final plat of subdivision.

Plats of Subdivision – Unit 11A

88. Label the exterior boundary for Unit 11A on sheet 1, remove the boundary for Unit 10A, and remove sheet 2 because it includes areas outside this subdivision.

89. Add the legal description in the surveyor's certificate of the surveyed boundary of Unit 11A and remove the grantor's property legal description because it contains additional areas outside this subdivision.
90. All Lot lines and right of way lines need dimensions.
91. Use the unaltered City certificates and easement provisions.
92. On sheet 6, east of Lot 9006, label Grande Reserve Unit 10A once it is recorded.
93. All internal blocks must have at least one bearing and distance course to an external lot corner so they can be laid out.
94. The PIN listed on sheet 1 should read part of 01-14-100-020.
95. Verify the approved setback lines.
96. All offsite utilities servicing this subdivision must be in recorded easements prior to the recording of the final plat of subdivision.

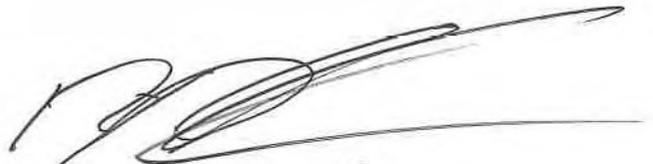
Stormwater Report

97. The overflow route for Basin 6W is not shown at the same location on the Overflow Design Exhibit as it is in the plan set. The plans have the route going through the weir at the concrete curtain wall. This weir is also not shown in the exhibit.

The plans should be revised and resubmitted for further review. If you have any questions or require additional information, please call 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. 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. Dave Riendeau, Manhard Consulting (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

April 2, 2024

Pamela Whitfield, PE, CFM
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 AH

Re: Landscape Plan Review
Grande Reserve Units 10 & 11

Dear Pamela:

We have completed our first landscape plan review of Grande Reserve Units 10 & 11 located in Yorkville.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

This landscape plan is not recommended for approval. The petitioner should provide a comment response letter with their resubmittal. 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). If there are any changes to the plans, additional comments may be provided.

It is our understanding that the 2003 Annexation and PUD Agreement along with the original 2005 landscape plan referenced below were approved by the City and remain relevant. Comments are as follows.

- 1) Parkway trees are proposed at a lower density than shown on the previously approved plan.
- 2) The Annexation and PUD Agreement call for a Landscape Buffer consisting of 3 shade trees, 4 evergreens, and 20 shrubs per 100' of buffer along Kennedy Road that is not shown on the current land plan submittal. Google Street View imagery shows overgrown trees, brush, and weeds in this area.

SUMMARY

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

- Final Landscape Plans for Neighborhood 7, 2 sheets, prepared by Rolf C. Campbell & Associates, most recently dated February 18, 2005
- Ordinance No. 2003-44 Authorizing the Execution of an Annexation and Planned Unit Development Agreement...(Grande Reserve), 150 pages, prepared by Law Offices of Daniel Kramer, recorded 9/11/2003

Pamela Whitfield
Grande Reserve Units 10 & 11
April 2, 2024
page 2

- Final Landscape Plan, 9 sheets, prepared by Gary R. Weber Associates, dated March 22, 2024

Let us know if there are any questions or comments.

Sincerely,

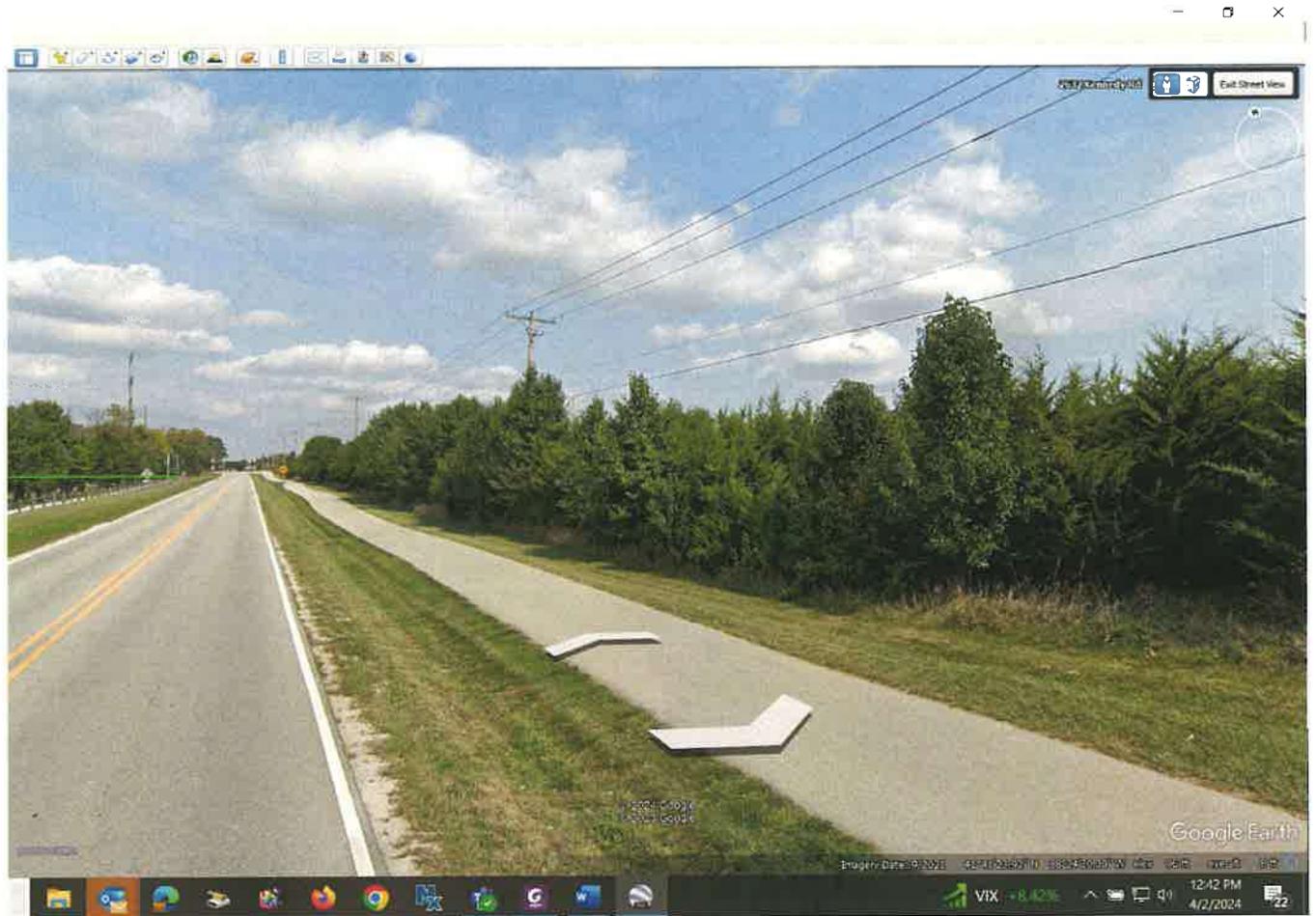
A handwritten signature in black ink that reads "Tim Pollowy". The signature is written in a cursive, flowing style.

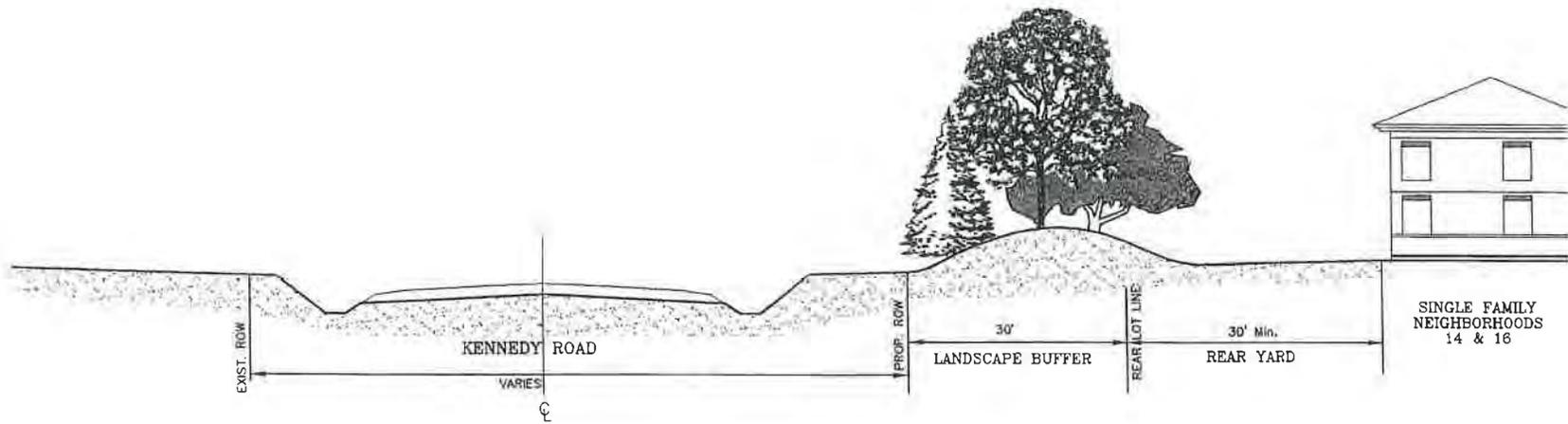
Tim Pollowy, PLA, ASLA
Senior Landscape Architect

Attachments

Pamela Whitfield
Grande Reserve Units 10 & 11
April 2, 2024
page 3

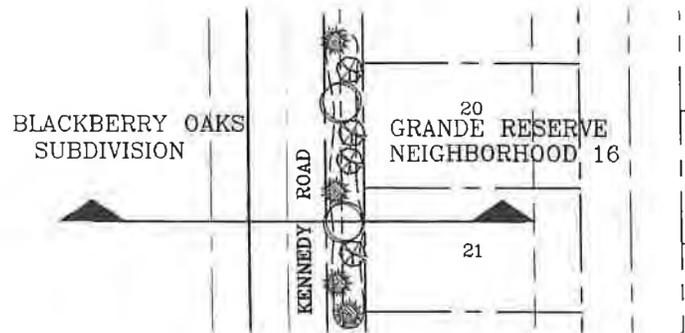
Google Street View imagery of existing conditions along Kennedy Road between Freedom Place and BNSF tracks





TYPICAL BUFFER SECTION ALONG
KENNEDY ROAD

Note:
Landscape Buffer Easements shall be planted
with 3 shade trees, 4 evergreens and 20
shrubs per 100' of buffer.



Plan View
Scale: 1"=50'

Handwritten initials 'C/K' and the number '93' in a box.

JEN LAND DESIGN, INC.
 PLANNING • LANDSCAPE ARCHITECTURE
 597 Commercial, Skokie, Illinois 60076-3300
 P. 781.433.008 Fax 781.433.008 info@jendesign.com

Typical Buffer Section
 GRANDE RESERVE
 Yorkville, Illinois

MPI - Yorkville
 535 Plainfield Road Suite E
 Wilmette, IL 60027
 (830) 325-4500

Proj. No.	3300
Scale	1"=10'
Date	04-15-03

04-23-03
 05-09-03
 07-24-03
 08-28-03



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

Agenda Item Number

New Business #7

Tracking Number

EDC 2024-41

Agenda Item Summary Memo

Title: C-1 Yorkville (Cyrus One) – PUD & Preliminary Plan

Meeting and Date: Economic Development Committee – June 4, 2024

Synopsis: Approval of a proposed Planned Unit Development (PUD) and Preliminary PUD Plan for a data center campus.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

See attached memorandum.



Memorandum

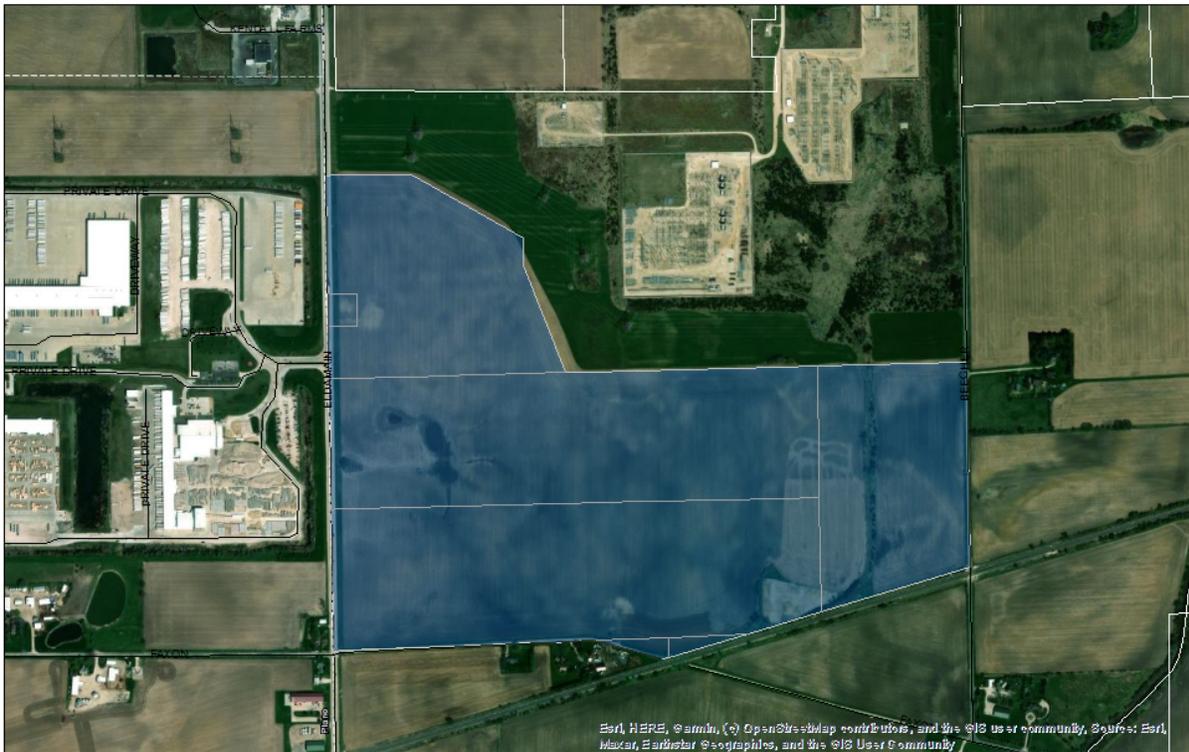
To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Planner I
Date: May 29, 2024
Subject: **PZC 2024-15 Cyrus One – Planned Unit Development & Preliminary Plan**
Proposed Data Center Campus and On-Site Substation Development

REQUEST SUMMARY:

The petitioner, C1 Yorkville, LLC (Cyrus One), contract purchaser, is seeking approval of a special use for Planned Unit Development and Preliminary PUD Plan for the construction of secured data center campus and on-site substation on approximately 228-acres of land located at the northeast corner of Faxon Road and Eldamain Road, formerly known as Lincoln Prairie. The site will consist of up to nine (9) standalone buildings used for networked computers, storage systems and computing infrastructure and six (6) on-site stormwater basins to be developed in phases over a 10 to 20-year period.

PROPERTY BACKGROUND:

The subject property consists of seven parcels of varying sizes, ranging from one acre to seventy-five acres, located at the northeast corner of Faxon and Eldamain Roads. With a total area of approximately 228 acres, the property was annexed in May 2005 through Ordinances 2005-48 and 2005-49, as part of a larger planned development known as Lincoln Prairie. The annexation agreement designated the property's zoning as M-2 General Manufacturing with special use authorization for an asphalt plant.



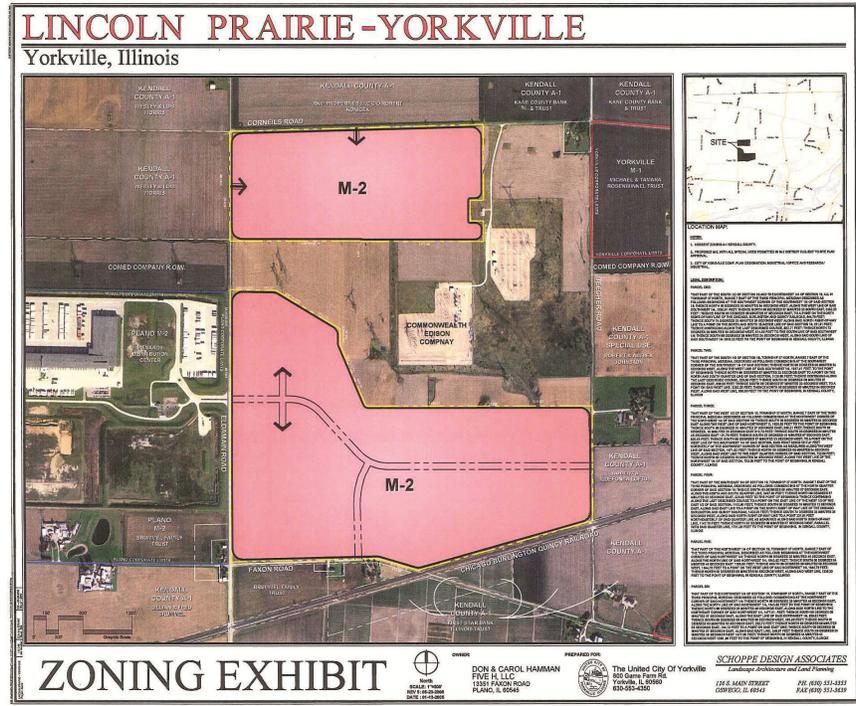
C1 Location Map

United City of Yorkville, Illinois
Date: May 16, 2024
File Location: I:\ARCGIS TEMPLATES\CI Location Map



As part of the annexation agreement, internal roadways within the property connecting to Eldamain, Beecher, and Faxon Roads were dedicated to the City for future construction. Although the City approved a Final Plat for the Lincoln Prairie development in 2008, it was never recorded. The asphalt plant operation never materialized, and the dedicated future right-of-way was eventually vacated. Despite interest from several large-scale industrial developers and its designation as a Burlington Northern Santa Fe (BNSF) Certified Site in 2019, the property has remained undeveloped for nearly 20 years.

In 2023, Green Door Capital (dba Yorkville Nexus LLC) purchased the property with the intention of finding an industrial user to redevelop the site as a data center campus. A separate development agreement related to regional infrastructure improvements and recaptures for this project is currently being discussed with the contract purchaser and the City and will be presented independently to the City Council from the requested PUD and Preliminary Plan approval.



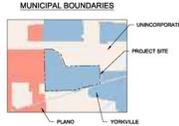
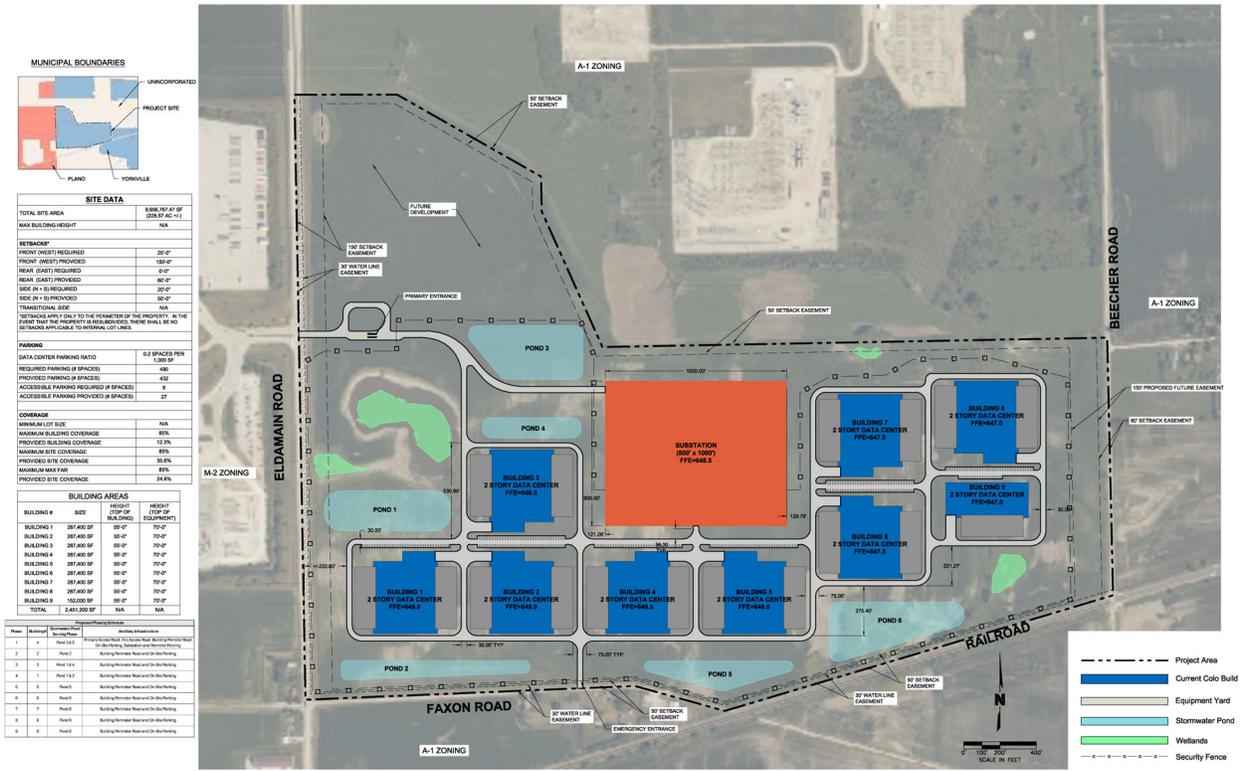
ZONING/PLANNED UNIT DEVELOPMENT (PUD):

As previously stated, The subject property consists of seven (7) parcels (#02-18-300-004, #02-19-100-004, #02-19-100-005, #02-18-300-003, #02-18-300-001, #02-18-300-002, and #02-18-400-004) and is zoned M-2 General Manufacturing District, per Annexation Agreement of Lincoln Prairie Yorkville (Ordinance No. 2005-48).

The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	A-1 (Kendall County)	ComEd Substation/Transfer Station - Utility Use
South	A-1 (Kendall County) BNSF Railroad	Agricultural, Residential and Business Uses Transportation Land Use
East	A-1 SU (Kendall County) A-1 SU (Yorkville)	Agriculture/Residential Land Use Agriculture & Solar Farm (approved) Land Use
West	Eldamain Road M-2 General Manufacturing (Plano)	Transportation Land Use Menards Distribution Center

The petitioner plans to build a secured data center campus. A data center is a facility that houses computing machines and related hardware equipment, including servers, data storage drives, and network equipment. It serves as the physical infrastructure necessary for IT systems and stores a company's digital data. The proposed site will feature nine buildings, six stormwater basins, and an on-site substation. Data center developments usually include backup power generators to ensure continuous power supply in case of an electrical outage.



SITE DATA	
TOTAL SITE AREA	846,797 SF (208.87 AC +/-)
MAX BUILDING HEIGHT	N/A
SETBACKS	
FRONT (WEST) REQUIRED	20'-0"
FRONT (WEST) PROVIDED	150'-0"
REAR (EAST) REQUIRED	15'-0"
REAR (EAST) PROVIDED	60'-0"
SIDE (N) REQUIRED	20'-0"
SIDE (N) PROVIDED	20'-0"
TRANSITIONAL SIDE	N/A
NOTE: SETBACKS ONLY APPLY TO THE PERIMETER OF THE PROPERTY, AND THE PERMITS FROM THE MUNICIPAL GOVERNMENTS. THERE SHALL BE NO SETBACKS APPLICABLE TO INTERNAL LOT LINES.	
PARKING	
DATA CENTER PARKING RATIO	0.2 SPACES PER 1000 SF
REQUIRED PARKING (IF SPACES)	480
PROVIDED PARKING (IF SPACES)	432
ACCESSIBLE PARKING REQUIRED (IF SPACES)	9
ACCESSIBLE PARKING PROVIDED (IF SPACES)	27
COVERAGE	
MINIMUM LOT SIZE	N/A
MAXIMUM BUILDING COVERAGE	85%
PROVIDED BUILDING COVERAGE	52.3%
MAXIMUM SITE COVERAGE	85%
PROVIDED SITE COVERAGE	39.6%
MAXIMUM MAX FAR	8%
PROVIDED SITE COVERAGE	24.8%

BUILDING AREAS				
BUILDING #	SIZE	HEIGHT (TOP OF BUILDING)	HEIGHT (TOP OF EQUIPMENT)	
BUILDING 1	287,400 SF	30'-0"	70'-0"	
BUILDING 2	287,400 SF	30'-0"	70'-0"	
BUILDING 3	287,400 SF	30'-0"	70'-0"	
BUILDING 4	287,400 SF	30'-0"	70'-0"	
BUILDING 5	287,400 SF	30'-0"	70'-0"	
BUILDING 6	287,400 SF	30'-0"	70'-0"	
BUILDING 7	287,400 SF	30'-0"	70'-0"	
BUILDING 8	287,400 SF	30'-0"	70'-0"	
BUILDING 9	102,000 SF	30'-0"	70'-0"	
TOTAL	2,441,200 SF	N/A	N/A	

Plan	Reference	Description
1	Area 1.1	Building Footprint
2	Area 1.2	Building Footprint, Staircase, and Service Porch
3	Area 1.3	Building Footprint, Staircase, and Service Porch
4	Area 1.4	Building Footprint, Staircase, and Service Porch
5	Area 1.5	Building Footprint, Staircase, and Service Porch
6	Area 1.6	Building Footprint, Staircase, and Service Porch
7	Area 1.7	Building Footprint, Staircase, and Service Porch
8	Area 1.8	Building Footprint, Staircase, and Service Porch
9	Area 1.9	Building Footprint, Staircase, and Service Porch
10	Area 1.10	Building Footprint, Staircase, and Service Porch

CYRUS ONE - YORKVILLE, ILLINOIS - PRELIMINARY PUD PLAN
 SCALE: 1" = 200' AT FULL SIZE (24x36)
 DATE: May 01, 2024



Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), “data center” and “electric substation” are permitted land uses in the M-2 General Manufacturing District. Data centers are defined as Energy Industrial Uses per Table 10-3-12(B) in the Unified Development Ordinance.

Additionally, Section 10-8-8 of City’s Unified Development Ordinance (UDO) establishes standards for Planned Unit Development (PUDs). PUDs are allowed to modify standards of the base district as long as the requested modifications are specifically identified and demonstrates how each allowance is compatible with surrounding development, is necessary for proper development of the site, and is aligned with at least one (1) modification standard found in Section 10-8-8D of the UDO.

The modification standard this proposed planned unit development (PUD) aligns with is #12 “Regional Utility Improvements”, as the data center campus will extend public utilities (water and sanitary) to and through the property resulting in recapturable payments to the developer when future property owners in the area benefit from connecting to such utility that had not previously existed.

PROPOSED PRELIMINARY PUD PLAN:

As proposed, the data center campus will have nine (9) two-story buildings and a centralized 800,000 square foot electric substation structure. Three (3) buildings (#1-3) will be located west of the substation near the northwest corner of Eldamain Road and Faxon Road. Two (2) buildings (#4-5) are situated south of the substation fronting Faxon Road and the BNSF rail line. The remaining four (4) buildings (#6-9) are oriented east of the substation, just north of the railroad and west of Beecher Road. Additionally, six (6) stormwater detention ponds are strategically provided throughout the site and four (3) wetland areas are identified. The plan also shows a future development area located to the north abutting Eldamain Road. Parking is provided adjacent to each of the buildings and the entire campus will be enclosed by an 8-foot-tall high security steel fence with entry gates at each access. Total proposed lot coverage, including buildings, driveways, parking and other hard surfaces, will not exceed the maximum 85% permitted in the M-2 zoning district per the Unified Development Ordinance.

The original site plan dated April 15, 2024, proposed to have four (4) points of access. Three (3) off of Eldamain Road and one (1) off of Beecher Road. These access points lead to internal private roadways which loop around the nine (9) proposed buildings and connect to the electric substation. The main full access was to be off of Eldamain Road and align with the existing Menards development to the west. It was also noted that two (2) of the access points located at the northeast and northwest corners of the subject property were intended exclusively for the user, ComEd, and emergency medical services (EMS) to the electrical substation. Should ComEd not require both access points, one of the access points would be eliminated.

However, after discussions with the Kendall County Highway Department, which has jurisdiction over Eldamain Road, the petitioner submitted a revised site plan dated May 21, 2024 which reduced the number of access points to two (2) with the primary entry access off of Eldamain Road, still aligning with the Menards development, and a secondary emergency access off of Faxon Road. The access off of Beecher Road for ComEd has been eliminated.

The preliminary plan is considered an initial draft that outlines the petitioner's intended layout for a future final plat of subdivision, including all proposed site improvements. Typically, preliminary plans are valid for twelve (12) months. However, for Planned Unit Developments (PUDs), which are considered special uses, the approved plans expire only after three (3) years from approval if no Building Permit is issued and no portion of the property is final platted.

PHASING OF DEVELOPMENT:

The petitioner has proposed to develop the subject property in nine (9) phases over a 10 to 20-year period and have provided a phasing schedule table as depicted on the Preliminary PUD Plan. Phase 1 will consist of constructing Building #4, the electric substation, and ponds #3 and #5. Additional ancillary infrastructure provided in Phase 1 includes the primary access road, secondary/emergency access road and perimeter roads, on-site parking, and perimeter fencing.

REQUESTED PUD DEVIATIONS:

The petitioner has listed thirteen (13) proposed deviations from the base M-2 General Manufacturing District standards as part of the PUD and Preliminary Plan. Upon staff review and analysis of the submitted plans, only **ten (10) deviations to the M-2 district standards** are warranted, as detailed below:

1. *Building Setbacks* - Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current M-2 General Manufacturing District standards with the proposed Planned Unit Development (PUD) requested modifications:

BUILDING SETBACKS	REQUIRED MINIMUM SETBACKS M-2 DISTRICT	PROPOSED MINIMUM SETBACKS PUD PLAN*
FRONT YARD (Eldamain Road)	25'	150'
SIDE YARD (North/South)	Min. 10% of lot/Max. 20'	50'
REAR YARD (Beecher Road)	0'	60'

The petitioner is seeking to have the setbacks apply only to the boundary/perimeter of the subject property rather than each individual building on the site, although the petitioner anticipates subdividing the subject parcel into multiple lots. For the purposes of the perimeter setbacks, the petitioner is requesting Eldamain Road is the established front yard and Beecher Road is the established rear yard.

The petitioner seeking a zero (0) foot building setback for all yards on future plats for buildings within the data center campus, as Section 10-8-6-C-6.c(6) of the Unified Development Ordinance requires building setback lines on all lots. Staff is supportive of this request.

2. *Permitted Uses* - Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), “data center” and “electric substation” are permitted land uses in the M-2 General Manufacturing District. Data centers are defined as Energy Industrial Uses per Table 10-3-12(B) in the Unified Development Ordinance. Use standards for Energy Industrial Uses are reserved for future regulations, if ever approved, under Section 10-4-10 in the Unified Development Ordinance.

The petitioner is seeking waiver of future standards adopted being applicable to this subject property after adoption of the Planned Unit Development. Staff is supportive of this request.

3. *Parking Requirements* - According to the Preliminary PUD Plan submitted, there are 432 total parking spaces with 27 ADA spaces to be provided on the property to accommodate the proposed nine (9) building data center campus and electric substation uses. However, the total required parking for the subject property is 736 spaces, including 15 ADA accessible spaces (2%). Additionally, per Section 10-5-1K-1 of the Unified Development Ordinance, a minimum of 15 electric vehicle charging stations is required.

The petitioner is requesting a variance from the UDO required 0.3 spaces per 1,000 to 0.2 spaces per 1,000. Staff is supportive of establishing a minimum parking standard in the PUD ordinance of no less than 400 off-street parking spaces for the data center campus based off of net floor area and a minimum of ten (10) electric vehicle charging stations. Further, staff recommends the difference in provided parking and required parking based off of net floor area shall be subject to Section 10-5-1-I Fee-In-Lieu of Off-Street Parking. This will be included as a condition of the special use for the PUD.

4. *Vehicular Cross Access* - Per Section 10-5-1-F of the Unified Development Ordinance, cross access between adjoining developments which minimizes access points along streets, encourages shared parking, and allows for vehicular access between land uses is required.

Due to the impracticality and security concerns of requiring the data center providing vehicular access to adjacent properties, the petitioner is seeking relief from providing cross access. Staff is supportive of this request.

5. *Pedestrian Circulation* - Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails.

The petitioner states that walkways between parking areas and building entrances will be provided on-site, however they seek a waiver for public access and connection to public sidewalks and bicycle trails due to the nature and security of the proposed land use. Staff is supportive of this request.

6. *Off-Street Loading* - Per Section 10-5-1-Q of the Unified Development Ordinance, the number of off-street shall be determined on a case-by-case basis, and in the instance of special uses, loading berths adequate number and size to serve such use, as determined by the Zoning Administrators, shall be provided.

The petitioner requests a minimum of one (1) off-street loading space per data center campus building on the subject property. Staff is supportive of this request.

7. *Landscaping* - Section 10-5-3 establishes landscape standards for new developments. The following landscape requirements would apply to this development: building foundation landscaping, parking area perimeter landscaping, parking area interior landscaping, and transition zone landscaping.

The petitioner has not submitted a landscape plan but are seeking relief from all minimum requirements. Staff recommends the petitioner provide a landscape plan that provides enhanced perimeter landscaping along Eldamain, Faxon, and Beecher Roads consistent with a Type (D) Transition Zone landscaping as provided in Section 10-5-3(F)(3) of the Unified Development Ordinance as depicted below:



Staff is amenable to relief from the parking area perimeter landscaping and some relief from the building foundation and parking area interior landscaping requirements, but a final landscape plan with specific requests for relief must be provided.

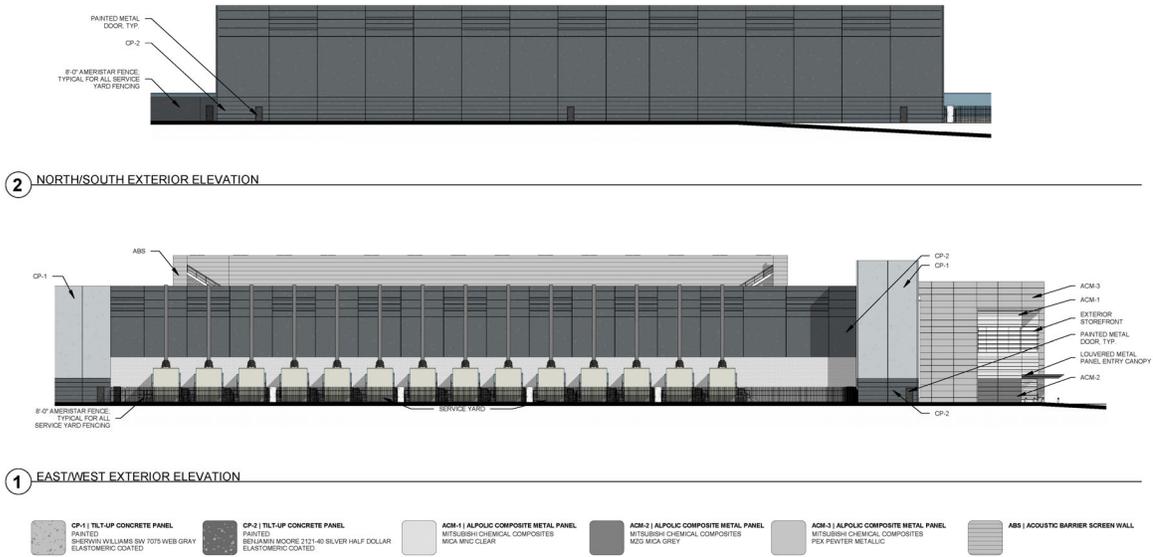
8. *Mechanical Screening* – Per Section 10-5-4 Screening of the Unified Development Ordinance, ground/wall-mounted and roof mounted mechanical units that are visible from any public right-of-way or adjacent residential property shall be screened from public view. Petitioner is seeking to establish standards for screening both types of mechanical units.

Petitioner proposes to screen ground mounted mechanical equipment with vinyl fencing equal to the height of the generator units but excluding any stacks protruding above the unit. No screening is proposed for rooftop mechanical units. Staff has engaged a sound engineer to evaluate the preliminary PUD plan, taking into consideration the surrounding existing and future land uses, and prepare a report regarding recommendations for noise mitigation and location of outdoor mechanical equipment. The sound engineer will also review the petitioner’s building permit applications for noise control design and analysis. This will be included as a condition of the special use for the PUD.

9. *Lots* – Per Section 10-7-2 requires all lots to conform with district standards and states all lots shall front or abut on a public street. Since the site has internal private roadways.

The petitioner is seeking waiver from the requirement for lots to have access on a public street due to the unique nature of the secure data center campus. Staff is supportive of this request.

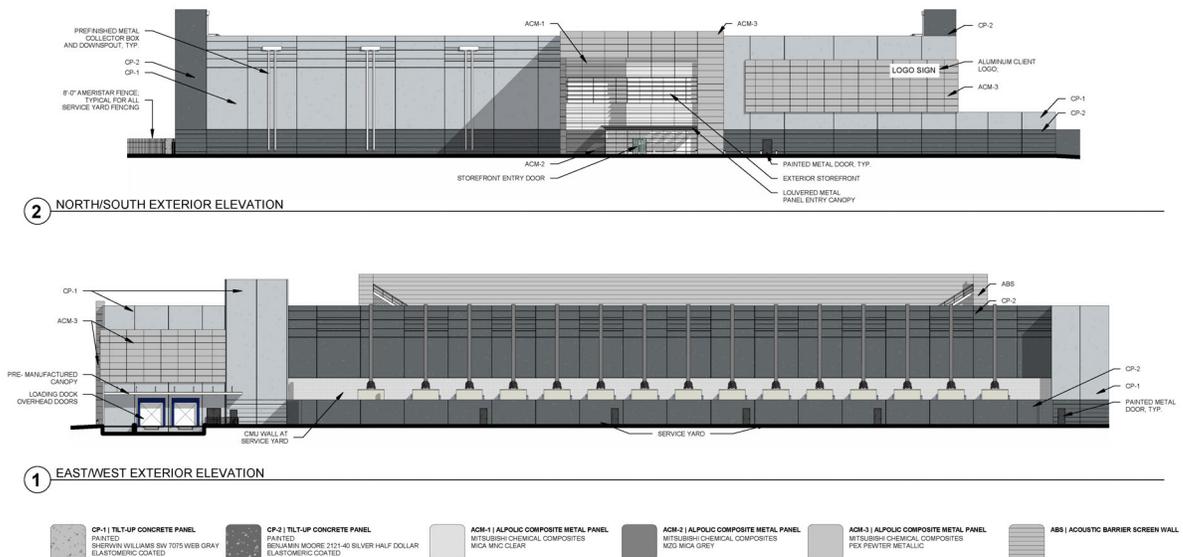
10. *Appearance Standards* - Per Section 10-5-8-C-4 Industrial Uses, masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building. Any other facade that abuts a street shall incorporate masonry products or precast concrete. The use of masonry products or precast concrete is encouraged on the remaining facades. Where precast concrete panels or split face block is utilized, the use of colors, patterns, or other architectural features within these panels/blocks is encouraged. The petitioner has submitted exterior building elevations depicting structures with materials such as concert panels, metal panels, and acoustic barrier screen walls in hues of gray and pewter (see images below).



EXTERIOR ELEVATIONS

--1/32" = 1'-0" --

CORGAN



EXTERIOR ELEVATIONS

--1/32" = 1'-0" --

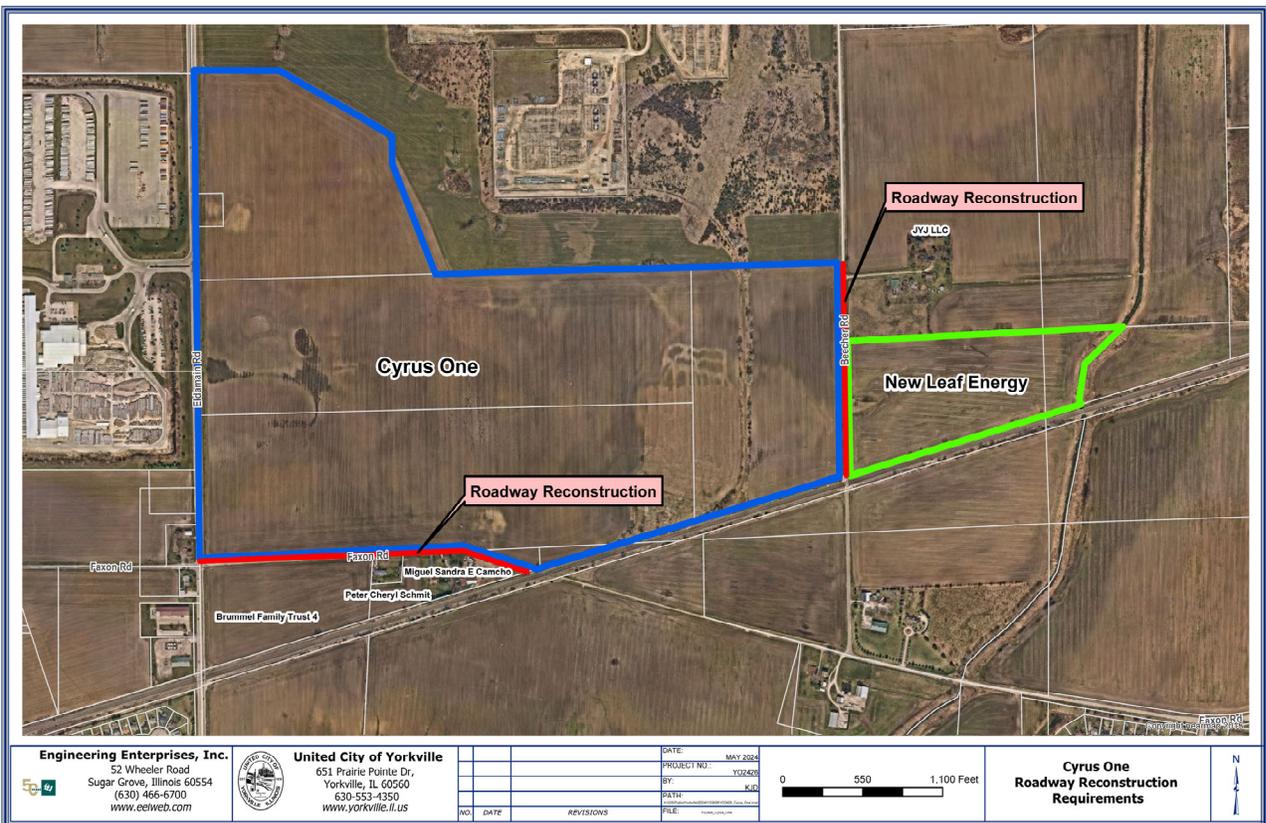
CORGAN

While the proposed materials and color palette are consistent with the Appearance Standards, Section 10-5-8-C-4b.(2) of the Unified Development Ordinance requires industrial buildings with facades greater than one hundred (100) feet in length shall incorporate recesses, projections, windows, or other ornamental/architectural features along at least thirty (30) percent of the length of the facade abutting a public street in an effort to break up the mass of the structure. The buildings fronting a public street are Buildings #1, #2, #3, #8 and #9.

Due to the increased building setback and recommended enhanced perimeter landscaping, the petitioner is seeking relief from this requirement. Staff is amenable to this request but may recommend additional visual architectural interest (such as metallic panels) along those building facades which front Eldamain Road is enhanced landscaping is not provided.

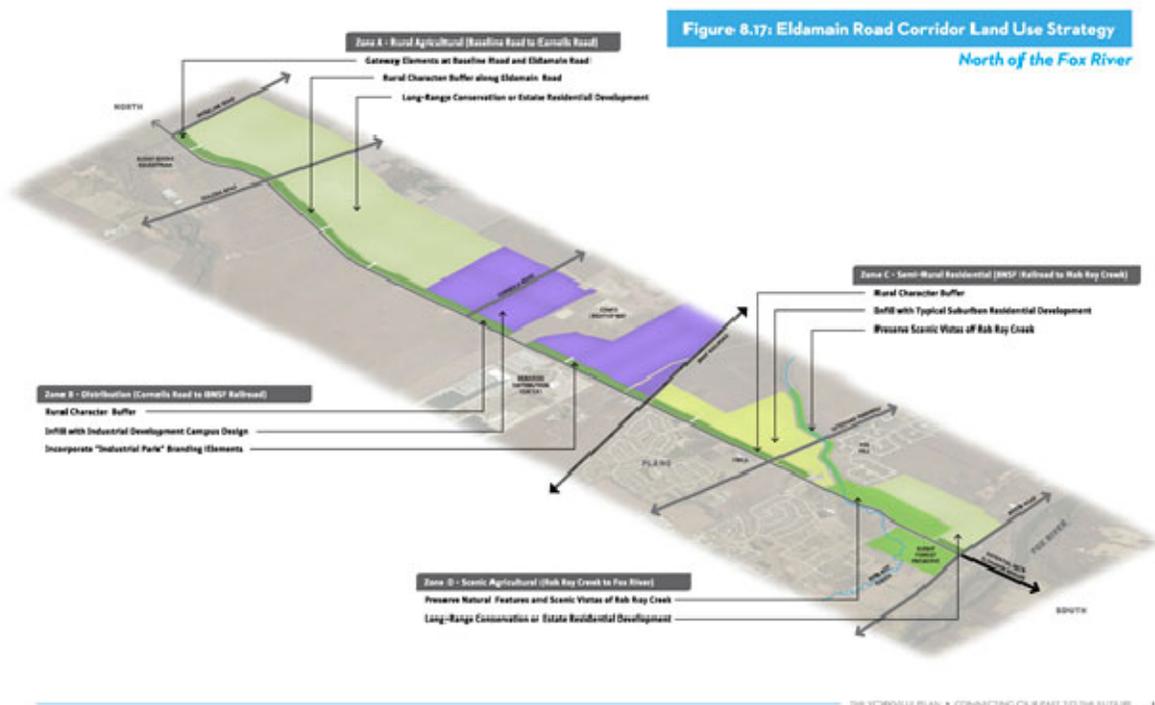
ROADWAY RECONSTRUCTION:

Per comments from the City Engineer in a review letter dated May 29, 2024, right-of-way dedication will be required along Faxon and Beecher Roads. The City will require eighty feet (80') of total right-of-way along these roadways. Additionally, Faxon and Beecher Roads are not built to City standards and will be required to be reconstructed per City Code. **This recommendation, along with all comments provided in the City Engineer’s review letter will be a condition of the special use for the Planned Unit Development.** A location of the required improvements is provided below:



COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan Update designates this property as “General Industrial” which is defined typically for a broad range of warehousing and manufacturing activities located adjacent to the Eldamain Corridor along the BNSF Railway line. Overall, staff supports the proposed PUD and its consistency with the proposed underlining zoning of M-2, but note the following recommendations from the Comprehensive Plan related to the subject property:



In Figure 8.17: Eldamain Road Corridor Land Use Strategy of the Yorkville 2016 Comprehensive Plan Update (North of the Fox River) the subject area is identified as “Zone B – Distribution (Cornells Road to BNSF Railroad)” meaning this area is recommended for modern industrial park incorporating branding and placemaking elements, as well as a 50’ to 100’ buffer to maintain the zone’s semi-rural visual character. The recommended enhanced perimeter landscaping along Eldamain Road for the proposed Preliminary Planned Unit Development Plan will accomplish this comprehensive plan goal.

STAFF COMMENTS:

The proposed Planned Unit Development and Preliminary PUD Plan are in general conformance with the standards provided in the Unified Development Ordinance. The petitioner has provided written responses to these standards which will be incorporated into the record during the public hearing. Staff is confident the petitioner will provide updated plans responsive to the recommendations enumerated in this memo in order to proceed to the next scheduled meeting.

Therefore, the public hearing for the special use for the Planned Unit Development and Preliminary PUD Plan will be held at the June 12, 2024 Planning and Zoning Commission meeting with the tentative final vote by the City Council at the June 25, 2024 meeting. Should you have any questions regarding this matter; staff will be available at Tuesday night’s meeting.

Attachments:

1. Copy of Petitioner’s Application
2. Cyrus One – Yorkville, Illinois Preliminary PUD Plan dated May 21, 2024 prepared by Olsson
3. Exterior Elevations prepared by Corgan
4. EEI Review Letter to the City dated May 29, 2024
5. Plan Council Packet Materials 05-23-24



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

INTENT AND PURPOSE

Planned Unit Developments (PUD) are unique and differ substantially from conventional subdivisions. Therefore they require administrative processing as "special uses". PUD's are a complex type of special use, potentially consisting of various land uses and design elements, requiring the establishment of more specific procedures, standards and exceptions from the strict application of the zoning district regulations. Under this procedure, well-planned residential, industrial/manufacturing, commercial and other types of land uses, individually or in combination, may be developed with design flexibility allowing for full utilization of the topographical and environmental characteristics of the site.

This packet explains the process to successfully submit and complete an Application for Planned Unit Development. 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 PUD process, please refer to "Title 10, Chapter 8: Planned Unit Developments" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP 1

PRE-APPLICATION CONFERENCE

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

The petitioner must contact the City Administrator or designee to arrange a pre-application conference. The pre-application conference is an informal discussion of the proposed PUD plan. City staff shall review and provide input on the proposal's compatibility with the goals and policies of the City. The staff will also decide whether the existing zoning and land use in the general area of the PUD is appropriate. No commitments will be made, nor will any statements or opinions made by the staff be considered binding.

STEP 2

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.



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

STEP

3

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.

STEP

4

CONCEPT PUD PLAN REVIEW

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

This step is optional at the discretion of the petitioner.

The petitioner may request informal feedback of the overall PUD concept plan by the City Council at a regularly scheduled public meeting. The items submitted shall include:

- Application
- Appropriate filing fee
- Aerial photograph
- Zoning plat
- Written explanation of the general character of proposed PUD
- Written description of general site information
- Conceptual PUD sketch or land plan

The City Council will conduct an informal review of the conceptual PUD plan and provide the petitioner with general comments.

STEP

5

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner may present a preliminary PUD plat, final PUD plat, or both.

The petitioner must present the proposed PUD Preliminary Plat and/or Final 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

6

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner may present a preliminary PUD plat, final PUD plat, or both.

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.



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

STEP 7

**CITY
 COUNCIL**

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

The petitioner may present a preliminary PUD plat, final PUD plat, or both.

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 PUD 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.

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

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
 Public Hearing

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

Public Notice Mailing Window

This is a sample of what a schedule may look like after submission. The Step 1 and Step 2 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 PLANNED UNIT DEVELOPMENT

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 INVOICE WORKSHEET

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$
<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>			
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$200 = \$ \underline{\hspace{2cm}}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$ 2,750.00
	$\underline{280} - 5 = \underline{275} \times \$10 = \underline{2,750} + \$0 = \$ \underline{2,750}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input checked="" type="checkbox"/> \$500.00		Total: \$ 500.00
PUD FEE	<input checked="" type="checkbox"/> \$500.00		Total: \$ 500.00
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input checked="" type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$ 10,000.00
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use:		Total: \$ 5,000.00
	<input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input checked="" type="checkbox"/> Over 10 acres	\$1,000.00 \$2,500.00 \$5,000.00	
TOTAL AMOUNT DUE:			18,750.00



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

DATE: 4/15/2024	PZC NUMBER:	DEVELOPMENT NAME:
PETITIONER INFORMATION		
NAME: John Hatem		COMPANY: C1 Yorkville LLC
MAILING ADDRESS: 2820 N. Harwood St., Ste. 2200		
CITY, STATE, ZIP: Dallas, TX 75201		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME (469) 289-2037
EMAIL: jhatem@cyrusone.com		FAX:
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: Yorkville Nexus LLC		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: n/a		
PROPERTY STREET ADDRESS: NEC of Eldamain Road and Faxon Road		
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: NEC of Eldamain Road and Faxon Road		
CURRENT ZONING CLASSIFICATION: M-2 General Manufacturing District		REQUESTED ZONING CLASSIFICATION: M-2
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: M-2		TOTAL ACREAGE: 228.93
LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW:		
ZONING AND LAND USE OF SURROUNDING PROPERTIES		
NORTH: Kendall County A1		
EAST: Kendall County A1-SU		
SOUTH: Kendall County A1-SU		
WEST: City of Plano M-2 General Manufacturing District		
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)		
02-18-300-004	02-18-300-001	
02-19-100-004	02-18-300-002	
02-19-100-005	02-18-400-004	
02-18-300-003		



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PROPERTY INFORMATION

IS THE PROPERTY WITHIN CITY LIMITS?

YES NO

DOES A FLOODPLAIN EXIST ON THE PROPERTY?

YES NO

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".

PUD STANDARDS

PLEASE STATE IN WHAT RESPECT DOES THE DESIGN OF THE PLANNED UNIT DEVELOPMENT MEET THE REQUIREMENTS AND DESIGN STANDARDS OF THE DEVELOPMENT STANDARDS AND DESIGN CRITERIA SET FORTH IN THE YORKVILLE MUNICIPAL CODE:

See attached Petition.

PLEASE STATE THE EXTENT TO WHICH THE PROPOSED PLAN DEVIATES AND/OR REQUIRES WAIVERS OF THE BULK REGULATIONS IN THE ZONING ORDINANCE AND HOW THE MODIFICATIONS IN DESIGN STANDARDS FROM THE SUBDIVISION CONTROL REGULATIONS FULFILL THE INTENT OF THOSE REGULATIONS:

See attached Petition.



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PUD STANDARDS

PLEASE STATE THE EXTENT OF PUBLIC BENEFIT PRODUCED BY THE PLANNED UNIT DEVELOPMENT, SUCH AS, BUT NOT LIMITED TO, THE ADEQUACY OF COMMON OPEN SPACE AND/OR PUBLIC RECREATIONAL FACILITIES PROVIDED; SUFFICIENT CONTROL OVER VEHICULAR TRAFFIC; PROVISION OF PUBLIC SERVICES; PROVISION AND PROTECTION OF THE REASONABLE ENJOYMENT OF THE LAND:

See attached Petition.

PLEASE STATE THE RELATIONSHIP AND COMPATIBILITY, BENEFICIAL OR ADVERSE, OF THE PLANNED UNIT DEVELOPMENT TO THE ADJACENT PROPERTIES AND NEARBY LAND USES:

See attached Petition.

PLEASE STATE THE EXTENT TO WHICH THE PLANNED UNIT DEVELOPMENT FULFILLS THE OBJECTIVES OF THE FUTURE PLANNING OBJECTIVES OR OTHER PLANNING POLICIES OF THE CITY:

See attached Petition.



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

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:

See attached Petition.

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:

See attached Petition.

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:

See attached Petition.



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

SPECIAL USE STANDARDS

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

See attached Petition.

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:

See attached Petition.

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:



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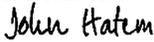
APPLICATION FOR PLANNED UNIT DEVELOPMENT

ATTORNEY INFORMATION	
NAME: Russell Whitaker	COMPANY: Rosanova & Whitaker, Ltd.
MAILING ADDRESS: 445 Jackson Ave., Suite 200	
CITY, STATE, ZIP: Naperville, IL 60540	TELEPHONE: 630-355-4600
EMAIL: russ@rw-attorneys.com	FAX:
ENGINEER INFORMATION	
NAME: Jason Cobb	COMPANY: Olsson
MAILING ADDRESS: 11600 Broadway Extension, Suite 300	
CITY, STATE, ZIP: Oklahoma City, OK 73114	TELEPHONE: 405-206-8122
EMAIL: jcobb@olsson.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
AGREEMENT	
<p>I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.</p> <p>I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.</p>	
_____ PETITIONER SIGNATURE	_____ DATE
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.	
<u>Matt B. Gill</u> OWNER SIGNATURE	<u>4/11/2024</u> DATE
<p>THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:</p> <p><u>Mark Monthofer</u></p>	
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>MARK MONTHOFER NOTARY PUBLIC Glynn County State of Georgia My Comm. Expires June 12, 2027</p> </div>	



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

APPLICATION FOR PLANNED UNIT DEVELOPMENT

ATTORNEY INFORMATION	
NAME: Russell Whitaker	COMPANY: Rosanova & Whitaker, Ltd.
MAILING ADDRESS: 445 Jackson Ave., Suite 200	
CITY, STATE, ZIP: Naperville, IL 60540	TELEPHONE: 630-355-4600
EMAIL: russ@rw-attorneys.com	FAX:
ENGINEER INFORMATION	
NAME: Jason Cobb	COMPANY: Olsson
MAILING ADDRESS: 11600 Broadway Extension, Suite 300	
CITY, STATE, ZIP: Oklahoma City, OK 73114	TELEPHONE: 405-206-8122
EMAIL: jcobb@olsson.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
AGREEMENT	
<p>I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.</p> <p>I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.</p>	
 _____ PETITIONER SIGNATURE	16 April 2024 _____ DATE
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.	
_____ OWNER SIGNATURE	_____ DATE
<p>THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:</p>	

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

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

Signature of Petitioner(s)

Subscribed and sworn to before me this
_____ day of _____, 20____

Notary Public



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651 Prairie Pointe Drive
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Website: www.yorkville.il.us

APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:		DATE/TIME RECEIVED:	
SITE ADDRESS: NEC of Eldamain Road and Faxon Road		PARCEL NUMBER: See Below	
SUBDIVISION:		LOT/UNIT:	
APPLICANT INFORMATION			
NAME: Bradd Hout		TELEPHONE: <input type="radio"/> HOME <input type="radio"/> BUSINESS 312-446-4605	
ADDRESS: 2820 N. Harwood St., Ste. 2200		E-MAIL: <input type="radio"/> HOME <input type="radio"/> BUSINESS bhout@cyrusone.com	
CITY, STATE, ZIP: Dallas, TX 75201		FAX:	
SIGN INFORMATION			
DATE OF PICK UP:		NUMBER OF SIGNS:	
DATE OF PUBLIC HEARING:		SIGN RETURN DATE:	
<p>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.</p> <p>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.</p> <p>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.</p>			
_____ SIGNATURE/AUTHORIZED AGENT		_____ DATE	
DATE RETURNED: _____			
RECEIVED BY: _____		PZC# _____	



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APPLICATION FOR PUD PRELIMINARY PLAN & FINAL PLAT

INTENT AND PURPOSE

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

This packet explains the process to successfully submit and complete an Application for PUD Preliminary Plan & Final Plat. 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 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
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 Fax: 630-553-7575
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APPLICATION FOR PUD PRELIMINARY PLAN & FINAL PLAT

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.

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 PUD PRELIMINARY PLAN & FINAL PLAT

SAMPLE MEETING SCHEDULE

MONTH 1							MONTH 2							MONTH 3							MONTH 4						
Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7			1	2	3	4	5						1	2	1	2	3	4	5	6	7
8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14
15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21
22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28
29	30						27	28	29	30	31			24	25	26	27	28	29	30	29	30	31				
Plan Council Meeting							Economic Development Committee							Planning & Zoning Commission Public Hearing							City Council						
Meeting Date							Updated Materials Submitted for Meeting							Public Notice Mailing Window													

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 INVOICE WORKSHEET

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$
	<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>		
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$200 = \$ \underline{\hspace{2cm}}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$ 2,750.00
	$\underline{280} - 5 = \underline{275} \times \$10 = \underline{2,750} + \$0 = \$ \underline{2,750}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input checked="" type="checkbox"/> \$500.00		Total: \$ 500.00
PUD FEE	<input checked="" type="checkbox"/> \$500.00		Total: \$ 500.00
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input checked="" type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$ 10,000.00
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use:		Total: \$ 5,000.00
	<input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input checked="" type="checkbox"/> Over 10 acres	\$1,000.00 \$2,500.00 \$5,000.00	
TOTAL AMOUNT DUE:			18,750.00



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APPLICATION FOR PUD PRELIMINARY PLAN & FINAL PLAT

ATTORNEY INFORMATION	
NAME: Russell Whitaker	COMPANY: Rosanova & Whitaker, Ltd.
MAILING ADDRESS: 445 Jackson Ave., Suite 200	
CITY, STATE, ZIP: Naperville, IL 60540	TELEPHONE: 630-355-4600
EMAIL: russ@rw-attorneys.com	FAX:
ENGINEER INFORMATION	
NAME: Jason Cobb	COMPANY: Olsson
MAILING ADDRESS: 11600 Broadway Extension, Suite 300	
CITY, STATE, ZIP: Oklahoma City, OK 73114	TELEPHONE: 405-242-6600
EMAIL: jcobb@olsson.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
AGREEMENT	
<p>I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.</p> <p>I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.</p>	
_____ PETITIONER SIGNATURE	_____ DATE
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.	
<i>Matt Bell</i> _____ OWNER SIGNATURE	<i>4/11/2024</i> _____ DATE
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>MARK MONTHOFER NOTARY PUBLIC Glynn County State of Georgia My Comm. Expires June 12, 2027</p> </div>	

Mark Monthofer



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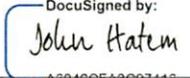
APPLICATION FOR PUD PRELIMINARY PLAN & FINAL PLAT

ATTORNEY INFORMATION	
NAME: Russell Whitaker	COMPANY: Rosanova & Whitaker, Ltd.
MAILING ADDRESS: 445 Jackson Ave., Suite 200	
CITY, STATE, ZIP: Naperville, IL 60540	TELEPHONE: 630-355-4600
EMAIL: russ@rw-attorneys.com	FAX:
ENGINEER INFORMATION	
NAME: Jason Cobb	COMPANY: Olsson
MAILING ADDRESS: 11600 Broadway Extension, Suite 300	
CITY, STATE, ZIP: Oklahoma City, OK 73114	TELEPHONE: 405-242-6600
EMAIL: jcobb@olsson.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
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AGREEMENT	
<p>I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.</p> <p>I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.</p>	
<p style="text-align: center;"><i>John Hatem</i></p> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> PETITIONER SIGNATURE	<p style="text-align: center;">April 16, 2024</p> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> DATE
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> OWNER SIGNATURE	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> DATE



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Yorkville, Illinois, 60560
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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: NEC of Eldamain Road and Faxon Road
<p>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.</p>		
ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY		
NAME: John Hatem	COMPANY: C1 Yorkville LLC	
MAILING ADDRESS: 2820 N. Harwood St., Ste. 2200		
CITY, STATE, ZIP: Dallas, TX 75201	TELEPHONE: (469) 289-2037	
EMAIL: jhatem@cyrusone.com	FAX:	
<p>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.</p>		
John Hatem	EVP & COO	
PRINT NAME	TITLE	
	April 16, 2024	
SIGNATURE* A6042CFA3C97418...	DATE	
<p><i>*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)</i></p>		
INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS		
ENGINEERING DEPOSITS:	LEGAL DEPOSITS:	
Up to one (1) acre	Less than two (2) acres	\$1,000
Over one (1) acre, but less than ten (10) acres	Over two (2) acres, but less than ten (10) acres	\$2,500
Over ten (10) acres, but less than forty (40) acres	Over ten (10) acres	\$5,000
Over forty (40) acres, but less than one hundred (100)		
In excess of one hundred (100.00) acres		



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APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:		DATE/TIME RECEIVED:	
SITE ADDRESS: NEC of Eldamain Road and Faxon Road		PARCEL NUMBER: See Below	
SUBDIVISION:		LOT/UNIT:	
APPLICANT INFORMATION			
NAME: Bradd Hout		TELEPHONE: <input type="radio"/> HOME <input type="radio"/> BUSINESS 312-446-4605	
ADDRESS: 2820 N. Harwood St., Ste. 2200		E-MAIL: <input type="radio"/> HOME <input type="radio"/> BUSINESS bhout@cyrusone.com	
CITY, STATE, ZIP: Dallas, TX 75201		FAX:	
SIGN INFORMATION			
DATE OF PICK UP:		NUMBER OF SIGNS:	
DATE OF PUBLIC HEARING:		SIGN RETURN DATE:	
<p>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.</p> <p>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.</p> <p>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.</p>			
SIGNATURE/AUTHORIZED AGENT _____		DATE _____	
DATE RETURNED: _____			
RECEIVED BY: _____		PZC# _____	

STATE OF ILLINOIS)
)
COUNTY OF KENDALL)
)
UNITED CITY OF YORKVILLE)

PETITION FOR SPECIAL USE AND PLANNED UNIT DEVELOPMENT APPROVAL

THE UNDERSIGNED Petitioner, C1 Yorkville, LLC, a Delaware limited liability company (hereinafter the “**Petitioner**”), respectfully petitions the United City of Yorkville (the “**City**”) to grant a special use for planned unit development with development allowances as detailed on the plans submitted herewith for the Property (as defined below).

BACKGROUND INFORMATION

1. The owner of the Property is Yorkville Nexus LLC, an Illinois limited liability company (“**Owner**”);
2. The Petitioner is C1 Yorkville, LLC, a Delaware limited liability company, having an office located at 2820 N. Harwood Street, Suite 2200, Dallas, TX 75201.
3. Petitioner is the contract purchaser of the Property or is an affiliated entity of the contract purchaser of the Property;
4. The Property consists of +/- 228 acres located at the northeast corner of Eldamain Road and Faxon Road in the City, which property is legally described on **Exhibit A**, attached hereto and made a part hereof (the “**Property**”) and depicted on the Preliminary PUD Plan attached as **Exhibit B** (hereinafter the “**Preliminary Plan**”);
5. The Property was originally annexed to the City pursuant to Ordinance No. 2005-48 on May 24, 2005;
6. The Property is zoned M-2 General Manufacturing District under the Unit City of Yorkville Unified Development Ordinance (the “**Code**”);

7. Petitioner seeks to develop the Property as a secure data center campus with an onsite electrical substation (the “**Data Center Campus**”) as generally depicted on the Preliminary Plan;

8. The Data Center Campus will be developed in phases, over what Petitioner estimates to be a ten to twenty year period;

9. The planned unit development will establish standards which will govern the phased development of the Data Center Campus;

10. As a Data Center Campus, the Property will be used for up to nine (9), stand-alone building facilities comprised of networked computers, storage systems, and computing infrastructure used to assemble, process, store and disseminate data, along with an onsite electrical substation to provide electricity to such facilities; and

11. Petitioner has submitted the appropriate supporting details for approval of the special use and Planned Unit Development as set forth herein.

PROJECT SUMMARY

Petitioner is a wholly owned subsidiary of CyrusOne. CyrusOne is a leading global data center developer and operator specializing in delivering state-of-the-art digital infrastructure solutions that serve some of the world’s foremost technology companies. CyrusOne currently owns and operates a multi-building data center campus in Aurora at 2905 Diehl Road (hereinafter the “**C1 Facility**”). The C1 Facility, purchased by an affiliate of CyrusOne in 2016 and expanded in subsequent years, is a collection of mission-critical buildings that have been a welcome addition to the City of Aurora, ultimately leading to significant additional development in the area. The data center’s use is low-impact in terms of demand on public resources, but generates significant tax revenues due to the unique electric demands of the facility.

The proposed Data Center Campus, as depicted on the Preliminary Plan, will allow CyrusOne to expand its footprint in the Chicagoland region beyond its existing C1 Facility for the express purpose of meeting the growing demand of its customer base. The relative proximity of the regional facilities will provide an efficient operation for both the operator of the facility and for tenants who intend to expand into the new Data Center Campus. Located on approximately 228 acres, the proposed Data Center Campus will consist of up to nine (9) separate data center building facilities and an electrical substation. Improvements to the Data Center Campus will be constructed in up to nine (9) phases as generally depicted in the Preliminary Plan. In the first phase of construction, Petitioner will install all necessary utilities and site infrastructure to service the first phase of the project, including the electrical substation, as well as building 4, detention ponds 3 and 5, the primary access road and security checkpoint, as well as on-site parking for building 4 and perimeter fencing for the Data Center Campus. Construction of each building generally requires approximately one (1) year to eighteen (18) months to bring online. Petitioner estimates that the ultimate build-out of the Data Center Campus will take ten to twenty years, depending on market conditions.

There are up to four (4) secure points of access to the Data Center Campus. Two (2) of access points are intended to exclusively service the onsite electrical substation, which will generate very infrequent traffic. These access points will be locked, only providing access to ComEd officials and EMS teams. The substation access points are located at the northeast and northwest corners of the Property, providing alternative access from Beecher Road and Eldmain Road. If it is determined that ComEd requires only one access point to the substation, then one of the two (2) access points may be eliminated.

The buildings within the Data Center Campus will be accessed exclusively from the two southern access points on Eldamain Road. The central access driveway will serve as the primary means of ingress and egress to the buildings. This driveway will be improved with a guard stand and a series of gates to maintain necessary levels of security within the Data Center Campus. This primary point of access allows a vehicle to enter the campus through an automatic, electric fence, wherein identification and access credentials are required at a security checkpoint to proceed through in order to access the buildings within the Data Center Campus. Visitors who are not granted access to the campus are directed to exit the premises through the southwesternmost access drive back to Eldamain Road. The internal pavement section north of the southwesternmost access point provides ample room to facilitate security operations without negatively impacting traffic on the public roadway (Eldamain Road). To secure the Data Center Campus, Petitioner proposes an approximately eight foot (8') perimeter security fence as delineated on the Preliminary Plan. A spec for the security fence is included with the submittal materials. The security fence will also encompass the proposed electric substation.

Like the C1 Facility, the façade of the buildings to be constructed on the Data Center Campus incorporate architectural treatment atypical of traditional warehouse or industrial buildings. The proposed glazing, façade articulation, precast concrete walls and metal building components are representative of the extraordinary investment in the campus, which consists of nine (9) buildings, the first of which is anticipated to come online in 2026, subject to power availability, with each subsequent building completed each year thereafter. The building height is measured at fifty feet (55') to the surface of the flat roof, a spec of which is included with the submittal materials. Rooftop equipment extends up to a maximum height of 75 feet. The actual and specific heights of the buildings and rooftop equipment will vary over time as changes are

made to CyrusOne's standard building specifications or if other specific building changes are dictated by their customers.

**STANDARDS FOR SPECIAL USE APPROVAL FOR A PLANNED UNIT
DEVELOPMENT PURSUANT TO UDO SECTION 10-8-5. D.**

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.*

The proposed development of the Property as a Data Center Campus will promote the public health, safety, morals, comfort and general welfare of the City. The Property was originally annexed and zoned in the City in 2005. Despite the underlying zoning, the Property has sat fallow, without productive use consistent with the underlying zoning district for nearly 20 years. The proposed use of the Property as a Data Center Campus is a permitted use consistent with the underlying zoning. The proposed development of the Property will facilitate substantial investment in the City that will produce new construction jobs, long-term employment opportunities, and significant new tax revenue streams. The investment in the Data Center Campus will establish the City as a competing regional leader in data center capacity for future tenants and position the community as an employment base within a new and growing sector of the economy.

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 or near the neighborhood in which it is to be located.*

The parcel to the north of the Property is located in unincorporated Kendall County and is occupied by ComEd for use as a transfer station, aligning with the proposed location of the electric substation to be constructed in connection with the Data Center Campus. The parcel to the west of the Property is beyond the jurisdictional boundaries of the City, located within the City of Plano and occupied by Menards for warehousing purposes, aligning with the general manufacturing zoning use of the Property. The parcel to the south of the Property is located in unincorporated

Kendall County and is used for agricultural purposes. The parcel to the east of the Property was annexed to the City in 2023 and occupied by New Leaf Energy and used as a solar farm, which is compatible to other M-2 General Manufacturing uses. The proposed use of the facility, as a Data Center Campus, is a “permitted use” in the underlying zoning district.

The development of a data center represents a unique level of investment. Data center developers are attracted to certain locations due to existing utility infrastructure. Still, existing infrastructure is typically insufficient to support the ultimate requirements of a data center (electric load in particular), so development of a data center typically entails significant new private investment in upgrades to utility infrastructure. The ultimate development, which is typically backed by institutional investment, results in uniquely high values within a sub-market. These values bolster revenue streams for local governmental jurisdictions that rely heavily on property taxes. By way of comparison, the C1 Facility has an assessed value of nearly \$16,000,000, or approximately \$350,000 per acre. Accordingly, the investment and accompanying Data Center Campus and electrical substation improvements Petitioner proposes to construct on the Property will vastly increase values of adjacent properties, not impair or diminish them.

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.*

The City’s Code specifically identifies a “data center” as a “permitted use” in both the M-1 and M-2 zoning districts. In other words, the City has already deemed a “data center” as an appropriate use of the Property. It is not the use of the Property as a “data center” that necessitates a “special use,” but it is Petitioner’s request for a planned unit development that establishes comprehensive standards for the phased development of multiple data centers within a campus-like setting that necessitates the special use. As Petitioner makes significant long-term investment

with the initial phase of development for the Data Center Campus, the special use for a planned unit development will provide Petitioner with a long-term guaranty that the standards for future phases of project are not subject to legislative change. The framework for development that is set forth in the planned unit development will not impede normal and orderly development of surrounding properties. Quite to the contrary, the planned unit development will provide a clear framework for the intended improvement of the Property thereby providing surrounding property owners with clear direction that may help facilitate the improvement of their properties.

The City's Comprehensive Plan, adopted in 2016, specifically references the development of the Property (referred to as the "Lincoln Prairie Industrial Properties") in its vision strategy, stating that "...future Industrial development should occur as a planned industrial subdivision, similar to the Yorkville Business Center...". The direction provided in the Comprehensive Plan aligns with the M-1 zoning of the Property. Both the Comprehensive Plan and the underlying zoning are consistent with the proposed development of the Property as a Data Center Campus.

4. *Adequate utilities, access roads, drainage or other necessary facilities have been or shall be provided.*

The Property is generally well-positioned in terms of access and utilities.

The means of ingress/egress to the Data Center Campus is specifically outlined above. Based on Petitioner's international experience with development of data center facilities, Petitioner believes that the proposed ingress/egress will sufficiently service the intended use of the Property. Internal to the Property, Petitioner has designed a series of drive aisles which are essential to the function and security requirements for the Data Center Campus. Due to the security associated with the Data Center Campus, all of these drive aisles will be privately owned, operated and maintained. The private ownership of this road network significantly reduces the development's impact on public facilities, as the City will have no internal public roadway that it will be

responsible for owning and maintaining. Necessary and appropriate easements will be granted at final plat to ensure perpetual private rights of access and other utility easements, including water line easements as reflected on the Preliminary Plan.

Petitioner's civil engineer has designed a series of stormwater management basins consistent with applicable stormwater regulations. These stormwater management basins will be improved with native vegetation. The naturalized stormwater basins will provide open space and establish new habitat. The deep-rooted native vegetation will minimize erosion and promote infiltration, providing new ecological benefits.

Petitioner is coordinating the extension of municipal sanitary and water services with City staff. The extension of these public services represents a significant up-front cost to be borne by Petitioner. While the cost of utility extensions will be subject to reimbursement, the size and scale of the investment undertaken by Petitioner is extraordinary. The Petitioner's extension of public infrastructure will position other property in the area for additional investment.

5. *Adequate measures shall be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.*

Based on Petitioner's international experience with development of data center facilities, Petitioner designed an efficient and appropriately security means of ingress/egress to the Data Center Campus. The proposed ingress/egress utilizes a significant setback from the Eldamain right-of-way to ensure that queuing at the security entrance to the Data Center will not result in back-up of traffic onto the public streets. Internal to the campus, the drive aisles and gating systems are appropriately sized and spaced not only for traffic entering the campus, but to handle vehicles which are not admitted to the campus. Along Eldamain, the northernmost access to the substation is aligned with ingress/egress to the adjacent industrial development. The central and southern access points, which will handle ingress/egress to the buildings located in the Data Center

Campus, are appropriately spaces between competing access points. Petitioner has engaged a traffic engineer to prepare a traffic study to confirm capacity of the roadways. The traffic study will be provided to the City upon completion.

6. The proposed Special Use is not contrary to the objectives of the City's adopted Comprehensive Plan.

The City adopted its most current Comprehensive Plan in 2016. According to the Comprehensive Plan, to accomplish the future development of the City's industrial areas, the community planning objectives include: (i) removing barriers to industrial area investment and facilitating development through the use of incentives and regulatory relief; (ii) concentrating industrial attraction efforts in near-term industrial areas, such as the Yorkville Business Center and the Fox Industrial Park; (iii) facilitating redevelopment of industrial areas to accommodate industrial uses of different sizes and to achieve more modern office park settings; and (iv) encouraging best practices in industrial building/park design, stormwater management, landscape buffering and placemaking. The Comprehensive Plan identifies five (5) industrial areas with developable land, which include the Property. By granting the special use for a planned unit development to permit the use and construction of the proposed Data Center Campus on the Property, the City is advancing the objectives of the Comprehensive Plan in facilitating industrial development through regulatory relief. Additionally, granting the special use for the development of the Data Center Campus accomplishes a long-range goal in the immediate future (reflected on Table 5.2) for the development of Healey Asphalt/Lincoln Prairie, given the "slack in demand" as expressly cited by the Comprehensive Plan.

Furthermore, the Comprehensive Plan specifically references the development of the Lincoln Prairie Industrial Properties in its vision strategy, stating that "..future Industrial development should occur as a planned industrial subdivision, similar to the Yorkville Business

Center...”. Accordingly, the proposed Special Use is not contrary to the objectives of the City’s Comprehensive Plan, but further accomplishes its objectives in the near-term.

**REVIEW STANDARDS FOR APPROVAL OF PLANNED UNIT DEVELOPMENT
PURSUANT TO UDO SECTION 10-8-8. E.**

1. ***Plan and Policy Alignment.** The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.*

As stated hereinabove, the proposed Planned Unit Development for the Data Center Campus is consistent with the objectives of the City’s Comprehensive Plan. The Comprehensive Plan specifically references the development of the Lincoln Prairie Industrial Properties in its vision strategy, stating that “..future Industrial development should occur as a planned industrial subdivision, similar to the Yorkville Business Center...”. By granting Petitioner’s request for a planned unit development, the City accomplishes this goal in the near term, much in advance of the long-term strategy outlined in its Comprehensive Plan. By approving development of the Property as a planned unit development, the City ensures the coordinated and thoughtful planning of a large-scale industrial property and establishes a framework for the type of phased investment that is generally required for a development of this size and scale.

2. ***Integrated Design with Identifiable Centers and Edges.** The Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses function as a cohesive whole and support one another. The design shall provide identifiable centers, which form focus areas of activity in the development, and edges, which define the outer borders of the development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.*

The Preliminary Plan is laid out and shall be developed as a unit in accordance with an integrated overall design, in which the two (2) land uses function as a cohesive whole and support one another; one for the electric substation and the other for data center building uses. As reflected on the Preliminary Plan, a new electric substation will be developed as a critical component of the

project in order to provide the necessary electricity to the nine (9) phased buildings to be constructed on the Property. This design provides an identifiable center for which the substation is located. The focal areas of the project are the nine (9) data center buildings with allocated parking and access driveways, which form focus areas of activity. The edges of the Data Center Campus are defined by the access driveways and stormwater ponds that provide the necessary and appropriate drainage for the impervious surfaces and as required by the Code, creating a harmonious grouping of buildings, uses, facilities.

3. ***Public Welfare.*** *The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.*

The proposed development of the Property as a Data Center Campus as a Planned Unit Development will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare. The design and operation of data centers does not impact the vast supply of light or air. Notably, physical improvements to the Property are located toward the core of the Property. Planned setbacks are significantly greater than what is required under the zoning ordinance. Moreover, Petitioner has generally located open space in the form of stormwater detention basins around the perimeter of the Property. The proposed configuration of the buildings ensures that the planned unit development will not impair the supply of light and air nor increase the danger of fire to adjacent property.

4. ***Compatibility with Adjacent Land Uses.*** *The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.*

The establishment of Planned Unit Development for the Property consisting of the Data Center Campus is generally compatible with and consistent with the uses of adjacent parcels. As previously provided herein, the parcel to the north of the Property is located in unincorporated Kendall County and is occupied by ComEd for use as a transfer station, which aligns with the proposed location of the substation to be constructed in connection with the Data Center Campus. The parcel to the west of the Property is beyond the jurisdictional boundaries of the City and is located within the City of Plano, being used and occupied by Menard's for warehousing purposes, aligning with the current general manufacturing and industrial zoning use of the Property. The parcel to the south of the Property is located in unincorporated Kendall County and is used for agricultural purposes. The parcel to the east of the Property is occupied by New Leaf Energy for a solar farm, which is considered by the City Code to be compatible to an industrial use. In connection with the development of the Property, building setbacks will significantly exceed City Code requirements. Perimeter landscaping and stormwater improvements will also create natural buffer feature, further protecting the current and future uses on adjacent properties.

5. ***Impact on Public Facilities and Resources.*** *The Planned Unit Development is designed so that adequate utilities, road access, stormwater management, and other necessary facilities will be provided to serve it. The Planned Unit Development shall include such impact fees as may be reasonably determined by the City Council. These required impact fees shall be calculated in reasonable proportion to the impact of the Planned Unit Development on public facilities and infrastructure.*

The Planned Unit Development of the proposed Data Center Campus is designed so that adequate utilities, road access, stormwater management, and other necessary facilities will be provided to serve it. Petitioner's civil engineer has designed a series of stormwater management basins, which will handle runoff from impervious surfaces. Roadway access has been discussed at length herein. While public utilities are not presently available at the Property, Petitioner and City staff have been coordinating on a plan to extend utilities to and through the Property. The

extension of public utilities through the Property represents a significant investment which will help position other properties in the immediate area for development. A new electric substation will be developed as a critical component of the project. The development of the proposed Data Center Campus as a Planned Unit Development will not pose a significant burden on public facilities and infrastructure, but will improve public facilities and infrastructure in a manner that will likely facilitate additional investment on nearby properties.

6. ***Archaeological, Historical or Cultural Impact.*** *The Planned Unit Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development.*

The proposed Data Center Campus as a Planned Unit Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development. Petitioner has/will undertake necessary and appropriate studies to evaluate wetlands/waters, threatened/endangered species, and historical resources. Petitioner will coordinate necessary approvals with the City as a condition to the construction of improvements to the Property.

REQUIRED DEVIATIONS FROM UNIFORM DEVELOPMENT ORDINANCE

1. **Table 10-3-9(A) Bulk and Dimensional Standards.** In accordance with the City's Code, required setbacks are as follows: Front: 25'; Side: 20'; Rear: 0'. Petitioner seeks a deviation to measure setbacks only to the boundary of the Property. Petitioner anticipates future subdivision of the Property into multiple parcels and seeks a waiver of any setback requirement between property lines internal to the Property (i.e. between buildings 1 and 2). For purposes of applying setbacks, Eldamain Road shall be the front setback. Beecher Road shall be the rear setback. The north and south property lines of the Property shall be side yards.
2. **Chapter 10-4-10 Energy Industrial Uses.** Under the City's Code, a data center is defined as an Energy Industrial Use. The City has not established specific use standards for Energy Industrial Uses, which include data centers. As such, the proposed Data Center Campus is not presently subject to any use standards under Chapter 4 of the City's Code. No use

standards adopted after the approval of the planned unit development shall be applicable to the Property.

3. **Table 10-5-1(H)(5) Minimum Parking Requirement.** In accordance with the City's Code, the minimum parking requirements are 0.3 spaces per 1,000 square feet. Petitioner hereby requests a variance from the Code to 0.2 spaces per 1,000 square feet. Petitioner's average building is 287,400 square feet, requiring 57 spaces per building and is closely aligned with Petitioner's actual need per building, calculated to be approximately 54 spaces per building. Parking within the Data Center Campus shall not be calculated on a lot-by-lot basis, but shall be shared between buildings/lots that comprise the Data Center Campus. To the extent that the security needs of a lot/building dictate that access to the parking for said lot/building is restricted solely for the use of the occupant of said building, the parking allocated to said lot/building shall not be counted toward the required minimum parking provided for the rest of the buildings in the Data Center Campus.
4. **10-5-1(F) Cross Access.** The City's Code requires cross access between adjoining developments. Given the unique security constraints associated with the use and operation of a Data Center Campus, all cross-access requirements shall be waived with respect to the Property.
5. **10-5-1 (N) Pedestrian Circulation.** The City's Code requires pedestrian walkways between buildings. Where appropriate, Petitioner will provide walkways between parking areas and building entrances and will comply with applicable ADA requirements; however, the Property will not be developed with pedestrian connections between buildings or for purposes of accessing open spaces. Petitioner seeks a waiver of requirements for pedestrian circulation, except as is necessary between a building and the parking areas intended to serve each building.
6. **10-5-1(O) Bicycle Parking.** The City's Code requires bicycle parking. The surrounding roadways and the use of the Property is not conducive to bicycle access and parking. Petitioner seeks a waiver of bicycle parking requirements.
7. **10-5-1 Q. Required Off-Street Loading Spaces.** In accordance with the City's Code, the number of off-street loading spaces is left to the discretion of the Zoning Administrator. Petitioner hereby requests the minimum standard be one (1) off-street loading space per Data Center Campus building located on the Property.
8. **10-5-3. Landscape.** The City's Code requires extensive landscape in and around parking lots and building areas as a means of improving the character of the community. In light of secured nature of the campus and potential conflicts between landscaping and the mechanical appurtenances unique to a Data Center Campus, Petitioner seeks to minimize

the amount of internal space allocated to landscape enhancements. In lieu of the City's landscape requirements, Petitioner proposes standards as established in the landscape plan for the Property.

9. **10-5-4 (B) & 10-5-4 (C). Screening of Mechanical Units.** The City's Code requires screening of both ground-mounted and rooftop-mounted mechanical units. Due to the nature of the use of the Data Center Campus, the development will incorporate significant ground-mounted and rooftop-mounted mechanical units associated with each building in the Data Center Campus. Given the secured nature of the Data Center Campus and in lieu of the applicable Code requirements, Petitioner seeks to establish a standard for both ground-mounted and rooftop-mounted mechanical units: Ground Mounted: Vinyl fencing equal to the height of generator units but excluding any stacks protruding above the generator unit; Rooftop Mounted: mechanical penthouses shall not require screening.
10. **10-5-5. Fences.** City Code establishes requirements for fencing, which includes a requirement that fencing shall not extend beyond the front plane of the primary building façade. Petitioner seeks approval of the fencing specification and the location of the fencing as specifically delineated on the Preliminary Plan.
11. **10-5-8(4). Appearance Standards, Industrial Uses.** The City Code establishes standards for Industrial Buildings, including the requirement that any building greater than 100' in length shall incorporate recesses along at least thirty percent (30%) of the length of the façade abutting a public street. In light of the significant setbacks incorporated in the layout of the Data Center Campus and the emphasis on open space around the roadway perimeter of the campus, the architectural standards are hereby waived so long as the buildings are constructed of masonry, pre-cast materials.
12. **10-7-2. Lots.** The City's Code requires all lots to abut a public street and reserves to the Planning and Zoning Commission and the City Council the ultimate approval of the size, shape and orientation of lots. Given the unique nature of the secure Data Center Campus, the City hereby waives the requirement for access on a public street and agrees to approve such future subdivision of the Property into individual units as Petitioner deems reasonably necessary and appropriate to facilitate the use, operation, maintenance, and disposition of the Property.
13. **10-7-3 and 10-7-4.** The City's Code establishes standards for the development of streets and circulation necessary for the development of property. The development of the Property does not include new streets and driveways internal to the development and shall be exempt from the requirements of these sections.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the City's Plan Council, Economic Development Committee, Planning and Zoning Commission and City Council take the necessary and appropriate action to grant a special use for planned unit development with development allowances as detailed on the plans submitted herewith for the Property and pursuant to the appropriate provisions of the City's Code.

RESPECTFULLY SUBMITTED this 16th day of April, 2024

PETITIONER:

C1 YORKVILLE LLC,
a Delaware limited liability company

A handwritten signature in blue ink, appearing to be 'K. Whitaker', is written over the text of the petitioner.

Rosanova & Whitaker, Ltd.
Attorney for the Petitioner

EXHIBIT A

Legal Description of the Property

PARCEL ONE:

THAT PART OF THE SOUTH 1/2 OF SECTION 18 AND THE NORTHWEST 1/4 OF SECTION 19, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 1030.91 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST, 3352.25 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 07 SECONDS EAST, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, 844.76 FEET; THENCE SOUTH 74 DEGREES 23 MINUTES 26 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 18, 231.91 FEET; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, 852.71 FEET; THENCE NORTH 73 DEGREES 28 MINUTES 36 SECONDS WEST, 514.80 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 88 DEGREES 38 MINUTES 24 SECONDS WEST, ALONG SAID SOUTH LINE OF SAID SOUTHWEST 1/4 1816.32 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 1917.41 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST TO A POINT ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION, 3126.88 FEET; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, 223.50 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 07 SECONDS EAST, 886.50 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 33 SECONDS WEST, TO A POINT ON SAID WEST LINE, 3352.25 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG SAID WEST LINE, 886.50 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

PARCEL THREE:

THAT PART OF THE WEST 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST ALONG

THE WEST LINE OF SAID NORTHWEST 1/4, 1929.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 01 MINUTES 27 SECONDS EAST, 565.21 FEET; THENCE SOUTH 59 DEGREES, 16 MINUTES 25 SECONDS EAST 913.73 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 45 SECONDS EAST, 191.76 FEET; THENCE SOUTH 23 DEGREES 01 MINUTES 57 SECONDS EAST, 820.55 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 33 SECONDS WEST, TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, SAID POINT BEING 1917.41 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID SECTION AS MEASURED ALONG THE WEST LINE OF SAID SECTION, 1671.52 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG SAID WEST LINE TO THE WEST QUARTER CORNER OF SAID SECTION, 722.59 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION, 702.00 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

PARCEL FOUR:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 08 MINUTES 07 SECONDS EAST, ALONG THE NORTH AND SOUTH QUARTER LINE, 3437.83 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST, 223.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID SECTION, 1102.80 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 12 SECONDS EAST, ALONG SAID EAST LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD, 1423.23 FEET; THENCE SOUTH 74 DEGREES 23 MINUTES 26 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT 231.91 FEET NORTHEASTERLY OF SAID QUARTER LINE AS MEASURED ALONG SAID NORTH RIGHT-OF-WAY LINE, 1147.75 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 07 SECONDS WEST, PARALLEL WITH SAID QUARTER LINE, 1731.26 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

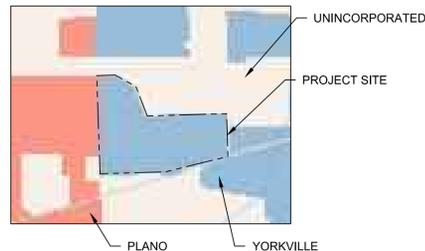
COMMONLY KNOWN AS approximately 228 acres of vacant land located at northeast corner of Edamain Road and Faxon Road in Bristol Township, in unincorporated Kendall County

PINs:

02-18-300-001;
02-18-300-002;
02-18-300-003;
02-18-300-004;
02-19-100-004;
02-19-100-005; and
02-18-400-004

EXHIBIT B
Preliminary Plan
(Attached)

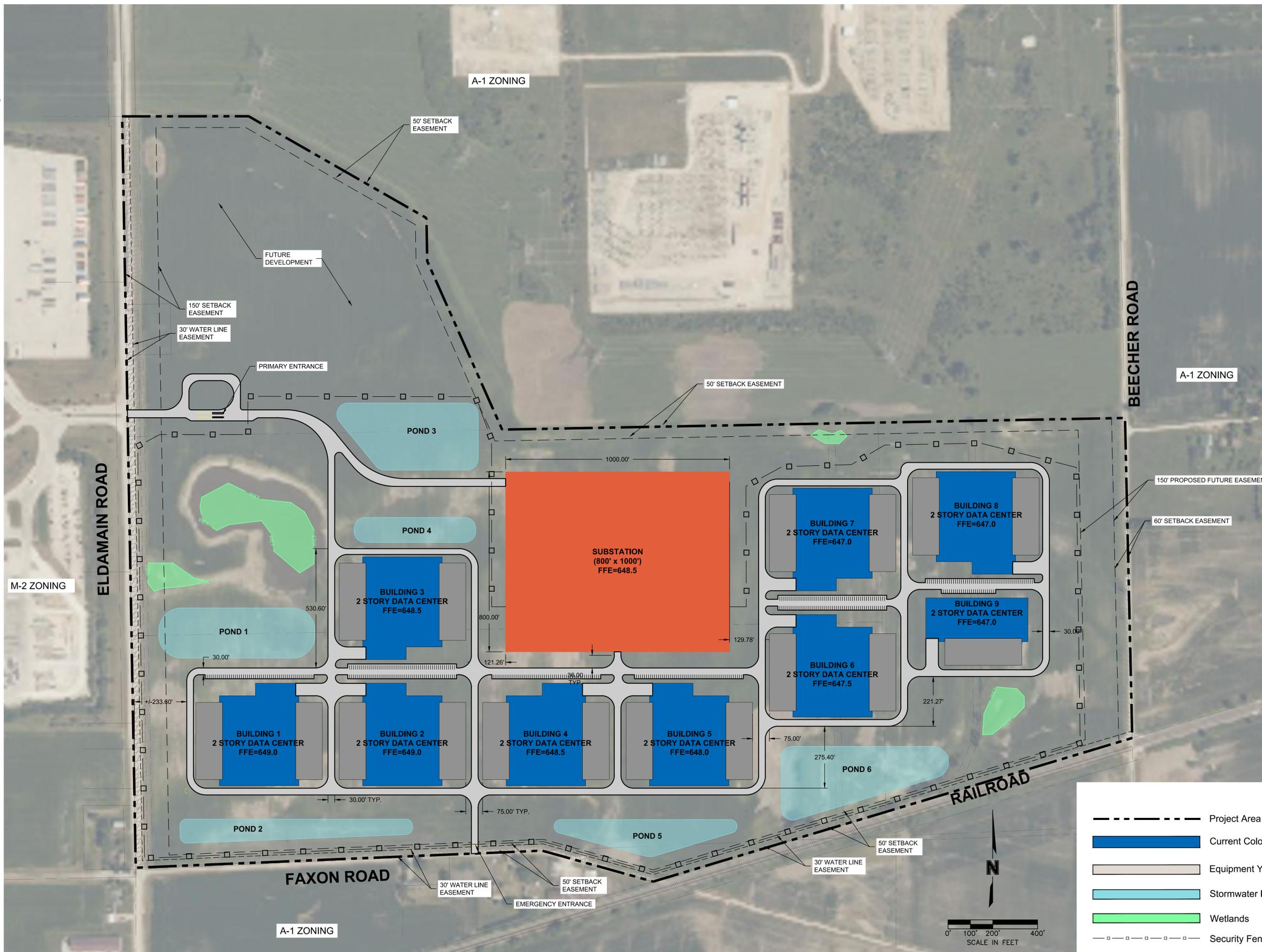
MUNICIPAL BOUNDARIES



SITE DATA	
TOTAL SITE AREA	9,956,767.47 SF (228.57 AC +/-)
MAX BUILDING HEIGHT	N/A
SETBACKS*	
FRONT (WEST) REQUIRED	25'-0"
FRONT (WEST) PROVIDED	150'-0"
REAR (EAST) REQUIRED	0'-0"
REAR (EAST) PROVIDED	60'-0"
SIDE (N + S) REQUIRED	20'-0"
SIDE (N + S) PROVIDED	50'-0"
TRANSITIONAL SIDE	N/A
*SETBACKS APPLY ONLY TO THE PERIMETER OF THE PROPERTY. IN THE EVENT THAT THE PROPERTY IS RESUBDIVIDED, THERE SHALL BE NO SETBACKS APPLICABLE TO INTERNAL LOT LINES.	
PARKING	
DATA CENTER PARKING RATIO	0.2 SPACES PER 1,000 SF
REQUIRED PARKING (# SPACES)	490
PROVIDED PARKING (# SPACES)	432
ACCESSIBLE PARKING REQUIRED (# SPACES)	9
ACCESSIBLE PARKING PROVIDED (# SPACES)	27
COVERAGE	
MINIMUM LOT SIZE	N/A
MAXIMUM BUILDING COVERAGE	85%
PROVIDED BUILDING COVERAGE	12.3%
MAXIMUM SITE COVERAGE	85%
PROVIDED SITE COVERAGE	35.6%
MAXIMUM MAX FAR	85%
PROVIDED SITE COVERAGE	24.6%

BUILDING AREAS			
BUILDING #	SIZE	HEIGHT (TOP OF BUILDING)	HEIGHT (TOP OF EQUIPMENT)
BUILDING 1	287,400 SF	55'-0"	70'-0"
BUILDING 2	287,400 SF	55'-0"	70'-0"
BUILDING 3	287,400 SF	55'-0"	70'-0"
BUILDING 4	287,400 SF	55'-0"	70'-0"
BUILDING 5	287,400 SF	55'-0"	70'-0"
BUILDING 6	287,400 SF	55'-0"	70'-0"
BUILDING 7	287,400 SF	55'-0"	70'-0"
BUILDING 8	287,400 SF	55'-0"	70'-0"
BUILDING 9	152,000 SF	55'-0"	70'-0"
TOTAL	2,451,200 SF	N/A	N/A

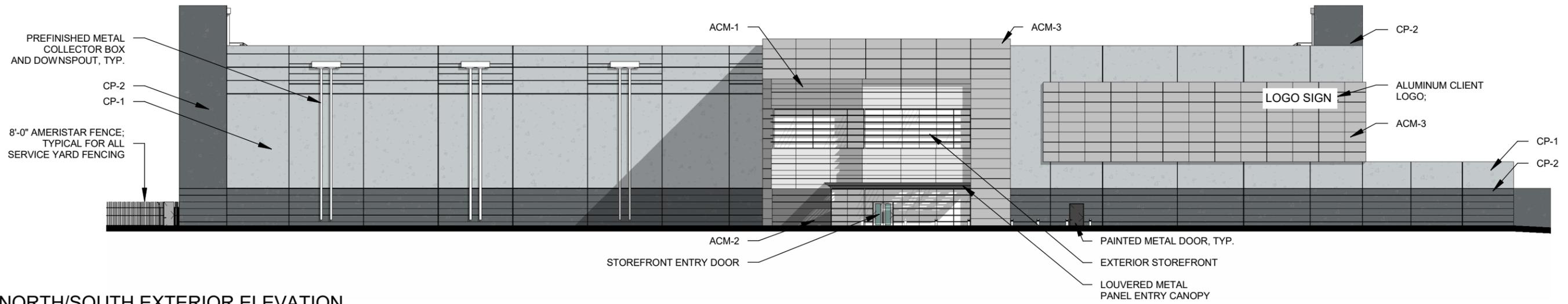
Proposed Phasing Schedule			
Phase	Building#	Stormwater Pond Serving Phase	Ancillary Infrastructure
1	4	Pond 3 & 5	Primary Access Road, Fire Access Road, Building Perimeter Road, On-Site Parking, Substation and Perimeter Fencing.
2	2	Pond 2	Building Perimeter Road and On-Site Parking.
3	3	Pond 1 & 4	Building Perimeter Road and On-Site Parking.
4	1	Pond 1 & 2	Building Perimeter Road and On-Site Parking.
5	5	Pond 5	Building Perimeter Road and On-Site Parking.
6	6	Pond 6	Building Perimeter Road and On-Site Parking.
7	7	Pond 6	Building Perimeter Road and On-Site Parking.
8	8	Pond 6	Building Perimeter Road and On-Site Parking.
9	9	Pond 6	Building Perimeter Road and On-Site Parking.



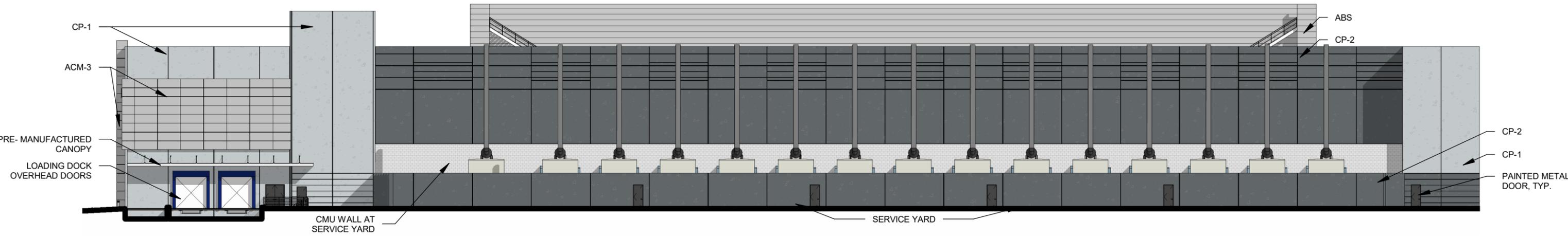
CYRUS ONE - YORKVILLE, ILLINOIS - PRELIMINARY PUD PLAN

SCALE: 1" = 200' AT FULL SIZE (24x36)
 DATE: May 21, 2024





2 NORTH/SOUTH EXTERIOR ELEVATION

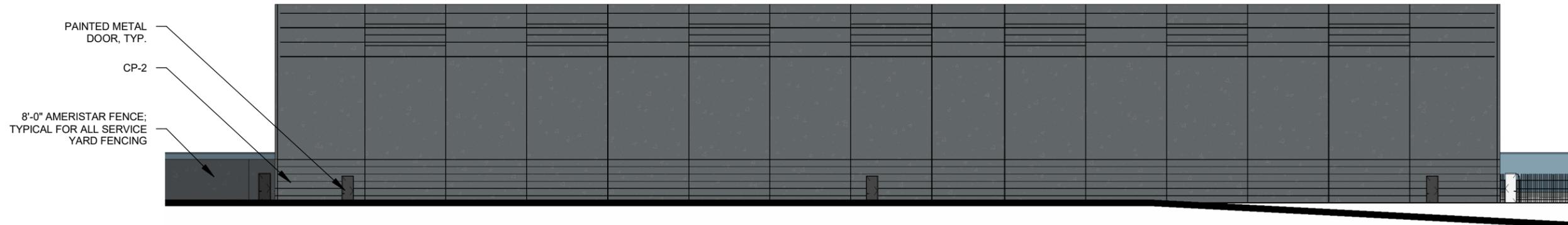


1 EAST/WEST EXTERIOR ELEVATION

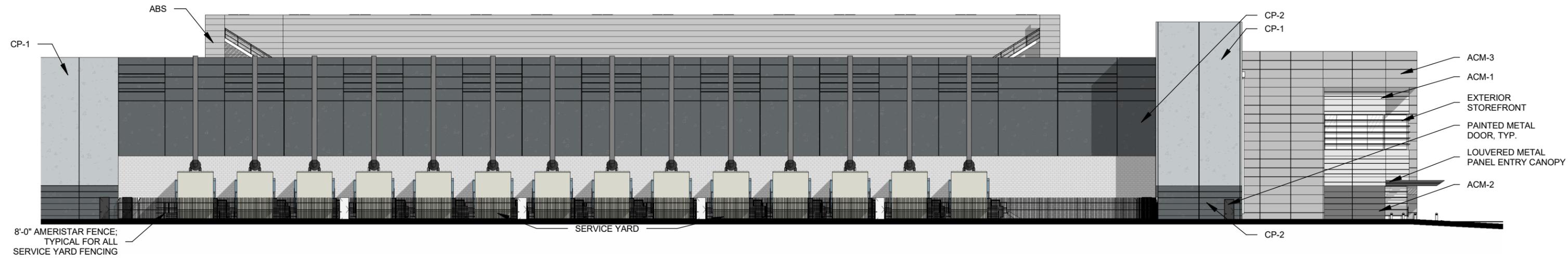
- CP-1 | TILT-UP CONCRETE PANEL**
 PAINTED
 SHERWIN WILLIAMS SW 7075 WEB GRAY
 ELASTOMERIC COATED
- CP-2 | TILT-UP CONCRETE PANEL**
 PAINTED
 BENJAMIN MOORE 2121-40 SILVER HALF DOLLAR
 ELASTOMERIC COATED
- ACM-1 | ALPOLIC COMPOSITE METAL PANEL**
 MITSUBISHI CHEMICAL COMPOSITES
 MICA MNC CLEAR
- ACM-2 | ALPOLIC COMPOSITE METAL PANEL**
 MITSUBISHI CHEMICAL COMPOSITES
 MZG MICA GREY
- ACM-3 | ALPOLIC COMPOSITE METAL PANEL**
 MITSUBISHI CHEMICAL COMPOSITES
 PEX PEWTER METALLIC
- ABS | ACOUSTIC BARRIER SCREEN WALL**

EXTERIOR ELEVATIONS

--1/32" = 1'-0" --



2 NORTH/SOUTH EXTERIOR ELEVATION



1 EAST/WEST EXTERIOR ELEVATION

 <p>CP-1 TILT-UP CONCRETE PANEL PAINTED SHERWIN WILLIAMS SW 7075 WEB GRAY ELASTOMERIC COATED</p>	 <p>CP-2 TILT-UP CONCRETE PANEL PAINTED BENJAMIN MOORE 2121-40 SILVER HALF DOLLAR ELASTOMERIC COATED</p>	 <p>ACM-1 ALPOLIC COMPOSITE METAL PANEL MITSUBISHI CHEMICAL COMPOSITES MICA MNC CLEAR</p>	 <p>ACM-2 ALPOLIC COMPOSITE METAL PANEL MITSUBISHI CHEMICAL COMPOSITES MZG MICA GREY</p>	 <p>ACM-3 ALPOLIC COMPOSITE METAL PANEL MITSUBISHI CHEMICAL COMPOSITES PEX PEWTER METALLIC</p>	 <p>ABS ACOUSTIC BARRIER SCREEN WALL</p>
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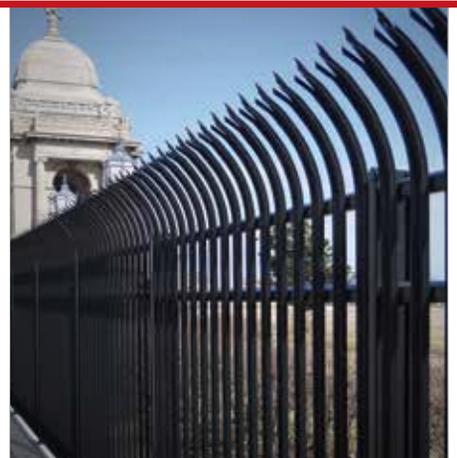
EXTERIOR ELEVATIONS

--1/32" = 1'-0" --

IMPASSE II[®]



HIGH SECURITY STEEL PALISADE FENCING



FENCE PRODUCTS

AMERISTARFENCE.COM | 800-321-8724

Experience a safer and more open world

AMERISTAR[®]

ASSA ABLOY



AESTHETIC APPEAL. UNPARALLELED PROTECTION.

Traditional security fences of chain link or wire mesh *are no longer enough* to meet today's increased security demands. Ameristar's Impasse II security fence offers the *resistive strength* of heavy-duty *steel pales secured vertically* to a framework of *specially formed rails and I-beam posts*. The stylish design of the Impasse II, combined with its strength and security, *provides a successful first line of defense*.



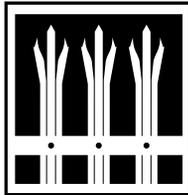


Primary applications for Impasse II ornamental steel fence systems include:

- ▶ ***Military Sites***
- ▶ ***Government Facilities***
- ▶ ***Petroleum & Chemical Facilities***
- ▶ ***Power Plants & Substations***
- ▶ ***Airports***
- ▶ ***Data Centers***
- ▶ ***Ports of Entry***
- ▶ ***Water Treatment & Storage***

IMPASSE II[®]

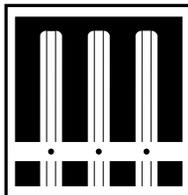
HIGH SECURITY STEEL PALISADE FENCE



TRIDENT[™]

The Impasse Trident *pale rises above the topmost rail and terminates with a menacing triple-pointed splayed spear tip.* The intimidating look of the Trident corrugated pale is a *visual deterrent* to any who would dare to intrude.

- ▶ 3-RAIL PANELS | 6', 7', 8', 9' & 10' HEIGHTS
- ▶ 2-RAIL PANELS | 6', 7' & 8' HEIGHTS

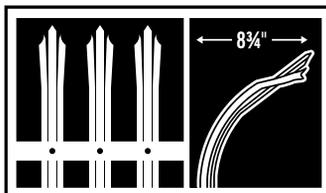


STRONGHOLD[™]

The *blunt, slightly rounded tip* of the Stronghold offers strength when necessary, while providing *safety and security to the general public.* The Stronghold features the *same structural configurations of its high-security counterparts.*

- ▶ 3-RAIL PANELS | 6', 7', 8', 9' & 10' HEIGHTS
- ▶ 2-RAIL PANELS | 6', 7' & 8' HEIGHTS

2.75"w x 14ga PALES | 2" x 2" x 11ga RAILS | 3" x 2.75" x 12ga & 4" x 2.75" x 11ga I-BEAM POSTS



GAUNTLET™

Gauntlet is designed with *high-tensile steel corrugated pales* that rise above the topmost rail with an outward curve and terminate with a triple-pointed splayed spear tip. The outward curved pales *discourage attempts to gain access* by would be intruders.

- ▶ 3-RAIL PANELS | 7', 8', 9' & 10' HEIGHTS
- ▶ 2-RAIL PANELS | 7' & 8' HEIGHTS

ANTI-SCALE OPTION

The Impasse II *Anti-Scale fence system* has *decreased pale spacing*, which helps deter the assailant from climbing, and *increases the delay time when trying to cut or pry through the fence*.

COLOR OPTIONS



BLACK

BRONZE

SAND

WHITE

Custom colors also available

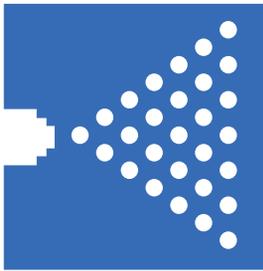




PERMACOAT™

Impasse II is protected by the unique PermaCoat process. Our **PRE-GALVANIZED STEEL BASE MATERIAL** is subjected to an **11-STAGE PROCESS** to cleanse & prepare the steel for a **DUAL TOP-COAT FINISH**. PermaCoat's corrosion resistant abilities far surpass those of painted surfaces and have a "no-mar" polyester powder top coat. This dual coating not only provides **RESISTANCE FROM WEATHERING** but also reduces scratch & burnishing marks typically encountered during shipping.

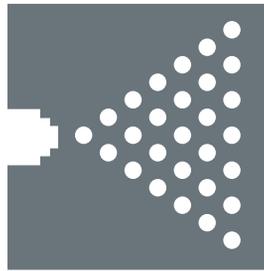
PRE-TREATMENT



ALKALINE WASH

Cleans metal for proper adhesion of zinc phosphate

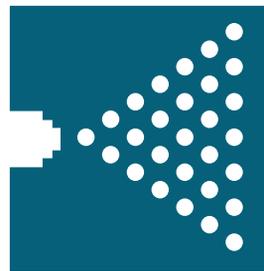
1



FIXIDINE RINSE

Rinses excess alkaline prior to zinc phosphate application

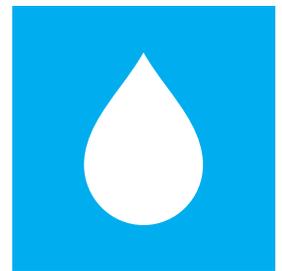
2



PHOSPHATE RINSE

Corrosion resistant layer that assists in bonding powder coating

3

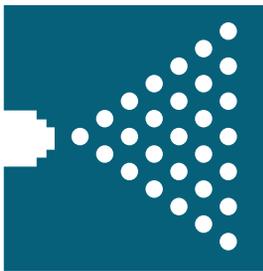


CLEAR WATER RINSE

A bit of clean H2O to prep for the next phase

4

DOUBLECOATING



EPOXY POWDER COAT

Epoxy powder is electrostatically applied

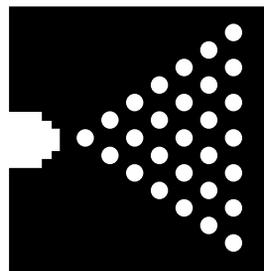
8



EPOXY GEL OVEN

Powder is gelled & cured to finish coat

9



POLYESTER POWDER

TGIC powder is electro-statically applied

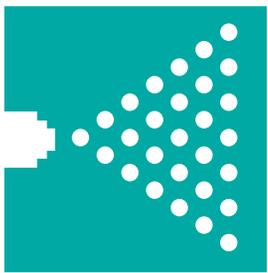
10



FINISH CURING OVEN

Seals finish for years of maintenance free use

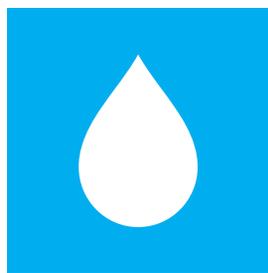
11



NON-CHROMATE SEAL

Barrier to prevent moisture from reaching base metal

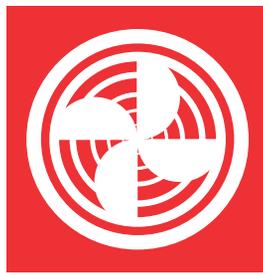
5



CLEAR WATER RINSE

Final wash in H2O to remove any excess debris or particles

6



DRYING OVEN

Eliminates all moisture prior to double coating

7

ONCE COMPLETED, THESE 7-STAGES WILL HAVE REMOVED EVERYTHING FROM THE SURFACE OF THE STEEL THAT MIGHT INHIBIT THE FINISH FROM PROPERLY ADHERING DURING THE NEXT 4-STAGES OF THE COATING PROCESS.

CORROSION TESTING

Corrosion occurs more easily without the proper preparation & protection, which is why Ameristar has put our fence products to the test based on ASTM B117 standards. *The results speak for themselves.*



PAINTED STEEL



PRIMED & PAINTED STEEL



SINGLE COAT PROCESS
Iron Phosphate + Polyester Powder Coat



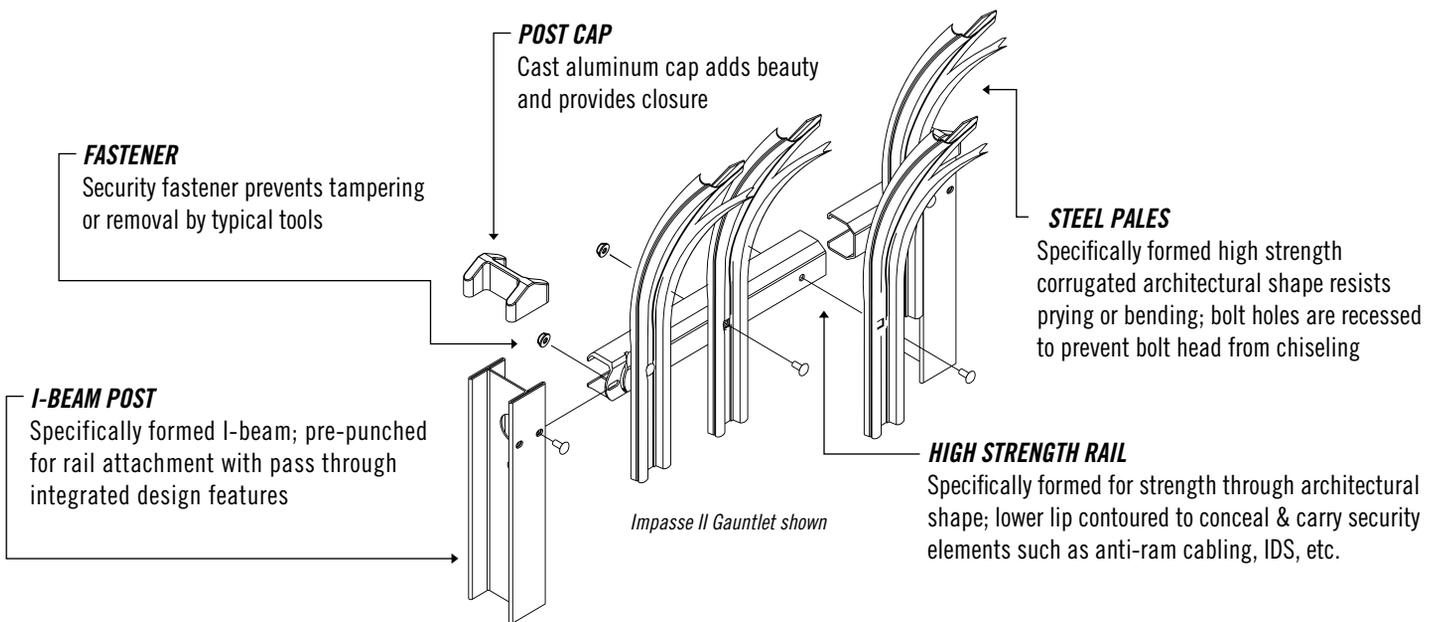
SINGLE COAT PROCESS
Zinc Phosphate + Polyester Powder Coat



PERMACOAT PROCESS
Zinc Phosphate + Epoxy Powder Coat + Polyester Powder Coat

IMPASSABLE DESIGN

Impasse II panels and posts are manufactured using **HIGH-TENSILE PRE-GALVANIZED G-90 STEEL**. Each component has been **ROLL-FORMED** into a unique profile that yields significant strength properties. Impasse II's distinct design enables the fence to **TRAVERSE AGGRESSIVE CHANGES IN GRADE IN ORDER TO MAINTAIN SECURITY** along any perimeter. Each connection point of the Impasse II system is secured with **TAMPER-PROOF FASTENERS** providing the **HIGHEST LEVEL OF SECURITY & VERSATILITY**.



PRIVACY SCREENING OPTION

A security fence should cover multiple aspects of perimeter security, which is why Ameristar created the steel privacy screening option for its Impasse high security fence system. Secured by each adjacent pale, the overlapping design achieves the maximum level of opacity for visual screening.



Certified by the US Department of Homeland Security as a method of risk management against acts of terrorism



Ameristar's Impasse II is backed by over 30 years of excellence in the fencing industry



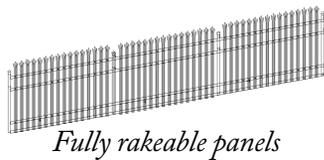
Ameristar is committed to providing products that meet the Buy American Act



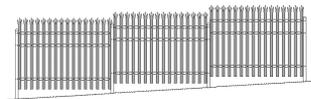
Ameristar products have the opportunity to earn LEED points

RAKEABLE VS STAIR-STEP

Biasability at a minimum of 25% that requires no additional assembly. This unique feature eliminates unsightly stair-stepping panels.



Fully rakeable panels



Stair-stepping panels

DESIGN INTEGRATION

The Impasse II framework is a raceway for wiring, conduits & security cabling required around the perimeter of a project. This integrated design eliminates the need for costly trenching & boring becoming a value added solution for perimeter security upgrades.



(inside of rail shown above / view from protected side)

When installing these security elements use Impasse II as a platform:

- **Communication & Video Cables**
- **Intrusion Detection / Fiber Optic Cables**
- **Access Control Wiring**
- **Conduits**
- **Anti-Ram Cabling (Stalwart IS)**

STALWART IS[®]

ANTI-RAM BARRIER + SECURITY FENCE

Stalwart IS unites the *strongest security fence available* with the *most widely used anti-ram perimeter barrier*. The appearance of Stalwart IS is a great *visual deterrent* that delivers strength and fortitude for keeping any assailant from easily breaching the perimeter.

M50 M40 M30

PU60 PU50 K12 K8 K4

Stalwart IS offers *multiple anti-ram ratings*. Each installation can be designed with the most appropriate standoff distance from the asset.



ARCHITECTURAL SUPPORT & SOLUTION SPECIALISTS



Ameristar's *Project Solution Specialists* are *experienced in every facet of perimeter security design*. Our goal is to assist the architectural community in finding the *best perimeter & entry solutions* for their projects. Ameristar's extensive library of project photos, CAD drawings, architectural specifications & project budget quotes are just a few of the services *our team offers to complete your project design*.

SLIDE GATES & SWING GATES

Egress & ingress requirements are unique to each application. *Managing traffic flow & usage demands* are of the utmost importance, which is why Impasse II is manufactured in a variety of gate types built to *balance function, security & beauty*.

Ameristar *Transport™* & *Passport™* sliding gates perfectly match the perimeter fence system to create a *seamless & stunning design* while exuding a *commanding presence* of security built to unite perimeter and entry.



WHY CHOOSE AMERISTAR

▶ KNOWLEDGE & EXPERIENCE

Ameristar was chartered over *30 years ago* in response to the *demand by consumers & specifiers for specialty fence products*. Ameristar offers an *aesthetically pleasing product* that is both *high in quality & affordability*. This has been achieved by maximizing *high-volume productivity*, increasing product design strength, and promoting *simplistic installation*.

▶ PROVEN CAPABILITY

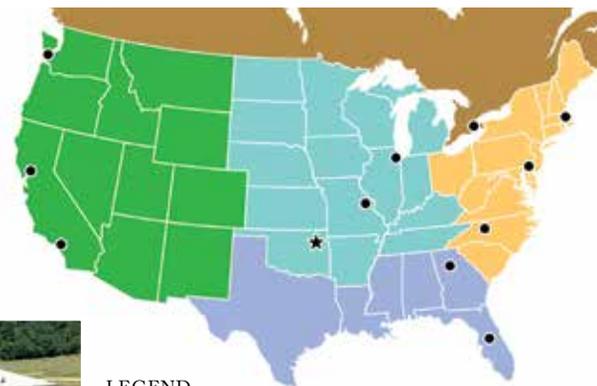
Ameristar's integrated *in-house process & extensive raw material inventory* results in much improved productivity and availability compared to the competition. By having a *vast finished goods inventory*, Ameristar is capable of *delivering finished products faster* than competitors who sublet the majority of their operations.

▶ INDUSTRY LEADERSHIP

Over the years Ameristar has continually *raised the bar* across the board in the *manufacturing of high quality*, innovative fencing products. Our demonstrated commitment to *upholding higher values* translates into superior products that *go far beyond* merely meeting minimum industry standards.



Ameristar's world headquarters, manufacturing & coil processing facilities in Tulsa, Oklahoma, USA.



LEGEND

- ★ Ameristar Headquarters
- Sales & Service Centers

#9718 | REVISED 10/2021



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Experience a safer and more open world

AMERISTAR[®]

ASSA ABLOY



May 29, 2024

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe
Yorkville, IL 60560

Re: *Cyrus One*
PUD and Preliminary Submittal – 2nd Submittal
United City of Yorkville

Dear Krysti:

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

- Preliminary PUD Plan (1 sheet) dated May 21, 2024, and prepared by Olsson

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 permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
 - Kendall County for access to Eldamain Road
 - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
 - IEPA Water and Sanitary Sewer Permits
 - Yorkville Bristol Sanitary District (YBSD) approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.

2. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. A stormwater permit application in accordance with the Yorkville Storm Water Management Ordinance (Kendall Countywide Ordinance) will be required.
3. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.
4. The following will need to be submitted with Final Engineering Plans:
 - a. Additional information as shown in the provided checklist.
 - b. Truck turning exhibits for delivery and emergency vehicles
 - c. Photometric plan
 - d. Landscape plan
 - e. Field tile survey
 - f. Engineer's Opinion of Probable Costs

Preliminary PUD Plan

5. Per Kendall County, the full access entrance across from Menards is acceptable. The developer should reference the Kendall County website regarding highway access for more information:
<https://www.kendallcountyil.gov/departments/highway/permit-applications/access>
6. The proposed connection to Faxon Road is acceptable. The timing of the improvements to Faxon Road will need to be clarified prior to construction.
7. Right-of-Way will be required to be dedicated along Faxon and Beecher Roads. The City will be looking for 80 feet of total right-of-way along these corridors.
8. Faxon and Beecher Roads are not built to City standards and will be required to be reconstructed per City code. A standard cross-section is attached for reference.
9. Extensions for water main and sanitary sewer mains for the area are currently in the design stage. Coordination will be needed to determine the time frame that service will be needed for the project.
10. Expected water and sanitary sewer use requirements should be provided as soon as possible.
11. Access to sanitary manholes, water valves, shut-offs, etc. will need to be coordinated during final design.

Ms. Krysti Barksdale-Noble
May 29, 2024
Page 3

12. The planned outfall locations for the stormwater basins will be evaluated during final design. The evaluation will need to include downstream capacities.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

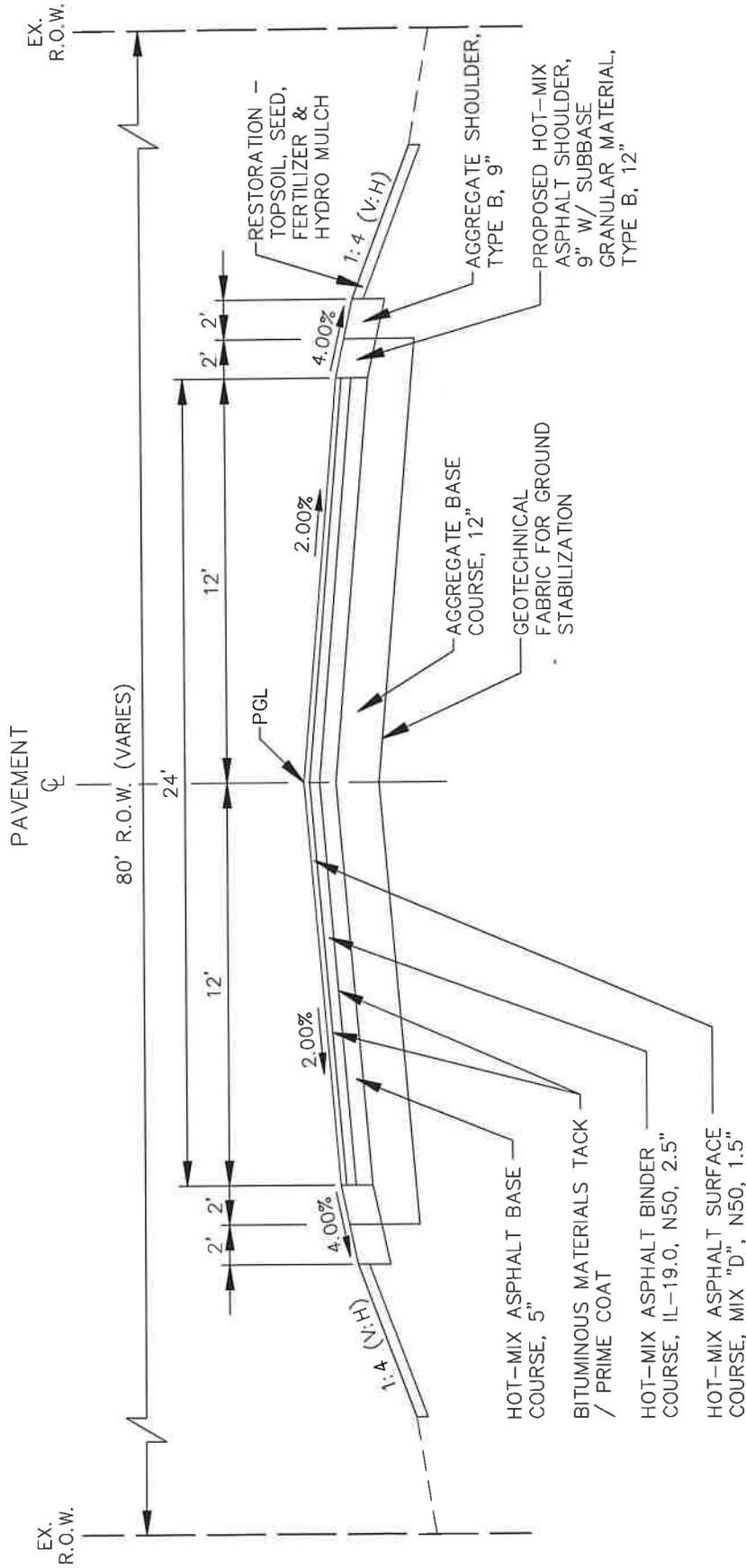


Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. 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. Bradd Hout, CyrusOne (via email)
Mr. Russ Whitaker, Rosanova & Whitaker, Ltd. (via email)
Mr. Jason Cobb, Olsson (via email)
TNP, PGW2, EEI (via e-mail)

PROPOSED FAXON ROAD AND BEECHER ROAD PAVEMENT SECTION



CROSS SECTION

Engineering Enterprises, Inc.
 52 Wheeler Road
 Sugar Grove, Illinois 60554
 630.466.6700 - www.eeiweb.com

SCALE: NTS
 DATE: 05/23/24

DRAWN BY: KKP
 REVISED:

UNITED CITY OF YORKVILLE
 KENDALL COUNTY, ILLINOIS

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Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: May 6, 2024
Subject: **PZC 2024-15 C1 Yorkville - Cyrus One (Preliminary PUD Plan)**
NE Corner of Faxon Road & Eldamain Road (fka Lincoln Prairie)
Proposed Data Center Campus and On-Site Substation Development

I have reviewed the applications for Planned Unit Development (PUD) and Preliminary PUD Plan received April 16, 2024 as submitted by C1 Yorkville, LLC, Petitioner, as well as conceptual Preliminary PUD Plan site plan prepared by Olsson dated April 15, 2024 and exterior building elevations prepared by Corgan.

The petitioner is seeking approval of a special use for Planned Unit Development and Preliminary PUD Plan for the construction of secured data center campus and on-site substation on approximately 228- acres of land located at the northeast corner of Faxon Road and Eldamain Road, formerly known as Lincoln Prairie. The site will consist of up to nine (9) standalone buildings used for networked computers, storage systems and computing infrastructure and six (6) on-site stormwater basins to be developed in phases over a 10-20 year period.

Based upon my review of the application documents and preliminary site plans, I have compiled the following comments:

GENERAL PUD/ZONING COMMENTS:

1. **PLANNED UNIT DEVELOPMENT STANDARDS** – Section 10-8-8 of City’s Unified Development Ordinance (UDO) establishes standards for Planned Unit Development (PUDs). PUDs are allowed to modify standards of the base district as long as the requested modifications are specifically identified and demonstrates how each allowance is compatible with surrounding development, is necessary for proper development of the site, and is aligned with at least one (1) modification standard found in Section 10-8-8D of the UDO.
 - a. The petitioner has listed **thirteen (13) proposed deviations** from the base M-2 General Manufacturing District standards which will be detailed separately in this review memo under subsequent headings.
 - b. The petitioner has not identified at least one (1) modification standard the proposed PUD will meet per Section 10-8-8D.
 - i. Staff believes modification standard #12 “Regional Utility Improvements” applies, as the proposed development will extend public utilities (water and sanitary) to and through the property resulting in recapturable payments to the developer when future property owners in the area benefit from connecting to such utility that had not previously existed.
 - ii. **Does the petitioner think any other modification standards apply? If so, please provide a written statement identifying the standard and how it is being met by the proposed development.**
 - c. Petitioner has provided written responses to the standards for special use and for Planned Unit Development (PUD) which will be entered into the record during the public hearing process.

2. **ZONING** - The subject property consists of seven (7) parcels (#02-18-300-004, #02-19-100-004, #02-19-100-005, #02-18-300-003, #02-18-300-001, #02-18-300-002, and #02-18-400-004) and is zoned **M-2 GENERAL MANUFACTURING DISTRICT**, per Annexation Agreement of Lincoln Prairie Yorkville (Ordinance No. 2005-48). The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	A-1 (Kendall County)	ComEd Substation/Transfer Station - Utility Use
South	A-1 (Kendall County) BNSF Railroad	Agricultural, Residential and Business Uses Transportation Land Use
East	A-1 SU (Kendall County) A-1 SU (Yorkville)	Agriculture/Residential Land Use Agriculture & Solar Farm (approved) Land Use
West	Eldamain Road M-2 General Manufacturing (Plano)	Transportation Land Use Menards Distribution Center

3. **PERMITTED USES** – Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), “data center” and “electric substation” are permitted land uses in the M-2 General Manufacturing District. Data centers are defined as Energy Industrial Uses per Table 10-3-12(B) in the Unified Development Ordinance.
- a. Use standards for Energy Industrial Uses are reserved for future regulations, if ever approved, under Section 10-4-10 in the Unified Development Ordinance. The petitioner is seeking waiver of future standards adopted being applicable to this subject property after adoption of the Planned Unit Development (**Deviation #2**). **Staff is supportive of this request.**

PRELIMINARY PUD PLAN COMMENTS:

4. **PRELIMINARY PLAN APPROVAL** – Per Section 10-8-6. Subdivision Procedures of the Unified Development Ordinance, approval of the Preliminary Plan is tentative only and shall be effective for a period of twelve (12) months. However, Section 10-8-8-H of the Unified Development Ordinance Expiration and Lapse of Approval states, any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after three (3) years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning and Zoning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the Planned Unit Development shall not expire, only the Planned Unit Development overlay shall expire.
- a. Therefore, staff interprets the expiration of the Preliminary PUD Plan is three (3) years after approval of the Planned Unit Development if no portion of the property is final platted.
5. **PROPOSED PHASING SCHEDULE** – The petitioner has proposed to develop the subject property in nine (9) phases and provided a phasing schedule table as depicted on the Preliminary PUD Plan.
- a. The table is illegible (even when zoomed in) on the Preliminary PUD Plan compared to the other tables provided. **Please resubmit the Preliminary PUD Plan with a legible Proposed Phasing Schedule table.**

6. **BUILDING SETBACKS** – Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current M-2 General Manufacturing District standards with the proposed Planned Unit Development (PUD) requested modifications (**Deviation #1**):

BUILDING SETBACKS	REQUIRED MINIMUM SETBACKS M-2 DISTRICT	PROPOSED MINIMUM SETBACKS PUD PLAN*
FRONT YARD (Eldamain Road)	25'	150'
SIDE YARD (North/South)	Min. 10% of lot/Max. 20'	50'
REAR YARD (Beecher Road)	0'	60'

*The petitioner is seeking to have the setbacks apply only to the boundary/perimeter of the subject property rather than each individual building on the site, although the petitioner anticipates subdividing the subject parcel into multiple lots. For the purposes of the perimeter setbacks, the petitioner is requesting Eldamain Road is the established front yard and Beecher Road is the established rear yard.

- a. Staff is not opposed to the request for the minimum building setbacks apply only to the perimeter of the overall subject property, however future plat of subdivisions will be required City approval. **Therefore, is the petitioner seeking a zero (0) foot building setback for all yards on the future plats, as Section 10-8-6-C-6.c(6) of the Unified Development Ordinance requires building setback lines on all lots?**
7. **MAXIMUM BUILDING HEIGHT** - The M-2 District does not have a maximum building height per Table 10-3-9(A) in the Unified Development Ordinance. However, the petitioner has provided overall building heights for each proposed building to top of building and top of equipment. All proposed buildings will not exceed 55' to top of structure and 70' to top of equipment.
8. **MAXIMUM LOT COVERAGE** – Per Section 10-3-9(A) of the Unified Development Ordinance, the maximum lot coverage for the M-2 District (inclusive of sidewalks, parking areas and all impervious surfaces) is 85% of the gross lot area. According to the Site Data Table on the Preliminary PUD Plan, lot coverage calculations are provided as 12.3% (building coverage), 35.6% (site coverage), and 24.6% (site coverage).
- a. **Please verify the actual proposed total site coverage (35.6% or 24.6%).**
9. **PARKING** - According to the Preliminary PUD Plan submitted, there are 432 total parking spaces to be provided on the property to accommodate the proposed nine (9) building data center campus and electric substation uses.
- a. Per Table 10-5-1(H)(5) Minimum Parking Requirements of the Yorkville Unified Development Ordinance, staff would classify the data center campus for the purposes of off-site parking as an industrial use, which requires a minimum of 0.3 parking spaces per 1,000 sq. ft. of net floor area (NFA). While there is no specific information provided as to the individual proposed buildings, the petitioner estimates

the average building size will be ~287,400 sq. ft. requiring ~87 parking spaces per structure, including four (4) ADA accessible spaces per building. Total required parking for the subject property is 736 spaces, including 15 ADA accessible spaces (2%). Additionally, per Section 10-5-1K-1 of the Unified Development Ordinance, a minimum of 15 electric vehicle charging stations is required.

- i. The petitioner is requesting a variance from the UDO required 0.3 spaces per 1,000 to 0.2 spaces per 1,000, resulting in a per building estimated parking space calculation of 58 spaces (UDO requires rounding up of all fractions) or 491 spaces for the overall site. Required ADA accessible parking is 9. The petitioner is asking a further reduction of this calculation to 432 spaces for the entire site with 27 spaces dedicated for ADA parking (Deviation #3).
 - ii. Staff is not opposed to the requested shared parking request and proposed reduction in off-street parking, but since off-street parking requirements are calculated by net floor area (NFA), the petitioner may be closer to the 491-parking space minimum than the 736 minimum space requirements. **Therefore, staff recommends establishing a minimum parking standard in the PUD ordinance of no less than 400 off-street parking spaces for the data center campus based off of net floor area and a minimum of ten (10) electric vehicle charging stations.**
 - iii. **Additionally, since the applicant is requesting relief from the minimum required off-street parking, the difference in provided parking and required parking based off of net floor area shall be subject to Section 10-5-1-I Fee-In-Lieu of Off-Street Parking.**
- b. Access – It is noted that the site has access four (4) points of access. Three (3) off of Eldamain Road and one (1) off of Beecher Road. These access points lead to internal private roadways which loop around the nine (9) proposed buildings and connect to the electric substation.
- i. It is noted that two (2) of the access points located at the northeast and northwest corners of the subject property are intended exclusively for the user, ComEd, and emergency medical services (EMS) to the electrical substation. These access points will also be locked with alternative access points from Beecher Rod and Eldamain Road. Should ComEd not require both access points, one of the access points may be eliminated.
 - ii. **Staff defers to City Engineer regarding site access.**
- c. Cross Access – Per Section 10-5-1-F of the Unified Development Ordinance, the petitioner is seeking relief from the providing cross access between adjoining developments which minimizes access points along streets, encourages shared parking, and allows for vehicular access between land uses (**Deviation #4**).
- i. According to Section 10-5-1-F-2-c The Zoning Administrator may waive or modify the requirement for vehicular cross access on determining that such cross access is impractical or undesirable because it would require crossing a significant physical barrier or environmentally sensitive area, would create unsafe conditions, or there exists an inability to connect to adjacent property. City Council shall have the authority to waive or modify vehicular cross

access requirements for all public review processes involving review by City Council. **Staff supports the waiver.**

- d. Pedestrian Circulation – Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails. The petitioner states that walkways between parking areas and building entrances will be provided on-site, however they seek a waiver for public access and connection to public sidewalks and bicycle trails due to the nature and security of the proposed land use (Deviation #5).
 - i. According to Section 10-5-1-N-5, the Zoning Administrator may waive this requirement upon determining that no walkway exists, a future walkway is unlikely to exist, or such connection would create a safety hazard. **Staff supports the waiver.**
- e. Bicycle Parking – Per Section 10-5-1-O-2 of the Unified Development Ordinance to provision of bicycle parking is encouraged, not required, and if utilized on a development site will allow for a reduction of required off-street parking. The petitioner is seeking a waiver to not provide off-street bicycle parking (Deviation #6).
 - i. **No waiver required as it is a parking bonus mechanism, not a requirement.**
- f. Off-Street Loading – Per Section 10-5-1-Q of the Unified Development Ordinance, the number of off-street shall be determined on a case-by-case basis, and in the instance of special uses, loading berths adequate number and size to serve such use, as determined by the Zoning Administrators, shall be provided. The petitioner requests a minimum of one (1) off-street loading space per data center campus building on the subject property (Deviation #7).
 - i. **Staff supports the request.**

10. **LANDSCAPING** – Section 10-5-3 establishes landscape standards for new developments. While the petitioner has not submitted a landscape plan, they are seeking relief from the minimum requirements (Deviation #8).

- a. Per staff's review, the following sections of the Landscape Plan would apply:
 - i. Section 10-5-3-C. Building Foundation Landscape Zone - All nonresidential, mixed-use, and multi-family development where a front yard setback is required, with the exception of food processing facilities regulated by the FDA, shall include landscape located at the building foundation as required by this section. Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide a softening effect at the base of buildings.
 - ii. Section 10-5-3-D. Parking Area Perimeter Landscape Zone - Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide screening between off-street parking areas and rights-of-way, and to provide for the integration of stormwater management with required landscaping

- iii. Section 10-5-3-E. Parking Area Interior Landscape Zone - All off-street parking areas shall include landscape and trees located within the off-street parking area as required by this section. Trees and landscape required by this section shall be in addition to trees and landscape required under other sections of this title. It is the objective of this section to provide shade within parking areas, break up large expanses of parking area pavement, support stormwater management where appropriate, improve the appearance of parking lots as viewed from rights-of-way, and provide a safe pedestrian environment.
 - iv. Section 10-5-3-F. Transition Zone Landscape Requirements - Transition zone landscape shall be required along interior side and rear property lines of all nonresidential, mixed use, and multi-family development. It is not expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics.
- b. **Staff does not support a blanket variance to the Landscape Standards until a plan is submitted or specific details are provided on requested deviations.**
- i. **See comments under #19 Comprehensive Plan regarding a rural character buffer along Eldamain Road.**

11. **MECHANICAL SCREENING** – Per Section 10-5-4 Screening of the Unified Development Ordinance, ground/wall-mounted and roof mounted mechanical units that are visible from any public right-of-way or adjacent residential property shall be screened from public view. Petitioner is seeking to establish standards for screening both types of mechanical units (**Deviation #9**).

- a. Petitioner proposes to screen ground mounted mechanical equipment with vinyl fencing equal to the height of the generator units but excluding any stacks protruding above the unit. No screening is proposed for rooftop mechanical units.
 - i. **Since most units may not be visible from the public way due to the location, setback and landscaping provided on the site, staff is supportive of the request.**

12. **FENCING** – Per Section 10-5-5-B-1 of the Unified Development Ordinance states fences may be built up to the property line but shall not extend beyond the front plane of the primary building facade in residential and business districts. Maximum height for fencing in manufacturing districts is eight (8) feet.

- a. Petitioner has provided a manufacturers brochure of proposed high security steel fencing. They are requesting to have this security fencing extend beyond the front plane of the primary building façade (**Deviation #10**).
 - i. **Since the fence placement requirement only applies to residential and business district uses, staff is supportive of the request as this property is within a manufacturing district.**
 - ii. **Staff understands that the fences will be locked with access (assuming via a Knox Box) to ComEd officials and EMS teams (assuming Bristol Kendall Fire District and Yorkville Police Department).**
 - iii. **Staff requests the petitioner provide the proposed height of the security fencing.**

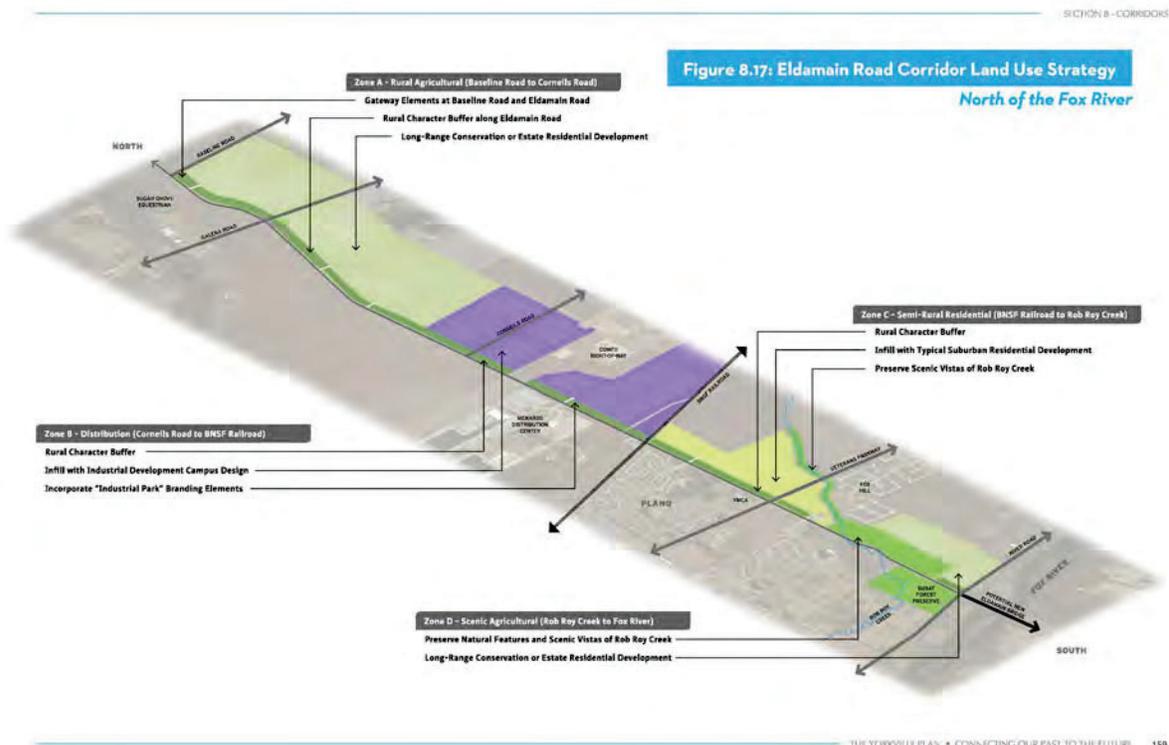
13. **APPEARANCE STANDARDS** – Per Section 10-5-8-C-4 Industrial Uses masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building, as broken down as follows: The "front facade" (defined as that facade that faces a street that includes a main entry to the building) shall itself incorporate masonry products or precast concrete on at least fifty (50) percent of the facade. Any other facade that abuts a street shall incorporate masonry products or precast concrete. The use of masonry products or precast concrete is encouraged on the remaining facades. Where precast concrete panels or split face block is utilized, the use of colors, patterns, or other architectural features within these panels/blocks is encouraged.
- a. The petitioner has submitted exterior building elevations depicting structures with materials such as concert panels, metal panels, and acoustic barrier screen walls in hues of gray and pewter. The proposed materials and color palette are consistent with the Appearance Standards.
 - b. Further, Section 10-5-8-C-4b.(2) requires industrial buildings with facades greater than one hundred (100) feet in length shall incorporate recesses, projections, windows, or other ornamental/architectural features along at least thirty (30) percent of the length of the facade abutting a public street in an effort to break up the mass of the structure.
 - i. Petitioner is seeking relief from this requirement (**Deviation #11**).
 - ii. The only buildings fronting a public street are Buildings 1, 2, 3, 8 and 9. **Due to the setback and required perimeter landscaping, staff supports the request.**
14. **LOTS** – The petitioner is seeking waiver from the requirement for lots to have access on a public street due to the unique nature of the secure data center campus (**Deviation #12**).
- a. Per Section 10-7-2 requires all lots to conform with district standards and states all lots shall front or abut on a public street. Since the site has internal private roadways, **staff is supportive of the request.**
15. **STREET DESIGN AND IMPROVEMENTS** – The petitioner is requesting exemption from the requirements of Section 10-7-3 in the Unified Development Ordinance (**Deviation #13**).
- a. Standards in this section apply only to publicly dedicated roadways. No roads are proposed for public dedication. **Staff supports this request.**
16. **SIGNAGE** – The petitioner is proposing one (1) wall mounted sign as illustrated on the exterior elevation.
- a. Per Section 10-6-6 of the Unified Development Ordinance, single tenant buildings shall be permitted a total of two (2) primary wall signs or one (1) primary wall sign per one hundred (100) linear feet of building frontage. One (1) additional wall sign shall be allowed per additional hundred (100) feet of building frontage. Only one (1) primary wall sign shall be displayed on any single building façade.
 - b. **Are monument signs proposed on the data center campus?**
 - i. **See comments under #19 Comprehensive Plan regarding branding and placemaking elements.**

17. **SITE ADDRESSING** – Will the internal roadways be named for individual addressing, or will the petitioner seek a single site address off of Eldamain Road with internal building numbering/identification?

18. **LIGHTING** – A photometric plan shall be 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 zero (0) foot-candle and no glare shall spill onto adjacent properties or rights of way.

19. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates this property as “General Industrial” which is defined typically for a broad range of warehousing and manufacturing activities located adjacent to the Eldamain Corridor along the BNSF Railway line. Overall, staff supports the proposed PUD and its consistency with the proposed underlining zoning of M-2, but note the following recommendations from the Comprehensive Plan related to the subject property:

- a. In Figure 8.17: Eldamain Rod Corridor Land Use Strategy of the Yorkville 2016 Comprehensive Plan Update (North of the Fox River) the subject area is identified as “Zone B – Distribution (Corneils Road to BNSF Railroad)” meaning this area is recommended for modern industrial park incorporating branding and placemaking elements, as well as a 50’ to 100’ buffer to maintain the zone’s semi-rural visual character.



From: [Bart Olson](#)
To: [Krysti Barksdale-Noble](#); [Kathleen Field Orr](#)
Cc: [John Purcell](#)
Subject: Cyrus One PUD review, comments from Bart
Date: Wednesday, May 1, 2024 12:10:56 PM

Here are my comments in advance of your May 23rd Plan Council meeting:

1. Variance comment #8 – landscaping
 - a. I don't have a problem forgoing their landscaping requirements internal to the secured area as long as:
 - i. We can't see the area from a public roadway AND
 - ii. The landscaping improvements external to the site are robust and aesthetically pleasing AND
 - iii. They agree to give us some sort of substitute landscaping or cash payment to allow us to plant trees or other improvements elsewhere in the City

2. Variance comment #11 – appearance standards industrial uses (incorporated recesses)
 - a. Not sure I'm in favor of their request here. If we can see the buildings from the roadway, we need them to look nice. I think the recesses aren't a huge cost or operational issue to them, so I'd like to keep these.

Bart Olson
City Administrator
United City of Yorkville
651 Prairie Pointe Dr
Yorkville, IL 60560
630-553-8537 direct
630-308-0582 cell
bolson@yorkville.il.us



May 6, 2024

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe
Yorkville, IL 60560

**Re: *Cyrus One
PUD and Preliminary Submittal – 1st Submittal
United City of Yorkville***

Dear Krysti:

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

- Planned Unit Development Applications
- Preliminary PUD Plan (1 sheet) dated April 15, 2024 and prepared by Olsson
- Other Supporting Documentation

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 permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
 - Kendall County for access to Eldamain Road
 - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
 - IEPA Water and Sanitary Sewer Permits
 - Yorkville Bristol Sanitary District (YBSD) approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
2. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. A stormwater permit

application in accordance with the Yorkville Storm Water Management Ordinance (Kendall Countywide Ordinance) will be required.

3. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.
4. The following will need to be submitted with Final Engineering Plans:
 - a. Additional information as shown in the provided checklist.
 - b. Truck turning exhibits for delivery and emergency vehicles
 - c. Photometric plan
 - d. Landscape plan
 - e. Field tile survey
 - f. Engineer's Opinion of Probable Costs

Preliminary PUD Plan

5. Per Kendall County, the full access across from Menards is acceptable. The two additional proposed accesses south of the main location will not be allowed. The northerly access could be a right-in-right-out. If an additional southern access is needed, Faxon Road should be used. The developer should reference the Kendall County website regarding access: <https://www.kendallcountyil.gov/departments/highway/permit-applications/access>
6. Right-of-Way will be required to be dedicated along Faxon and Beecher Roads. The City will be looking for 80 feet of total right-of-way along these corridors.
7. Faxon and Beecher Roads are not built to City standards and will be required to be reconstructed per City code.
8. Extensions for water main and sanitary sewer mains for the area are currently in the design stage. Coordination will be needed to determine the time frame that service will be needed for the project.
9. Expected water and sanitary sewer use requirements should be provided as soon as possible.
10. Access to sanitary manholes, water valves, shut-offs, etc. will need to be coordinated during final design.
11. The planned outfall locations for the stormwater basins will be evaluated during final design. The evaluation will need to include downstream capacities.

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. 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. John Hatem, CyrusOne (via email)
Mr. Russ Whitaker, Rosanova & Whitaker, Ltd. (via email)
Mr. Jason Cobb, Olsson (via email)
TNP, PGW2, EEI (via e-mail)



UNITED CITY OF YORKVILLE

GENERAL CHECKLIST FOR COMMERCIAL SITE PLANS/SINGLE LOT DEVELOPMENTS (EXTERNAL USE ONLY)

- Professional engineer signature and seal on drawings and calculations
- Location map and address, J.U.L.I.E. note included on plans
- Benchmarks based on NAVD 88 datum
- Existing utilities and topography to be provided
 - ✓ Existing elevations and contours shown at 1' intervals
- Compliance with subdivision grading plan (if applicable) and/or provide proposed grading plan
 - ✓ Proposed elevations and contours at 1' intervals
 - ✓ Indicate building top of foundation (2 ft. above H.W.L.)
 - ✓ Storm water drainage - safe outlet available and adequate conveyance provided
- Flood plain or flood way requirements to be addressed, if necessary
- Stormwater management
 - ✓ Per Kendall County/Yorkville stormwater management ordinance
 - ✓ Apply for storm water permit, if necessary
- Provide stormwater pollution prevention (SWPP) plan
 - ✓ Apply for NOI permit, if necessary
 - ✓ Note that receipt of NPDES permit required prior to construction
- Provide typical pavement sections
- Pavement markings and signage
- Entrance detail
- Handicap ramp detail (use IDOT standard)
- Show water service and include City standard details and notes
- Show sanitary service with inspection manhole and include YBSD standard notes
- Apply for appropriate IEPA permits – water and sanitary, if necessary
- Provide easements, if necessary
- Provide landscape plan
- Provide photometric plan
- Compliance with zoning code
- Performance guarantee for public improvements
- Overall cost estimate for all site improvements – for building permit fees

From: [Fran Klaas](#)
To: [Contact Brad Sanderson](#)
Cc: [Eric Dhuse](#); [Krysti Barksdale-Noble](#)
Subject: RE: [External]FW: Plan Council May 23, 2024 - PZC 2024-15 Cyrus One (C1 Yorkville, LLC) - Data Center (PUD & Preliminary Plan)
Date: Thursday, April 18, 2024 3:46:43 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Full access at Menards access point is fine. Not sure how much traffic would be generated by the proposed use; but we might have to look at that to see if signals are warranted.

Two additional accesses between Faxon & Menards would not be allowed. The northerly one could be a right in / right out. The southerly one, just north of Faxon, is not allowed. I would suggest that, if they need additional access, they use Faxon Road going east to their N/S roadway just east of Pond 2.

That's about all I got. Let me know if you need anything else.

Francis C. Klaas, P.E. Kendall County Engineer 6780 Route 47, Yorkville, IL 60560 (630) 553-7616
fklaas@kendallcountyil.gov

From: Brad Sanderson <bsanderson@eeiweb.com>
Sent: Thursday, April 18, 2024 2:50 PM
To: Fran Klaas <FKlaas@kendallcountyil.gov>
Cc: Eric Dhuse <edhuse@yorkville.il.us>; knobler@yorkville.il.us
Subject: [External]FW: Plan Council May 23, 2024 - PZC 2024-15 Cyrus One (C1 Yorkville, LLC) - Data Center (PUD & Preliminary Plan)
Importance: High

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Fran,

Please take a look at the attached concept plan. We note several connections to Eldamain that do not comply with your policy.

When time allows, please review and provide comments to us.

We are attempting to gather all of our comments by 5/17.

Thanks and let us know if you have any questions.

BRADLEY P. SANDERSON, PE

Chief Operating Officer / President

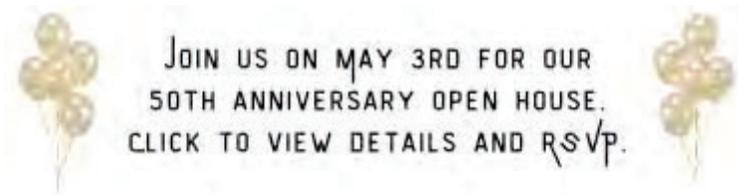


bsanderson@eeiweb.com

Direct: [630.466.6720](tel:630.466.6720) / Cell: [630.816.0957](tel:630.816.0957) / Main: 630.466.6700

52 Wheeler Rd, Sugar Grove, IL 60554

eeiweb.com



From: Krysti Barksdale-Noble <knoble@yorkville.il.us>

Sent: Wednesday, April 17, 2024 5:48 PM

To: Bart Olson <BOlson@yorkville.il.us>; Erin Willrett <ewillrett@yorkville.il.us>; Eric Dhuse <edhuse@yorkville.il.us>; Peter Ratos <pratos@yorkville.il.us>; Brad Sanderson <bsanderson@eeiweb.com>; James Jensen <JJensen@yorkville.il.us>; Michael J. Torrence <MTorrence@bkfire.org> <MTorrence@bkfire.org>; Sara Mendez <smendez@yorkville.il.us>

Cc: Tim Evans <tevans@yorkville.il.us>; 'Cyrus McMains' <cyrus@ybsd.org>; Ray Mikolasek <rmikolasek@yorkville.il.us>; Garrett Carlyle <gcarlyle@yorkville.il.us>; lynn@dlkllc.com; Jori Behland <jBehland@yorkville.il.us>; kfo@ottosenlaw.com; Monica Cisija <mcisija@yorkville.il.us>

Subject: Plan Council May 23, 2024 - PZC 2024-15 Cyrus One (C1 Yorkville, LLC) - Data Center (PUD & Preliminary Plan)

Importance: High

EXTERNAL SENDER: This email originated outside of EEI. Do not click links, open attachments, or respond if it appears to be suspicious.

All,

Please see the attached Plan Council distribution memo for the **Thursday, May 23, 2024** meeting regarding **Cyrus One (C1 Yorkville, LLC) - Data Center (PUD & Preliminary Plan)**. I have attached the referenced documents, for your convenience.

Please let me know if you have any questions regarding the materials. Comments are requested due by Friday, May 17th.

Best Regards,

Krysti J. Barksdale-Noble, AICP

(she/her)

Community Development Director

United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

 (630) 553-8573

 (630) 742-7808

 www.yorkville.il.us

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Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: April 22, 2024
To: Krysti Barksdale-Noble (Community Development Director)
From: James Jensen (Chief of Police)
Reference: Plan Review – PZC 2024 – 15
Project Name: Cyrus One (C1 Yorkville, LLC)
Applicant Name:
Petitioner Name: John Hatem (C1 Yorkville, LLC)
Project Number: PZC 2024 - 15
Project Location: NEC of Eldamain Road and Faxon Road (228.93 Acres)

The comments listed below are referenced to the above project:

Signage

Handicapped Signage Required: Yes No
Comments: **On-Site handicapped parking requirements.**

***Signage must meet MUTCD Standards*
***Fine amount must be listed on sign*

Speed Limit Signage Required/Recommended Yes No
School Zone Special Signage Yes No
Special Speed Zone Signage Requested Yes No

No Parking Signage Recommended? Yes No
 No Parking After 2" Snow Fall

No Parking Locations:

- **N/A**

Dedicated Parking signage needed? Yes No
 Located by Park
 School
 Common Parking Area



Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Are there Street Name Conflicts? Yes No
Comments: **N/A**

Pedestrian/Bike Path Crossing Signage? Yes No
Warning Ahead Signs are Required

NO Construction Traffic Signage being requested? Yes No
Location: _____

****We request that all signage is posted prior to the first occupancy permit being issued for each POD or phase.***
All traffic control signage must conform to MUTCH Standards specific to location, size, color, and height levels*

Roadway

Street Width: _____

Should parking be allowed on BOTH sides of road? Yes No
Should parking be restricted to fire hydrant side? Yes No

Center Roadway Medians: Yes No
Limit Parking on Median? Yes No
Signage Needed? Yes No
Room for Emergency Veh. w/ one lane Obstructed? Yes No

Do you have intersection Concerns? Yes No

Concerns as listed below:

- **Location of the driveway(s) along Eldamain Road**
- **Driveway(s) clearly marked with signage in both directions**

Landscape

Low Growth or Ground Cover Landscaping? Yes No
Low Growth or Ground Cover Landscaping by windows? Yes No
Low Growth or Ground Cover Landscaping by Entrances Yes No

Comments: **N/A**



Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Ingress / Egress

Entrance/Exits match up with adjacent driveways? Yes No

Total Entrance/Exits for development? 4

Are vehicle entrance/exits safe? Yes No

Are warning signs for cross traffic requested? Yes No

Raised Median & Signage for Right in & Right Out? Yes No

Concerns: _____

Emergency Contact for after hours during construction: **Information needed**

Is this a gated or controlled access development? Yes No

If yes, will Police & Fire have Access? Yes No

Comments: **Will police have access in case of emergency?**

Miscellaneous

Individual Mailboxes? Yes No

Cluster Mailbox Kiosks? Yes No

Will this cause traffic choke points? Yes No

Are sidewalks being planned for the development? Yes No

Are sidewalk crosswalks needed? Yes No

Are there bike paths planned for this project? Yes No

Proper Signage needed for bike paths Yes No

Stop Signs Yield Signs NO Motorized Vehicles

Trespassing Other _____

Are there HOA Controlled Roadway OR Parking Areas? Yes No

Ample Parking on Site? Yes No



Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
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Fax: 630-553-1141

Are there other City Ordinance Concerns? Yes No
 Noise Ordinance Parking Ordinances
 Alarm Ordinance

Security

Will security cameras be in use? Yes No
Comments: **Will there be security cameras used on site?**

Will the business/management provide the police department remote access to the camera system (User credentials only)? Yes No
Comments: **If you will have camera access on site would the police department have remote access into the system for emergency purposes only?**

What are the business Hours of Operation? **N/A**

Will the property be alarmed? Yes No
Comments: **Will the gate be alarmed?**

Will you provide Floor Plans/Maps to the police department Yes No
Comments:

- **Will maps/floorplans be provided to the police department for emergency purposes only?**
- **Will there be on-site security?**

I hope you find this information helpful, and we look forward to reviewing the revisions. If you should have any questions, comments, or concerns please do not hesitate to contact me.



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

Agenda Item Number

New Business #8

Tracking Number

EDC 2024-42

Agenda Item Summary Memo

Title: Tattoo and Body Piercing Code Repealing and Replacing

Meeting and Date: Economic Development Committee – June 4, 2024

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Jori Behland Administration
Name Department

Agenda Item Notes:



Memorandum

To: Economic Development Committee
From: Jori Behland, City Clerk
CC: Bart Olson, City Administrator
Date: May 29, 2024
Subject: Tattoo and Body Piercing Code Repealing and Replacing

Summary

Proposed for your consideration is the approval of an ordinance repealing and replacing the Tattoo and Body Piercing Code.

Background

This item was previously discussed in 2019 and 2018 when micropigmentation and microblading were added to the code. In 2016, the requirement of malpractice insurance was added, and in 2015, modernization efforts were made. These updates marked the first amendments since the code's inception in 2000.

Recently, a local business owner approached the City expressing interest in opening a tattoo parlor. Staff met with the owner, and upon reviewing the existing code, it became apparent that existing distance restrictions render no parcels available for such establishments in Yorkville. Consequently, updating the code was deemed necessary.

To align with state and county regulations, and to help streamline the process, redundant sections of the City's code have been removed, as they are covered by the Department of Public Health's Body Art Code. Other revisions include eliminating the requirement for enclosed areas and separate toilet facilities, as these exceed state regulations. Insight from the City of Aurora's code were also incorporated to minimize duplication with state regulations. Furthermore, all distance restrictions have been lifted due to the unavailability of parcels.

The hours of operation have been adjusted, prohibiting establishments from operating on Sundays and between 6:00 p.m. and 10:00 a.m. Additionally, the maximum number of licenses to be issued is set at one, with no limitations regarding the maximum number of license holders for those who only perform micropigmentation. Attached is the redlined version of the proposed Tattoo and Body Piercing Code changes.

Recommendation

Staff recommends approval of the attached ordinance.

Ordinance No. 2024-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, REPEALING AND REPLACING TITLE 3, CHAPTER 10 OF THE YORKVILLE CITY CODE

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

WHEREAS, the City pursuant to Title 3, Chapter 10 of the Yorkville City Code established licensing requirements for tattoo and body piercing establishments by Ordinance 2000-05 adopted October 26, 2000; and,

WHEREAS, the City amended Title 3, Chapter 10 of the Yorkville City Code by Ordinance 2015-58 adopted November 10, 2015, Ordinance 2016-13 adopted February 9, 2016, Ordinance 2018-33 adopted June 12, 2018, and Ordinance 2019-19 adopted April 9, 2019; and,

WHEREAS, the City Staff has reviewed the current Title 3, Chapter 10 of the Yorkville City Code and has determined it to be in the best interest of the City that the Mayor and City Council to replace the current Title 3, Chapter 10 of the Yorkville City Code with that as set forth on Exhibit A attached hereto, all as hereinafter provided.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, that the Yorkville City Code is hereby amended by repealing Title 3, Chapter 10 in its entirety and replacing it with the a new Title 3, Chapter 10 as set forth on Exhibit A attached hereto.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this
____ day of _____, A.D. 2024.

CITY CLERK

KEN KOCH _____ DAN TRANSIER _____

ARDEN JOE PLOCHER _____ CRAIG SOLING _____

CHRIS FUNKHOUSER _____ MATT MAREK _____

SEAVER TARULIS _____ RUSTY CORNEILS _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois
this ____ day of _____, A.D. 2024.

MAYOR

CHAPTER 10 TATTOO AND BODY PIERCING ESTABLISHMENTS

3-10-1: Definitions:

For purpose of this chapter, the words and terms defined below shall have the following meanings:

Body piercing: Penetrating the skin to make a hole, mark, or scar that is generally permanent in nature. "Body piercing" does not include practices that are considered medical procedures or the puncturing of the outer perimeter or lobe of the ear using a presterilized, single use stud and clasp ear piercing system.

Micropigmentation: A cosmetic procedure whereby micro-insertion of pigment is implanted into the skin using either a machine or hand-tool resulting in semi-permanent or permanent makeup applications such as lip color, eyeliner, eyebrow embroidery (microblading) and scalp/hairline tattooing.

Operator: An individual, partnership, corporation, association, or other entity engaged in the business of owning, managing, or offering services of body piercing or tattooing.

Tattooing: Making permanent marks on the skin of a live human being by puncturing the skin and inserting indelible colors. "Tattooing" includes imparting permanent makeup on the skin, such as permanent lip coloring and permanent eyeliner. "Tattooing" does not include any of the following:

- A. The practice of electrology as defined in the Electrology Licensing Act.
- B. The practice of acupuncture as defined in the Acupuncture Licensing Act.
- C. The use, by a physician licensed to practice medicine in all its branches, of colors, dyes, or pigments for the purpose of obscuring scar tissue or imparting color to the skin for cosmetic, medical, or figurative purposes.

Words or phrases as used in this chapter shall be defined as provided in the [Illinois Tattoo and Body Piercing Establishment Registration Act \(410 ILCS 54/1 et seq.\) \("State Act"\)](#); as amended.

(Ord. 2015-58, 11-10-2015; amd. Ord. 2018-33, 6-12-2018; Ord. 2019-19, 4-9-2019)

3-10-2: License required:

It shall be unlawful for any person, firm or corporation to maintain and operate a tattoo establishment, with or without body piercing, or a body piercing establishment without first having obtained a license as [required by the State Act and as](#) hereinafter provided.

(Ord. 2000-55, 10-26-2000)

3-10-3: Application fee:

- A. Every applicant for a license to maintain or operate a tattoo or body piercing establishment shall file an application upon a form provided by the City Clerk and pay a nonrefundable application filing fee of one hundred dollars (\$100.00) for the initial filing of the application.
- B. Each applicant, its partners, or officers and shareholders owning more than five percent (5%) of the outstanding shares of stock, shall be required to submit to fingerprinting and a background check by the

Police Department in connection with the application for a license. The applicant shall pay the fee as set by the Illinois State Police for the required fingerprint check.

- C. The City Clerk shall, within fifteen (15) days thereafter, refer copies of such application and all additional information to the Police Department, Building Department and City Administrator. The City departments shall, within forty-five (45) days, inspect the premises proposed to be operated as a tattoo or body piercing establishment, and make recommendations to the Clerk concerning the compliance with the codes of the City. Upon receipt of the recommendations of the respective City departments, the Clerk shall notify the applicant as to whether ~~the his~~ application has been granted, denied or held for further investigation. The period of such additional investigation shall not exceed an additional thirty (30) days.

(Ord. 2015-58, 11-10-2015)

3-10-4: License fee; duration:

The applicant for a tattoo and body piercing establishment license required by this chapter shall pay the City Clerk ~~upon approval of at the time of filing~~ an application, a license fee of one hundred dollars (\$100.00) per calendar year. If at the time the application is filed for a license less than six (6) months of the current license year shall have expired, the full license fee shall be charged.

If more than six (6) months of such current year shall have expired, a license fee of one-half (½) the full fee shall be charged.

(Ord. 2015-58, 11-10-2015)

3-10-5: Premises regulations:

No tattoo or body piercing establishment, ~~except an establishment that only performs micropigmentation that shall not have to comply with subsections B, and J through O of this section,~~ shall receive a license or be operated, established or maintained unless the establishment shall comply with each of the following minimum regulations:

- A. The establishment shall have a certificate of compliance or inspection by the Kendall County Health Department, if available.
- ~~B. The room in which tattooing or body piercing is done shall have an enclosed area of not less than five hundred (500) square feet. The walls, floors and ceiling shall have an impervious, smooth and washable surface.~~
- ~~C. Toilet facilities shall be provided within the establishment. When five (5) or more employees or patrons of different sexes are on the premises at the same time, separate toilet facilities shall be provided. Lavatories shall be provided with both hot and cold running water and shall be installed in the toilet room. Lavatories shall be provided with soap and a dispenser with sanitary towels.~~
- ~~D. All tables and other equipment shall be constructed of easily cleanable material, shall be painted or finished in a light color, with a smooth washable finish, and shall be separated from waiting customers or observers by a solid wall or door totally eliminating any view into the tattooing or body piercing room.~~
- ~~E. Closed cabinets shall be provided for use in the storage of clean linens and towels. Equipment, instruments or other materials shall be kept in properly covered containers or cabinets which shall be kept separate from the clean storage areas.~~

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(Supp. No. 7, Update 1)

- ~~FC.~~ The entire premises and equipment shall be maintained in a clean, sanitary condition and in good repair.
 - ~~GD.~~ No tattoo or body piercing establishment shall be open to the public for business on Sundays and between the hours of ~~406:00~~ p.m. and ~~710:00~~ a.m.
 - ~~HE.~~ The main entrance door of any tattoo or body piercing establishment shall be visible from a public street and shall remain unlocked during business hours.
 - ~~IE.~~ The business shall also comply with all of the terms and conditions set forth within this title with respect to business registration.
 - ~~J.~~ ~~No establishment shall be allowed within five hundred feet (500') of another existing tattoo or body piercing establishment.~~
 - ~~K.~~ ~~No establishment shall be allowed within five hundred feet (500') of an adult use as defined in this Code.~~
 - ~~L.~~ ~~No establishment shall be allowed within seven hundred feet (700') of any zoning district which is zoned for single-family suburban residence district (R-1), single-family traditional residence district (R-2), duplex, two-family attached residence district (R-2D), multi-family attached residence district (R-3), general multi-family residence district (R-4), office district (O), agricultural district (A-1).~~
 - ~~M.~~ ~~No establishment shall be allowed within five hundred feet (500') of a preexisting school or place of worship.~~
 - ~~N.~~ ~~No establishment shall be allowed in a building or structure which contains another business that sells or dispenses in some manner alcoholic beverages.~~
 - ~~O.~~ ~~For the purposes of this chapter, measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the lot or parcel containing the tattoo or body piercing establishment to the property line of the lot or parcel containing the nearest tattooing or body piercing establishment, adult use, school, place of worship, or district zone for residential.~~
- (Ord. 2015-58, 11-10-2015; Ord. 2019-19, 4-9-2019; Ord. 2000-55, 10-26-2000)

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3-10-6: Operating requirements:

- A. The operator of an establishment must ensure that all body piercing and tattooing procedures are performed:
 - 1. In a clean and sanitary environment that is consistent with the sanitation techniques, and
 - 2. In a manner that is consistent with an aseptic technique, and
 - 3. That all equipment and instruments used in body piercing and tattooing procedures are either single use and prepackaged instruments or in compliance with sterilization techniques as established by the Illinois Department of Public Health. The operator shall wash his or her hands thoroughly with antiseptic soap and water before starting any tattooing or body piercing; the hands shall be dried with individual, single use towels.
- ~~B.~~ ~~The area on the patron to be tattooed or pierced shall first be thoroughly washed with a sterile, single use sponge with warm water containing an antiseptic liquid soap. For a tattoo, the area should be shaved with a safety razor, using single service blades for each customer or patron, followed by a solution of seventy percent (70%) alcohol to be applied to the area before tattooing is begun.~~
- ~~C.~~ ~~Only petroleum jelly in collapsible metal or plastic tubes shall be used on the area to be tattooed, and it shall be applied with sterile gauze.~~

~~D. Single service or individual containers of dye or ink shall be used for each tattoo patron, and the container therefor shall be discarded immediately after completing work on each patron. Any dye in which the needles are dipped shall not be used on another patron. Any needles, pigments, dyes, colors and any other material used in tattooing or body piercing and all bandages and surgical dressings used in connection with tattooing or body piercing shall be sterile and free from bacteria, virus particles and noxious agents and substances. After completing work on any person, the tattooed or pierced area shall be washed with sterile gauze and seventy percent (70%) alcohol solution and allowed to dry. A sterile gauze dressing shall be fastened to the tattooed area.~~

~~E. No tattooing or body piercing shall be done on any skin surface that has rash, pimples, boils, infections or manifests any evidence of unhealthy conditions. No person, customer, or patron having any communicable disease shall be tattooed or pierced. All infections resulting from the practice of tattooing or body piercing which become known to the operator shall be promptly reported to the City by the person owning or operating the tattooing or body piercing establishment, and the infected client shall be referred to a physician.~~

~~F. No skin area shall be penetrated, abraded, or treated with chemicals for the purpose of removing, camouflaging, or altering any blemish, birthmark, scar or tattoo.~~

~~G. Operators shall at all times while in the performance of their duties wear uniforms or garments which cover the torso, and said garments shall be kept clean and in a sanitary condition.~~

~~H.B. No person, while on the premises of any tattoo or body piercing establishment, shall possess, sell, dispense, provide, give, keep or maintain any alcoholic beverage.~~

~~I.C. No intoxicated person shall be tattooed or pierced by an operator on the licensed premises.~~

~~J.D. Operators shall at all times comply with the regulations of the Department of Labor's Occupational Safety and Health Administration, as presently existing or hereafter amended, with respect to occupational exposure to blood, bloodborne pathogens or other potentially infectious materials, which regulations are incorporated by reference herein.~~

~~(Ord. 2000-55, 10-26-2000; Ord. 2015-58, 11-10-2015)~~

3-10-7: Care and storing of instruments:

~~A. *Storing of instruments:* All clean and ready to use instruments and single service needles shall be kept in a closed glass or metal case or storage compartment while not in use. The cabinet shall be maintained in a sanitary manner at all times.~~

~~B. *Sterilizing of instruments:* A steam sterilizer (autoclave) shall be provided for sterilizing all instruments before use on any customer, person or patron. Sterilization of equipment will be accomplished by exposure to live steam for at least thirty (30) minutes at a minimum pressure of fifteen (15) pounds per square inch, temperature of two hundred fifty degrees Fahrenheit (250°F) or one hundred sixteen degrees Celsius (116°C).~~

~~C. *Use of instruments:* The needles and instruments required to be sterile shall be so used, handled, and temporarily placed during tattooing or piercing so that they will not be contaminated.~~

~~(Ord. 2000-55, 10-26-2000)~~

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3-10-87: Records:

Permanent records for each patron or customer shall be maintained by the licensee or operator of the establishment. Before the tattooing or body piercing operation begins, the patron or customer shall be required personally to enter, on a record form provided for such establishments, the date, his name, address, age, and his signature. The records shall be maintained in the tattoo or body piercing establishment and shall be available for examination by the City. Records shall be retained by the operator or licensee for a period of not less than two (2) years. In the event of a change of ownership or closing of the business, all such records shall be made available to the City.

(Ord. 2000-55, 10-26-2000)

3-10-98: Inspections:

Any City department or agency may make an inspection of each establishment granted a license under the provisions of this chapter for the purposes of determining compliance with the provisions of this chapter.

(Ord. 2000-55, 10-26-2000)

3-10-109: License revocation and suspension:

It shall be cause for revocation or suspension that a licensee has violated the provisions of this chapter or any code or ordinance of the City [or of the State Act](#) relative to operation of the business or use of the premises, has made a false statement on any application for license under this chapter or, in the event that the licensee shall refuse to permit any authorized police officer or authorized member of the Police Department or Building Department of the City to inspect the premises or the operations thereof at reasonable times.

(Ord. 2000-55, 10-26-2000)

3-10-1110: Transfer of license prohibited:

No license for the operation of a tattoo or body piercing establishment shall be transferable.

(Ord. 2000-55, 10-26-2000)

3-10-1211: Display of license required:

Each licensee shall display a valid current license in a conspicuous place within the licensed establishment so that the same may be readily seen by persons entering the establishment.

(Ord. 2000-55, 10-26-2000)

3-10-1312: Exemptions:

The provisions of this chapter shall not apply to licensed medical doctors of osteopathic medicine who perform body piercing or tattoo individuals while in the course of their medical practice.

(Ord. 2000-55, 10-26-2000)

3-10-~~14~~13: Requirement for body piercing:

Body piercing may be performed within such licensed tattoo establishments. The piercing of ears shall be exempt from the provisions of this chapter.

(Ord. 2000-55, 10-26-2000)

3-10-~~15~~14: Age requirements:

No minor under the age of eighteen (18) may receive body piercing without permission of the minor's parents or legal guardians.

(Ord. 2015-58, 11-10-2015)

3-10-~~16~~15: Compliance with state and county requirements:

A. The operator of a tattoo or body piercing establishment shall comply with the State Act Tattoo and Body Piercing Establishment Registration Act (410 ILCS 54/1 et seq.) and any Kendall County requirements. If there is a conflict between the regulations in this chapter and the state or county regulations, the state and county regulations shall control over the regulations in this chapter.

1. The operator shall file its application as required by the State Act for its certificate of registration with the Department of Public Health or other health authority designated as the department's agent with its application for its City license. The operator shall file with the City a copy of its certificate of registration before the City license, if otherwise approved by the City, shall be issued.
2. It shall be unlawful to be an operator in the City without a valid certificate of registration from the Department of Public Health.

(Ord. 2015-58, 11-10-2015)

3-10-~~17~~16: Malpractice insurance:

The operator shall keep and maintain malpractice insurance in an amount of at least one million dollars (\$1,000,000.00) and shall provide evidence of such insurance upon application for or renewal of each license.

(Ord. 2016-13, 2-9-2016)

3-10-17: Number of licenses to be issued:

The number of tattoo and body piercing licenses shall not exceed one (1), and no limitation shall be in effect within the City as to the maximum number of license holders for those who only perform micropigmentation.

CHAPTER 10 TATTOO AND BODY PIERCING ESTABLISHMENTS

3-10-1: Definitions:

For purpose of this chapter, the words and terms defined below shall have the following meanings:

Body piercing: Penetrating the skin to make a hole, mark, or scar that is generally permanent in nature. "Body piercing" does not include practices that are considered medical procedures or the puncturing of the outer perimeter or lobe of the ear using a presterilized, single use stud and clasp ear piercing system.

Micropigmentation: A cosmetic procedure whereby micro-insertion of pigment is implanted into the skin using either a machine or hand-tool resulting in semi-permanent or permanent makeup applications such as lip color, eyeliner, eyebrow embroidery (microblading) and scalp/hairline tattooing.

Operator: An individual, partnership, corporation, association, or other entity engaged in the business of owning, managing, or offering services of body piercing or tattooing.

Tattooing: Making permanent marks on the skin of a live human being by puncturing the skin and inserting indelible colors. "Tattooing" includes imparting permanent makeup on the skin, such as permanent lip coloring and permanent eyeliner. "Tattooing" does not include any of the following:

- A. The practice of electrology as defined in the Electrology Licensing Act.
- B. The practice of acupuncture as defined in the Acupuncture Licensing Act.
- C. The use, by a physician licensed to practice medicine in all its branches, of colors, dyes, or pigments for the purpose of obscuring scar tissue or imparting color to the skin for cosmetic, medical, or figurative purposes.

Words or phrases as used in this chapter shall be defined as provided in the Illinois Tattoo and Body Piercing Establishment Registration Act (410 ILCS 54/1 et seq.) ("State Act") as amended.

(Ord. 2015-58, 11-10-2015; amd. Ord. 2018-33, 6-12-2018; Ord. 2019-19, 4-9-2019)

3-10-2: License required:

It shall be unlawful for any person, firm or corporation to maintain and operate a tattoo establishment, with or without body piercing, or a body piercing establishment without first having obtained a license as required by the State Act and as hereinafter provided.

(Ord. 2000-55, 10-26-2000)

3-10-3: Application fee:

- A. Every applicant for a license to maintain or operate a tattoo or body piercing establishment shall file an application upon a form provided by the City Clerk and pay a nonrefundable application filing fee of one hundred dollars (\$100.00) for the initial filing of the application.
- B. Each applicant, its partners, or officers and shareholders owning more than five percent (5%) of the outstanding shares of stock, shall be required to submit to fingerprinting and a background check by the Police Department in connection with the application for a license. The applicant shall pay the fee as set by the Illinois State Police for the required fingerprint check.

-
- C. The City Clerk shall, within fifteen (15) days thereafter, refer copies of such application and all additional information to the Police Department, Building Department and City Administrator. The City departments shall, within forty-five (45) days, inspect the premises proposed to be operated as a tattoo or body piercing establishment, and make recommendations to the Clerk concerning the compliance with the codes of the City. Upon receipt of the recommendations of the respective City departments, the Clerk shall notify the applicant as to whether the application has been granted, denied or held for further investigation. The period of such additional investigation shall not exceed an additional thirty (30) days.

(Ord. 2015-58, 11-10-2015)

3-10-4: License fee; duration:

The applicant for a tattoo and body piercing establishment license required by this chapter shall pay the City Clerk upon approval of an application, a license fee of one hundred dollars (\$100.00) per calendar year. If at the time the application is filed for a license less than six (6) months of the current license year shall have expired, the full license fee shall be charged.

If more than six (6) months of such current year shall have expired, a license fee of one-half (½) the full fee shall be charged.

(Ord. 2015-58, 11-10-2015)

3-10-5: Premises regulations:

No tattoo or body piercing establishment shall receive a license or be operated, established or maintained unless the establishment shall comply with each of the following minimum regulations:

- A. The establishment shall have a certificate of compliance or inspection by the Kendall County Health Department, if available.
- B. Toilet facilities shall be provided within the establishment. Lavatories shall be provided with both hot and cold running water and shall be installed in the toilet room. Lavatories shall be provided with soap and a dispenser with sanitary towels.
- C. The entire premises and equipment shall be maintained in a clean, sanitary condition and in good repair.
- D. No tattoo or body piercing establishment shall be open to the public for business on Sundays and between the hours of 6:00 p.m. and 10:00 a.m.
- E. The main entrance door of any tattoo or body piercing establishment shall be visible from a public street and shall remain unlocked during business hours.
- F. The business shall also comply with all of the terms and conditions set forth within this title with respect to business registration.

(Ord. 2015-58, 11-10-2015; Ord. 2019-19, 4-9-2019; Ord. 2000-55, 10-26-2000)

3-10-6: Operating requirements:

- A. The operator of an establishment must ensure that all body piercing and tattooing procedures are performed:
 - 1. In a clean and sanitary environment that is consistent with the sanitation techniques, and
 - 2. In a manner that is consistent with an aseptic technique, and

-
3. That all equipment and instruments used in body piercing and tattooing procedures are either single use and prepackaged instruments or in compliance with sterilization techniques as established by the Illinois Department of Public Health. The operator shall wash his or her hands thoroughly with antiseptic soap and water before starting any tattooing or body piercing; the hands shall be dried with individual, single use towels.
- B. No person, while on the premises of any tattoo or body piercing establishment, shall possess, sell, dispense, provide, give, keep or maintain any alcoholic beverage.
 - C. No intoxicated person shall be tattooed or pierced by an operator on the licensed premises.
 - D. Operators shall at all times comply with the regulations of the Department of Labor's Occupational Safety and Health Administration, as presently existing or hereafter amended, with respect to occupational exposure to blood, bloodborne pathogens or other potentially infectious materials, which regulations are incorporated by reference herein.

3-10-7: Records:

Permanent records for each patron or customer shall be maintained by the licensee or operator of the establishment. Before the tattooing or body piercing operation begins, the patron or customer shall be required personally to enter, on a record form provided for such establishments, the date, his name, address, age, and his signature. The records shall be maintained in the tattoo or body piercing establishment and shall be available for examination by the City. Records shall be retained by the operator or licensee for a period of not less than two (2) years. In the event of a change of ownership or closing of the business, all such records shall be made available to the City.

(Ord. 2000-55, 10-26-2000)

3-10-8: Inspections:

Any City department or agency may make an inspection of each establishment granted a license under the provisions of this chapter for the purposes of determining compliance with the provisions of this chapter.

(Ord. 2000-55, 10-26-2000)

3-10-9: License revocation and suspension:

It shall be cause for revocation or suspension that a licensee has violated the provisions of this chapter or any code or ordinance of the City or of the State Act relative to operation of the business or use of the premises, has made a false statement on any application for license under this chapter or, in the event that the licensee shall refuse to permit any authorized police officer or authorized member of the Police Department or Building Department of the City to inspect the premises or the operations thereof at reasonable times.

(Ord. 2000-55, 10-26-2000)

3-10-10: Transfer of license prohibited:

No license for the operation of a tattoo or body piercing establishment shall be transferable.

(Ord. 2000-55, 10-26-2000)

3-10-11: Display of license required:

Each licensee shall display a valid current license in a conspicuous place within the licensed establishment so that the same may be readily seen by persons entering the establishment.

(Ord. 2000-55, 10-26-2000)

3-10-12: Exemptions:

The provisions of this chapter shall not apply to licensed medical doctors of osteopathic medicine who perform body piercing or tattoo individuals while in the course of their medical practice.

(Ord. 2000-55, 10-26-2000)

3-10-13: Requirement for body piercing:

Body piercing may be performed within such licensed tattoo establishments. The piercing of ears shall be exempt from the provisions of this chapter.

(Ord. 2000-55, 10-26-2000)

3-10-14: Age requirements:

No minor under the age of eighteen (18) may receive body piercing without permission of the minor's parents or legal guardians.

(Ord. 2015-58, 11-10-2015)

3-10-15: Compliance with state and county requirements:

- A. The operator of a tattoo or body piercing establishment shall comply with the State Act and any Kendall County requirements. If there is a conflict between the regulations in this chapter and the state or county regulations, the state and county regulations shall control over the regulations in this chapter.
 - 1. The operator shall file its application as required by the State Act for its certificate of registration with the Department of Public Health or other health authority designated as the department's agent with its application for its City license. The operator shall file with the City a copy of its certificate of registration before the City license, if otherwise approved by the City, shall be issued.
 - 2. It shall be unlawful to be an operator in the City without a valid certificate of registration from the Department of Public Health.

(Ord. 2015-58, 11-10-2015)

3-10-16: Malpractice insurance:

The operator shall keep and maintain malpractice insurance in an amount of at least one million dollars (\$1,000,000.00) and shall provide evidence of such insurance upon application for or renewal of each license.

(Ord. 2016-13, 2-9-2016)

3-10-17: Number of licenses to be issued:

The number of tattoo and body piercing licenses shall not exceed one (1), and no limitation shall be in effect within the City as to the maximum number of license holders for those who only perform micropigmentation.