



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, October 1, 2024

6:00 p.m.

East Conference Room #337

651 Prairie Pointe Drive, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: September 3, 2024

New Business:

1. EDC 2024-63 Building Permit Report for August 2024
2. EDC 2024-64 Building Inspection Report for August 2024
3. EDC 2024-65 Property Maintenance Report for August 2024
4. EDC 2024-66 Economic Development Report for September 2024
5. EDC 2024-67 Consume Cannabis Dispensary – Special Use and Variances
6. EDC 2024-68 Kendall County Petition 24-26 – 1.5 Mile Review (11327 and 11209 River Road)
7. EDC 2024-69 Kendall County Petition 24-27 – 1.5 Mile Review (5862 and 5834 Championship Court)
8. EDC 2024-70 Resolution Approving an Agreement for Economic Development Consulting Services with DLK, LLC
9. EDC 2024-71 Konica Minolta – Change Order Request
10. EDC 2024-72 Meeting Schedule for 2025

Old Business:

Additional Business:

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, October 1, 2024
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. September 3, 2024

- ☐ Approved _____
- ☐ As presented
- ☐ With corrections

NEW BUSINESS:

1. EDC 2024-63 Building Permit Report for August 2024

- ☐ Informational Item
- ☐ Notes _____
- _____
- _____

2. EDC 2024-64 Building Inspection Report for August 2024

☐ Informational Item

☐ Notes _____

3. EDC 2024-65 Property Maintenance Report for August 2024

☐ Informational Item

☐ Notes _____

4. EDC 2024-66 Economic Development Report for September 2024

☐ Informational Item

☐ Notes _____

5. EDC 2024-67 Consume Cannabis Dispensary – Special Use and Variances

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2024-68 Kendall County Petition 24-26 – 1.5 Mile Review (11327 and 11209 River Road)

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

7. EDC 2024-69 Kendall County Petition 24-27 – 1.5 Mile Review (5862 and 5834 Championship Court)

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

8. EDC 2024-70 Resolution Approving an Agreement for Economic Development Consulting Services with DLK, LLC

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

9. EDC 2024-71 Konica Minolta – Change Order Request

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

10. EDC 2024-72 Meeting Schedule for 2025

☐ 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 – September 3, 2024

Meeting and Date: Economic Development Committee – October 1, 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, September 3, 2024, 6:00pm
East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Chairman Joe Plocher
Alderman Dan Transier
Alderman Seaver Tarulis
Alderman Chris Funkhouser (via Zoom)

Other City Officials

City Administrator Bart Olson (via Zoom)
Community Development Director Krysti Barksdale-Noble
Planner I Sara Mendez
Code Official Pete Ratos
City Consultant Lynn Dubajic Kellogg

Other Guests

Attorney Dan Kramer
Leo Phillipp

The meeting was called to order at 6:00pm by Chairman Joe Plocher. He asked to move item #7 forward on the agenda.

Citizen Comments None

New Business (out of sequence)

7. EDC 2024-62 Kendall County Petition 24-22 – 1.5 Mile Review (10835 Legion Road)

Ms. Mendez gave an overview of this petition and said Attorney Dan Kramer and Leo Phillipp were present to request a map amendment. It is for rezoning for 11.6 acres of the 15 acres at 10835 Legion Rd. The petitioner is requesting a zoning change from A-1 to R-1 to allow for construction of 3 single family homes and Ms. Mendez noted there is already one existing home there. She said there had been several zoning changes over the years. Ms. Mendez noted the bulk and R-1 zoning for the county and the city are very different. She said clustering the current home and new homes is consistent with the land use plan. Staff is looking for input and this petition will move forward to the PZC September 11th meeting and then City Council on September 24th. The committee approved.

Attorney Kramer said Mr. Phillipp has lived at the current home for 39 years and wants to rezone. The county minimum lot size is 2.999 acres for R-1. He would like for someone to buy the entire property, because if he splits it without a plat, he would have to

have 5-acre lots. He said the driveways would come off Legion and Highpoint, well away from the intersection since it is a “blind corner”. He said the county is asking for some roadway dedication there. He also noted Kendall County unanimously voted in favor of the petition.

Minutes for Correction/Approval August 6, 2024

The minutes were approved as presented.

1. EDC 2024-56 Building Permit Report for July 2024

There were 167 permits total in July with 9 of those single-family detached and 13 commercial. Mr. Ratos said building was a bit slower than the last 2 years, but better than nearby communities.

2. EDC 2024-57 Building Inspection Report for July 2024

Mr. Ratos said 896 inspections were done in July and the vast majority were for single-family detached homes. He added that Bristol Bay should be resuming their building in the next couple months.

3. EDC 2024-58 Property Maintenance Report for July 2024

In July, 3 cases went before the Hearing Officer. One was dismissed and 2 cases for working without a permit were found liable and assessed fines. Mr. Ratos said technically, citations could be issued for each day for working without a permit.

(item #5 out of sequence)

5. EDC 2024-60 Ordinance Approving the First Amendment to a Development Agreement Between the United City of Yorkville and Rally Homes, LLC

Ms. Noble recalled that Rally Homes took over the Kendallwood Estates. She said their 2022 development agreement allowed them to build 43 lots prior to the looping of the water main system. The city asked them to move the water main out of the right-of-way along Rt. 126 and enlarge it to 16” pipe (from the required 12” pipe). They could not meet their deadline of May 31st and asked for an extension to May 2025. The city will also reimburse the following: \$218,000 for the cost difference between 16” and 12” pipe, 50% of the easement acquisition from the nearby church, as well as give the church one free water hookup and reimburse the developer for the \$5,200 cost of re-design for the system to accommodate the larger water main. The city is asking for Rally Homes to repair the fence and retaining wall with a November 2024 deadline. This item moves to the September 10th PZC.

Alderman Transier asked why the deadline is being delayed. The developer had 2 years from approval of agreement, but had issues with the easement. Alderman Funkhouser asked if there is a separate agreement and time limit with the church for their free connection. A separate agreement will be memorialized in an ordinance that accepts the easement. He also questioned the reason for some of the reimbursement costs. This matter will go to Public Works and City Council.

(item #4 out of sequence)

4. EDC 2024-59 Economic Development Report for August 2024

Ms. Kellogg noted that A.I.D. and Children's Courtyard both are being delayed in the DCFS process. Also, both wish to join the Chamber of Commerce, but due to state requirements, cannot do so at this time.

6. EDC 2024-61 UDO – Chapter 8 UDO Review and Approval Procedures – Text Amendment

This is revision of language and clarification of Public Hearing notices which will make it easier for the public and staff to interpret the code. This will go to Public Hearing.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:17pm.

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 2024-63

Agenda Item Summary Memo

Title: Building Permit Report for August 2024

Meeting and Date: Economic Development Committee – October 1, 2024

Synopsis: All permits issued in August 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

AUGUST 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
August 2024	142	13	0	0	21	0	108	3,297,995.00	195,613.82
Calendar Year 2024	1090	164	0	0	85	0	841	115,379,230.00	2,047,216.36
Fiscal Year 2025	645	71	0	0	53	0	521	21,776,077.00	858,172.04
August 2023	285	23	0	0	8	0	254	16,502,783.00	353,291.65
Calendar Year 2023	1621	187	75	0	67	0	1292	74,895,942.00	3,132,873.08
Fiscal Year 2024	1174	100	37	0	33	0	1004	50,613,492.00	1,974,425.15
August 2022	147	10	0	0	12	0	125	3,052,438.00	91,690.30
Calendar Year 2022	907	108	21	0	72	0	706	34,323,118.00	969,388.05
Fiscal Year 2023	506	48	9	0	40	0	409	15,100,232.00	466,501.30
August 2021	182	22	42	0	9	0	118	10,298,966.00	362,551.28
Calendar Year 2021	1,248	180	124	0	89	0	855	57,373,286.00	2,007,461.32
Fiscal Year 2022	709	81	100	0	37	0	491	32,621,326.00	1,108,723.63



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 2024-64

Agenda Item Summary Memo

Title: Building Inspection Report for August 2024

Meeting and Date: Economic Development Committee – October 1, 2024

Synopsis: All inspections scheduled in August 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: 09/03/2024
TIME: 08:17:03
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 08/01/2024 TO 08/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR		117-PLR PLUMBING - ROUGH Comments1: 15681 COBB CT - NEWARK	10000001	COUNTY INSPECTIONS	0		08/08/2024
PR		118-PLU PLUMBING - UNDERSLAB Comments1: 7723 BENTGRASS CIRCLE -					08/08/2024
PR		119-PLR PLUMBING - ROUGH Comments1: 15759 RT 47					08/09/2024
PR		122-BSM BASEMENT FLOOR Comments1: 5645 WATERS EDGE CT					08/16/2024
PR		123-BSM BASEMENT FLOOR Comments1: 7723 BENT GRASS CIR					08/16/2024
PR	09:00	016-WK SERVICE WALK Comments1: MEETING ABOUT SIDEWALK WITH ALAN	20221011	1555 W CORNEILS RD			08/27/2024
BC		025-FEL FINAL ELECTRIC Comments1: MODEL TO SFD	20221413	4432 TAMPA DR	1975		08/05/2024
BC		026-FIN FINAL INSPECTION Comments1: MODEL TO SFD					08/05/2024
GS		024-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20231198	3366 CALEDONIA DR	174		08/02/2024
GS		022-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20231199	3372 CALEDONIA DR	175		08/16/2024
GS		023-EFL ENGINEERING FINAL SITE	20231200	3376 CALEDONIA DR	176		08/14/2024
GS		022-EFL ENGINEERING FINAL SITE	20231201	3382 CALEDONIA DR	177		08/14/2024
GS		023-REI REINSPECTION Comments1: TEMP TO FINAL	20231359	2618 SEELEY ST	748		08/19/2024
GS		024-REI REINSPECTION Comments1: TEMP TO FINAL	20231360	2614 SEELEY ST	749		08/19/2024
GS		022-REI REINSPECTION Comments1: TEMP TO FINAL SITE	20231420	2606 SEELEY ST	751		08/19/2024
GS		021-REI REINSPECTION Comments1: TEMP TO FINAL	20231421	2610 SEELEY ST	750		08/19/2024
GS		021-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20231422	592 TIMBER OAK LN	45		08/21/2024

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 08/01/2024 TO 08/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GS	_____	025-EFL ENGINEERING FINAL SITE	20231633	576 ALDER CT	41		08/21/2024
		Comments1: TEMP TO FINAL					
GS	_____	026-REI REINSPECTION					08/21/2024
		Comments1: ADA RAMP					
GS	_____	022-EFL ENGINEERING FINAL SITE	20231663	3397 GABRIEL DR	169		08/02/2024
		Comments1: TEMP TO FINAL					
GS	_____	031-EFL ENGINEERING FINAL SITE	20231664	3388 GABRIEL DR	168		08/14/2024
GS	_____	022-EFL ENGINEERING FINAL SITE	20231665	3377 GABRIEL DR	170		08/02/2024
		Comments1: TEMP TO FINAL					
GS	_____	023-EFL ENGINEERING FINAL SITE	20231666	3358 GABRIEL DR	166		08/14/2024
		Comments1: TEMP TO FINAL					
GS	_____	023-EFL ENGINEERING FINAL SITE	20231667	3357 GABRIEL DR	171		08/02/2024
		Comments1: TEMP TO FINAL					
GS	_____	026-EFL ENGINEERING FINAL SITE	20231668	3328 GABRIEL DR	164		08/14/2024
		Comments1: TEMP TO FINAL					
GH	_____	AM 007-GPL GREEN PLATE INSPECTION	20231702	3238 LEHMAN CROSSING	753		08/02/2024
		Comments1: STEVE					
GH	_____	AM 008-STP STOOPS					08/23/2024
		Comments1: FR & R -- STEVE					
GH	_____	AM 008-STP STOOPS	20231703	3234 LEHMAN CROSSING	754		08/13/2024
		Comments1: STEVE 224-283-1211					
JP	_____	009-RFR ROUGH FRAMING RESCHECK SF					08/27/2024
		Comments1: STEVE					
JP	_____	010-REL ROUGH ELECTRICAL					08/27/2024
JP	_____	011-RMC ROUGH MECHANICAL					08/27/2024
PR	_____	012-PLR PLUMBING - ROUGH					08/27/2024
		Comments1: add support for water meter from floor					
GH	_____	013-INS INSULATION					08/29/2024
		Comments1: STEVE					
GS	_____	020-EFL ENGINEERING FINAL SITE	20231750	2742 BERRYWOOD LN	762		08/05/2024
JP	08:30 PM	010-RFR ROUGH FRAMING RESCHECK SF	20231779	2182 HENNING LN	341		08/23/2024
		Comments1: TIM 773-225-7166					

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TIME: 08:17:03
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 08/01/2024 TO 08/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	08:30 PM	011-REL ROUGH ELECTRICAL					08/23/2024
JP	08:30 PM	012-RMC ROUGH MECHANICAL					08/23/2024
PBF	_____ PM	013-PLR PLUMBING - ROUGH					08/22/2024
		Comments1: TIM.KIRKBY@MBHOMES.COM 773-225-7166					
GS	_____	022-EFL ENGINEERING FINAL SITE	20231796	3338 GABRIEL DR	165		08/14/2024
GS	_____	022-EFL ENGINEERING FINAL SITE	20231797	3337 GABRIEL DR	172		08/16/2024
		Comments1: TEMP TO FINAL					
GS	_____	026-EFL ENGINEERING FINAL SITE	20231897	685 TIMBER OAK LN	19		08/21/2024
		Comments1: TEMP TO FINAL					
GS	_____	021-EFL ENGINEERING FINAL SITE	20231939	2712 BERRYWOOD LN	769		08/05/2024
GS	_____	021-EFL ENGINEERING FINAL SITE	20231940	2708 BERRYWOOD LN	770		08/05/2024
GS	_____	021-EFL ENGINEERING FINAL SITE	20231941	2704 BERRYWOOD LN	771		08/05/2024
		Comments1: TEMP TO FINAL -- SIDEWALK					
GS	_____	020-EFL ENGINEERING FINAL SITE	20231942	2702 BERRYWOOD LN	772		08/05/2024
		Comments1: PUBLIC WALKS CRACKS					
GH	_____ PM	015-FIN FINAL INSPECTION	20232041	1056 GILLESPIE LN	215		08/01/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
GH	_____ PM	016-FEL FINAL ELECTRIC					08/01/2024
GH	_____ PM	017-FMC FINAL MECHANICAL					08/01/2024
PBF	_____ PM	018-PLF PLUMBING - FINAL OSR READ					08/01/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
JP	_____ PM	015-FIN FINAL INSPECTION	20232042	1058 GILLESPIE LN	214		08/01/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
JP	_____ PM	016-FEL FINAL ELECTRIC					08/01/2024
JP	_____ PM	017-FMC FINAL MECHANICAL					08/01/2024
PBF	_____ PM	018-PLF PLUMBING - FINAL OSR READ					08/01/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
PR	_____	017-FIN FINAL INSPECTION	20232104	3184 BOOMBAH BLVD	133		08/02/2024
		Comments1: TIM					

DATE: 09/03/2024
TIME: 08:17:03
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 08/01/2024 TO 08/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	018-FEL FINAL ELECTRIC					08/02/2024
PR	_____	019-FMC FINAL MECHANICAL					08/02/2024
PR	_____	020-PLF PLUMBING - FINAL OSR READ					08/02/2024
GS	_____	021-EFL ENGINEERING FINAL SITE					08/02/2024
PR	_____	005-PLU PLUMBING - UNDERSLAB Comments1: TIM	20232105	3211 LAUREN DR	85		08/22/2024
GH	08:30	006-BSM BASEMENT FLOOR Comments1: KEN 630-546-0735					08/28/2024
GH	08:30	007-GAR GARAGE FLOOR					08/28/2024
GH	08:30	008-STP STOOPS Comments1: FRONT & REAR					08/28/2024
GH	_____	PM 013-INS INSULATION Comments1: PASSED AS NOTED	20232220	1131 GILLESPIE LN	306		08/01/2024
JP	_____	PM 009-RFR ROUGH FRAMING RESCHECK SF Comments1: JENN	20232221	1141 GILLESPIE LN	307		08/23/2024
JP	_____	PM 010-REL ROUGH ELECTRICAL					08/23/2024
JP	_____	PM 011-RMC ROUGH MECHANICAL					08/23/2024
PBF	_____	PM 012-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIS.LLC@GMAIL.COM					08/23/2024
GH	_____	AM 013-INS INSULATION Comments1: JENN					08/26/2024
GH	_____	AM 009-RFR ROUGH FRAMING RESCHECK SF Comments1: JENN	20232222	1143 GILLESPIE LN	308		08/21/2024
GH	_____	AM 010-REL ROUGH ELECTRICAL					08/21/2024
GH	_____	AM 011-RMC ROUGH MECHANICAL					08/21/2024
PBF	_____	AM 012-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					08/21/2024
BC	_____	PM 013-INS INSULATION Comments1: JENN					08/22/2024

INSPECTIONS SCHEDULED FROM 08/01/2024 TO 08/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	009-RFR ROUGH FRAMING RESCHECK SF	20232223	1145 GILLESPIE LN	309		08/16/2024
		Comments1: ABBY 630-365-7229					
BC	_____	010-REL ROUGH ELECTRICAL					08/16/2024
BC	_____	011-RMC ROUGH MECHANICAL					08/16/2024
PBF	_____	012-PLR PLUMBING - ROUGH					08/16/2024
		Comments1: JENN@ABBYPROPERTIES.LLC					
BC	_____	013-INS INSULATION					08/19/2024
		Comments1: JENN 630-365-7229					
BC	_____	009-RFR ROUGH FRAMING RESCHECK SF	20232224	1147 GILLESPIE LN	310		08/13/2024
BC	_____	010-REL ROUGH ELECTRICAL					08/13/2024
BC	_____	011-RMC ROUGH MECHANICAL					08/13/2024
PBF	_____	012-PLR PLUMBING - ROUGH					08/13/2024
		Comments1: JENN@ABBYPROPERTIES.LLC					
BC	_____	013-INS INSULATION					08/14/2024
		Comments1: ABBY 630-365-7229					
BC	_____	009-RFR ROUGH FRAMING RESCHECK SF	20232225	1149 GILLESPIE LN	311		08/13/2024
BC	_____	010-REL ROUGH ELECTRICAL					08/13/2024
BC	_____	011-RMC ROUGH MECHANICAL					08/13/2024
PBF	_____	012-PLR PLUMBING - ROUGH					08/13/2024
		Comments1: jenn@abbyproperties.llc					
BC	_____	013-INS INSULATION					08/14/2024
BC	_____	PM 010-RFR ROUGH FRAMING RESCHECK SF	20232226	1151 GILLESPIE LN	312		08/06/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BC	_____	PM 011-REL ROUGH ELECTRICAL					08/06/2024
BC	_____	PM 012-RMC ROUGH MECHANICAL					08/06/2024
PBF	_____	PM 013-PLR PLUMBING - ROUGH					08/06/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
GH	_____	PM 014-INS INSULATION					08/07/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					

DATE: 09/03/2024
TIME: 08:17:03
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 6

INSPECTIONS SCHEDULED FROM 08/01/2024 TO 08/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GS	_____	018-EFL ENGINEERING FINAL SITE	20232242	4466 TAMPA DR	1968		08/09/2024
GH	_____	019-FIN FINAL INSPECTION Comments1: JOE					08/16/2024
GH	_____	020-FEL FINAL ELECTRIC					08/16/2024
GH	_____	021-FMC FINAL MECHANICAL					08/16/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					08/16/2024
GH	_____	023-REI REINSPECTION Comments1: FINAL ELECT					08/19/2024
GH	_____	024-REI REINSPECTION Comments1: FINAL FRAMING					08/19/2024
GH	_____	PM 008-STP STOOPS Comments1: F & R -- COMEX	20232274	267 ANDREW DR	193		08/05/2024
JP	_____	009-RFR ROUGH FRAMING RESCHECK SF Comments1: JEFF 847 456 8082 jeffrey.leader@lennar Comments2: .com					08/12/2024
JP	_____	010-REL ROUGH ELECTRICAL					08/12/2024
JP	_____	011-RMC ROUGH MECHANICAL					08/12/2024
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: JEFF 847 456 8082 jeffrey.leader@lennar Comments2: .com					08/12/2024
BC	_____	013-INS INSULATION Comments1: JEFF 847 456 8082 jeffrey.leader@lennar Comments2: .com					08/15/2024
GH	_____	PM 014-WKS PUBLIC & SERVICE WALKS Comments1: COMEX					08/26/2024
GH	_____	PM 008-STP STOOPS Comments1: F & R -- COMEX	20232275	257 ANDREW DR	192		08/05/2024
BC	_____	009-RFR ROUGH FRAMING RESCHECK SF Comments1: JEFF 847 456 8082 jeffrey.leader@lennar Comments2: .com					08/15/2024
BC	_____	010-REL ROUGH ELECTRICAL					08/15/2024

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BC	_____	011-RMC ROUGH MECHANICAL					08/15/2024
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: JEFF 847 456 8082 jeffrey.leader@lennar Comments2: .com					08/15/2024
BC	_____	013-INS INSULATION Comments1: JEFF 847 456 8082 jeffrey.leader@lennar Comments2: .com					08/20/2024
GH	_____	PM 014-WKS PUBLIC & SERVICE WALKS Comments1: COMEX					08/26/2024
BC	13:00	001-RFR ROUGH FRAMING RESCHECK SF 20232296 1375 CHESTNUT LN Comments1: MATTHEW 619-385-2269			8		08/07/2024
GH	_____	018-FIN FINAL INSPECTION	20232358	3368 JONATHAN DR	154		08/14/2024
GH	_____	019-FEL FINAL ELECTRIC					08/14/2024
GH	_____	020-FME FINAL MECHANICAL					08/14/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM 847 456 8082					08/14/2024
GS	_____	022-EFL ENGINEERING FINAL SITE					08/16/2024
GS	_____	017-EFL ENGINEERING FINAL SITE	20232359	3378 JONATHAN DR	155		08/07/2024
GH	_____	AM 018-FIN FINAL INSPECTION Comments1: JEFF 845-456-8082 jeffrey.leader@lennar. Comments2: com					08/08/2024
GH	_____	019-FEL FINAL ELECTRIC					08/08/2024
GH	_____	020-FME FINAL MECHANICAL					08/08/2024
PBF	_____	AM 021-PLF PLUMBING - FINAL OSR READ Comments1: PLEASE PUT THIS ON 1ST JEFF 845-456-8082 Comments2: jeffrey.leader@lennar.com					08/08/2024
BC	_____	PM 004-FIN FINAL INSPECTION Comments1: MIKE	20232384	1008 N BRIDGE ST	4		08/21/2024
BC	_____	PM 005-FEL FINAL ELECTRIC					08/21/2024
GH	_____	AM 015-WK SERVICE WALK Comments1: RMT REMY 630-973-6699	20232389	2948 OLD GLORY DR	266		08/13/2024

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GH		AM 016-EPW PUBLIC WALK Comments1: NOT 4" OF BASE					08/13/2024
GH		PM 017-REI REINSPECTION Comments1: PUBLIC WALK					08/13/2024
PBF		007-PLU PLUMBING - UNDERSLAB Comments1: tim.kirkby@mbhomes.com TIM 815-603-0589	20240003	2810 CRYDER WAY	453		08/08/2024
GH		AM 008-BSM BASEMENT FLOOR Comments1: PACO 630-536-4171 NOT READY					08/22/2024
GH		AM 010-GAR GARAGE FLOOR Comments1: NOT READY					08/22/2024
GH		011-STP STOOPS Comments1: NOT READY					08/22/2024
GH		PM 016-EPW PUBLIC WALK Comments1: COMEX	20240036	3348 JONATHAN DR	150		08/05/2024
PBF		AM 017-SUM SUMP Comments1: Daisy@verunallc.com				08/20/2024	
PBF		AM 015-SUM SUMP Comments1: Daisy@verunallc.com	20240037	3354 JONATHAN DR	151		08/20/2024
GH		016-FIN FINAL INSPECTION Comments1: JEFF					08/23/2024
GH		017-FEL FINAL ELECTRIC					08/23/2024
GH		018-FMC FINAL MECHANICAL					08/23/2024
PBF		019-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					08/23/2024
GS		020-EFL ENGINEERING FINAL SITE					08/22/2024
GS		017-EFL ENGINEERING FINAL SITE	20240038	3358 JONATHAN DR	152		08/16/2024
GH		018-FIN FINAL INSPECTION Comments1: JEFFREY.LEADER@LENNAR.COM 847 456 8082					08/14/2024
GH		019-FEL FINAL ELECTRIC					08/14/2024
GH		020-FME FINAL MECHANICAL Comments1: JEFFREY.LEADER@LENNAR.COM 847 456 8082					08/14/2024

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PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM 847 456 8082					08/14/2024
GH	_____	018-FIN FINAL INSPECTION Comments1: JEFFREY.LEADER@LENNAR.COM 847 456 8082	20240039	3364 JONATHAN DR	153		08/14/2024
GH	_____	019-FEL FINAL ELECTRIC					08/14/2024
GH	_____	020-FME FINAL MECHANICAL					08/14/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM 847 456 8082					08/15/2024
GS	_____	022-EFL ENGINEERING FINAL SITE					08/16/2024
PR	_____	AM 010-FIN FINAL INSPECTION Comments1: FRANK	20240055	724 E VETERANS PKWY	6		08/26/2024
PR	_____	AM 012-FMC FINAL MECHANICAL					08/26/2024
PR	_____	AM 013-PLF PLUMBING - FINAL OSR READ					08/26/2024
PR	_____	AM 014-FEL FINAL ELECTRIC					08/26/2024
GH	_____	PM 009-STP STOOPS Comments1: F & R -- COMEX	20240064	302 RYAN CT	203		08/05/2024
BC	_____	010-RFR ROUGH FRAMING RESCHECK SF Comments1: JEFF					08/28/2024
BC	_____	011-REL ROUGH ELECTRICAL					08/28/2024
BC	_____	012-RMC ROUGH MECHANICAL					08/28/2024
PR	_____	013-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					08/28/2024
JP	_____	AM 015-STP STOOPS Comments1: REAR -- MW NOT READY	20240089	2738 BERRYWOOD LN	763		08/01/2024
JP	_____	AM 017-STP STOOPS Comments1: REAR - STEVE	20240091	2737 BERRYWOOD LN	782		08/01/2024
JP	_____	014-FIN FINAL INSPECTION Comments1: RANDY 331-231-1642	20240092	2733 BERRYWOOD LN	781		08/28/2024
JP	_____	015-FEL FINAL ELECTRIC					08/28/2024

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	016-FMC FINAL MECHANICAL					08/28/2024
PBF	_____	017-PLF PLUMBING - FINAL OSR READ Comments1: RTTETTEMER@DRHORTON.COM					08/29/2024
GS	_____	018-EFL ENGINEERING FINAL SITE					08/28/2024
BC	_____	004-FIN FINAL INSPECTION Comments1: INGROUND POOL JODY 630 466 4835	20240112	2869 MCLELLAN BLVD	486		08/06/2024
BC	_____	PM 001-BND POOL BONDING Comments1: IGP PARADISE POOLS 815-786-7665	20240131	1185 HEARTLAND DR	50		08/07/2024
GS	_____	019-EFL ENGINEERING FINAL SITE Comments1: MISSING PARKWAY TREE GS OK'D	20240137	741 ASH CT	11		08/07/2024
BC	_____	AM 020-FIN FINAL INSPECTION Comments1: JASON					08/07/2024
BC	_____	AM 021-FEL FINAL ELECTRIC					08/07/2024
BC	_____	AM 022-FMC FINAL MECHANICAL					08/07/2024
PBF	_____	AM 023-PLF PLUMBING - FINAL OSR READ Comments1: JJACOBS@RALLYHOMES.NET					08/07/2024
JP	_____	AM 018-FIN FINAL INSPECTION Comments1: JASON	20240152	665 TIMBER OAK LN	20		08/29/2024
JP	_____	AM 019-FEL FINAL ELECTRIC					08/29/2024
JP	_____	AM 020-FMC FINAL MECHANICAL					08/29/2024
PBF	_____	AM 021-PLF PLUMBING - FINAL OSR READ Comments1: JJACOBS@RALLYHOMES.COM					08/29/2024
GS	_____	022-EFL ENGINEERING FINAL SITE					08/28/2024
JP	09:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JOHN 630-201-5647	20240157	394 BERTRAM DR			08/02/2024
BC	_____	004-FIN FINAL INSPECTION	20240169	844 CARLY CT	34		08/06/2024
GH	_____	017-FIN FINAL INSPECTION Comments1: 224-575-0022 JOE joemanue@nvrinc.com	20240171	412 BISCAYNE LN	2019		08/07/2024
GH	_____	AM 018-FEL FINAL ELECTRIC					08/07/2024

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GH	_____	AM 019-FME FINAL MECHANICAL					08/07/2024
PBF	_____	AM 020-PLF PLUMBING - FINAL OSR READ Comments1: 224-575-0022 JOE joemanue@nvrinc.com					08/07/2024
GS	_____	021-EFL ENGINEERING FINAL SITE					08/09/2024
BC	_____	AM 018-FIN FINAL INSPECTION Comments1: JOE	20240172	4465 SARASOTA AVE	1999		08/05/2024
BC	_____	AM 019-FEL FINAL ELECTRIC					08/05/2024
BC	_____	AM 020-FMC FINAL MECHANICAL					08/05/2024
PBF	_____	AM 021-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					08/05/2024
GS	_____	022-EFL ENGINEERING FINAL SITE					08/09/2024
GS	_____	022-EFL ENGINEERING FINAL SITE	20240173	4438 SARASOTA AVE	2006		08/02/2024
PR	_____	003-PPS PRE-POUR, SLAB ON GRADE	20240182	304 RIVER STREET			08/02/2024
PR	_____	004-PLU PLUMBING - UNDERSLAB					08/02/2024
GH	_____	AM 014-WKS PUBLIC & SERVICE WALKS Comments1: STEVE 224-283-1211	20240216	2741 BERRYWOOD LN	783		08/13/2024
JP	_____	013-INS INSULATION Comments1: STEVE	20240217	2745 BERRYWOOD LN	784		08/01/2024
GH	_____	AM 014-WKS PUBLIC & SERVICE WALKS Comments1: STEVE 224-283-1211					08/13/2024
GH	_____	009-RFR ROUGH FRAMING RESCHECK SF Comments1: STEVE	20240218	3222 LEHMAN CROSSING	757		08/06/2024
GH	_____	010-REL ROUGH ELECTRICAL					08/06/2024
GH	_____	011-RMC ROUGH MECHANICAL					08/06/2024
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: SEROTH@DRHORTON.COM					08/06/2024
GH	_____	013-INS INSULATION Comments1: STEVE 2X6 WALL NEEDS TO BE R19 THROUGHOU Comments2: T					08/08/2024

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GH		014-STP STOOPS Comments1: STEVE 224-283-1211 seroth@drhorton.com F Comments2: RONT & REAR					08/07/2024
GH		AM 015-REI REINSPECTION Comments1: INSULATION -- STEVE					08/09/2024
GH		AM 016-WKS PUBLIC & SERVICE WALKS Comments1: STEVE					08/23/2024
GH		009-STP STOOPS Comments1: STEVE 224-283-1211 seroth@drhorton.com F Comments2: RONT & REAR	20240219	3226 LEHMAN CROSSING	756		08/07/2024
GH		AM 010-RFR ROUGH FRAMING RESCHECK SF Comments1: STEVE					08/12/2024
GH		AM 011-REL ROUGH ELECTRICAL					08/12/2024
GH		AM 012-RMC ROUGH MECHANICAL					08/12/2024
PBF		AM 013-PLR PLUMBING - ROUGH Comments1: SEROTH@DRHORTON.COM					08/12/2024
JP		014-INS INSULATION Comments1: STEVE					08/14/2024
GH		AM 015-WKS PUBLIC & SERVICE WALKS Comments1: STEVE					08/23/2024
PBF		AM 006-SEW SEWER INSPECTION Comments1: 630-364-8785 ROBSTR07@GMAIL.COM	20240226	314 ILLINI DR	12		08/09/2024
PBF		007-PLU PLUMBING - UNDERSLAB Comments1: ROBSTR07@GMAIL.COM 630-364-8785					08/20/2024
BC		PM 008-HWP HOUSE WRAP/FLASHING Comments1: BRIAN 630-669-8576					08/21/2024
PBF		AM 009-REI REINSPECTION Comments1: PLUMBING UNDERGROUND ROBSTR07@GMAIL. Comments2: COM					08/23/2024
BC		PM 005-INS INSULATION Comments1: CHUCK	20240247	1124 REDWOOD DR	50		08/01/2024
JP		PM 017-EPW PUBLIC WALK Comments1: MW	20240256	661 ASH CT	14	08/02/2024	

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PR	_____	PM 001-PLU PLUMBING - UNDERSLAB Comments1: VEO 815-671-5419	20240269	2001 S BRIDGE ST			08/21/2024
PR	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: TRENCH FOR PLUMBING -- MIKE 630-608-9690					08/21/2024
PR	_____	003-PPS PRE-POUR, SLAB ON GRADE					08/22/2024
PR	_____	PM 004-PLR PLUMBING - ROUGH Comments1: MIKE 630-608-9690				08/28/2024	
PR	_____	PM 005-RFR ROUGH FRAMING RESCHECK SF				08/28/2024	
PR	_____	PM 006-REL ROUGH ELECTRICAL				08/28/2024	
GH	_____	AM 016-EPW PUBLIC WALK Comments1: MDW 815-839-8175	20240280	3062 CONSTITUTION WAY	584		08/06/2024
GS	_____	017-EFL ENGINEERING FINAL SITE					08/22/2024
JP	_____	PM 018-FIN FINAL INSPECTION Comments1: JIM					08/23/2024
JP	_____	019-FEL FINAL ELECTRIC					08/23/2024
JP	_____	020-FMC FINAL MECHANICAL					08/23/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: JFLAHERT@NVRINC.COM					08/26/2024
GH	_____	019-FIN FINAL INSPECTION Comments1: JIM	20240281	3047 JETER ST	579		08/05/2024
GH	_____	020-FEL FINAL ELECTRIC					08/05/2024
GH	_____	021-FMC FINAL MECHANICAL					08/05/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: JFLAHERT@NVRINC.COM					08/05/2024
GS	_____	023-EFL ENGINEERING FINAL SITE					08/07/2024
GS	_____	017-EFL ENGINEERING FINAL SITE	20240282	3026 CONSTITUTION WAY	580		08/07/2024
GH	_____	018-FIN FINAL INSPECTION Comments1: JIM					08/15/2024
GH	_____	019-FEL FINAL ELECTRIC					08/15/2024

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GH	_____	020-FMC FINAL MECHANICAL					08/15/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: JFLAHERT@NVRINC.COM					08/15/2024
GH	_____	021-FIN FINAL INSPECTION Comments1: JIM	20240283	3096 JETER ST	572		08/05/2024
GH	_____	022-FEL FINAL ELECTRIC					08/05/2024
GH	_____	023-FMC FINAL MECHANICAL					08/05/2024
PBF	_____	024-PLF PLUMBING - FINAL OSR READ Comments1: JFLAHERT@NVRINC.COM					08/05/2024
GS	_____	025-EFL ENGINEERING FINAL SITE					08/07/2024
GH	_____	017-FIN FINAL INSPECTION Comments1: JOE	20240284	4454 SARASOTA AVE	2003		08/16/2024
GH	_____	018-FEL FINAL ELECTRIC					08/16/2024
GH	_____	019-FMC FINAL MECHANICAL					08/16/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					08/16/2024
GH	_____	021-REI REINSPECTION Comments1: FINAL FRAMING					08/19/2024
JB	_____	022-EFL ENGINEERING FINAL SITE					08/23/2024
GH	_____	018-FIN FINAL INSPECTION Comments1: JOE	20240285	4433 TAMPA DR	1959		08/28/2024
GH	_____	019-FEL FINAL ELECTRIC					08/28/2024
GH	_____	020-FMC FINAL MECHANICAL					08/28/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					08/29/2024
GS	_____	022-EFL ENGINEERING FINAL SITE					08/30/2024
GH	_____	018-EPW PUBLIC WALK Comments1: MW - PARTIAL	20240286	4451 SARASOTA AVE	1997		08/09/2024
JB	_____	019-EFL ENGINEERING FINAL SITE					08/23/2024

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GH		020-FIN FINAL INSPECTION Comments1: JOE					08/28/2024
GH		021-FEL FINAL ELECTRIC					08/28/2024
GH		022-FMC FINAL MECHANICAL					08/28/2024
PBF		023-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					08/29/2024
GH		PM 020-FIN FINAL INSPECTION Comments1: JOE 224-575-0022 joemanue@nvrinc.com	20240287	382 BISCAYNE LN	1977		08/09/2024
GH		PM 021-FEL FINAL ELECTRIC					08/09/2024
GH		PM 022-FME FINAL MECHANICAL					08/09/2024
PBF		023-PLF PLUMBING - FINAL OSR READ Comments1: JOE 224-575-0022 joemanue@nvrinc.com					08/09/2024
GS		024-EFL ENGINEERING FINAL SITE					08/09/2024
JP		001-GPL GREEN PLATE INSPECTION	20240289	2162 HENNING LN	337		08/14/2024
BC	11:00	014-WKS PUBLIC & SERVICE WALKS Comments1: RSS CONC KEN 630-546-0735	20240296	1167 CODY CT	10		08/08/2024
BC	11:00	015-PTO PREPOUR BASE FOR PATIO					08/08/2024
PR		006-RFR ROUGH FRAMING RESCHECK SF Comments1: CLAYTON	20240298	839 ALEXANDRA LN	22	08/30/2024	
PR		AM 007-REL ROUGH ELECTRICAL				08/30/2024	
PR		AM 008-RMC ROUGH MECHANICAL				08/30/2024	
PR		AM 009-PLR PLUMBING - ROUGH				08/30/2024	
GH		AM 009-STP STOOPS Comments1: STEVE 224-283-1211	20240307	3230 LEHMAN CROSSING	755		08/13/2024
GH		010-RFR ROUGH FRAMING RESCHECK SF Comments1: SEROTH@DRHORTON.COM					08/22/2024
GH		011-REL ROUGH ELECTRICAL					08/22/2024
GH		012-RMC ROUGH MECHANICAL					08/22/2024

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PBF		013-PLR PLUMBING - ROUGH Comments1: SEROTH@DRHORTON.COM					08/22/2024
GH		014-INS INSULATION Comments1: STEVE					08/26/2024
GH		AM 008-BG BASEMENT AND GARAGE FLOOR	20240308	2765 BERRYWOOD LN	788		08/07/2024
GH		AM 009-GPL GREEN PLATE INSPECTION					08/08/2024
BC		006-BSM BASEMENT FLOOR Comments1: 630-273-5932	20240310	501 BIRCHWOOD DR	131		08/01/2024
PR		007-RFR ROUGH FRAMING RESCHECK SF Comments1: MCCUE					08/09/2024
PR		008-REL ROUGH ELECTRICAL					08/09/2024
PR		009-RMC ROUGH MECHANICAL					08/09/2024
PR		010-PLR PLUMBING - ROUGH					08/09/2024
GH		AM 011-INS INSULATION Comments1: DAVE 630-878-5792					08/13/2024
JP		012-GAR GARAGE FLOOR Comments1: RICH					08/27/2024
JP		013-STP STOOPS Comments1: FRONT --					08/27/2024
GH		PM 015-WKS PUBLIC & SERVICE WALKS Comments1: COMEX	20240320	3344 JONATHAN DR	149		08/05/2024
PBF		AM 016-SUM SUMP Comments1: Daisy@verunallc.com				08/20/2024	
GH		PM 016-WKS PUBLIC & SERVICE WALKS Comments1: COMEX	20240321	3338 JONATHAN DR	148		08/05/2024
PBF		AM 017-SUM SUMP Comments1: Daisy@verunallc.com					08/20/2024
BC		010-RFR ROUGH FRAMING RESCHECK SF Comments1: JEFF	20240323	3334 JONATHAN DR	147		08/01/2024
BC		011-REL ROUGH ELECTRICAL					08/01/2024

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BC	_____	012-RMC ROUGH MECHANICAL					08/01/2024
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					08/01/2024
JP	_____	014-INS INSULATION Comments1: JEFF					08/06/2024
PBF	_____	AM 015-SUM SUMP Comments1: Daisy@verunallc.com					08/20/2024
GH	_____	PM 016-EPW PUBLIC WALK					08/26/2024
GH	:	PM 017-WK SERVICE WALK					08/26/2024
JP	_____	019-FIN FINAL INSPECTION Comments1: ANDREW	20240324	4546 W MILLBROOK CIR	98		08/05/2024
JP	_____	020-FEL FINAL ELECTRIC					08/05/2024
JP	_____	021-FMC FINAL MECHANICAL					08/05/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					08/05/2024
GS	_____	023-EFL ENGINEERING FINAL SITE					08/05/2024
GS	_____	018-EFL ENGINEERING FINAL SITE	20240325	3083 CONSTITUTION WAY	509		08/22/2024
JP	_____	019-FIN FINAL INSPECTION Comments1: JIM					08/23/2024
JP	_____	020-FEL FINAL ELECTRIC					08/23/2024
JP	_____	021-FMC FINAL MECHANICAL					08/23/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: JFLAHERT@NVRINC.COM					08/26/2024
BC	_____	AM 016-INS INSULATION Comments1: JOE	20240326	531 BISLAYNE CT	2009		08/02/2024
BC	_____	017-WKS PUBLIC & SERVICE WALKS					08/13/2024
GS	_____	018-EFL ENGINEERING FINAL SITE					08/30/2024
BC	_____	PM 009-RFR ROUGH FRAMING RESCHECK SF Comments1: JASON 630-632-7433 jjacob@rallyhomes.net	20240327	485 TIMBER OAK LN	29		08/12/2024

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BC	_____	PM 010-REL ROUGH ELECTRICAL					08/12/2024
BC	_____	011-RMC ROUGH MECHANICAL					08/12/2024
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: JASON 630-632-7433 jjacob@rallyhomes.net					08/12/2024
JP	_____	AM 013-STP STOOPS Comments1: MIDWEST 815-839-8175					08/14/2024
GH	_____	AM 014-INS INSULATION Comments1: RALLY JASON 630 632 7433					08/15/2024
JP	_____	AM 015-PHD POST HOLE - DECK Comments1: MW					08/20/2024
GH	_____	AM 018-WK SERVICE WALK Comments1: MW	20240351	3052 JETER ST	565		08/02/2024
GH	_____	AM 019-EPW PUBLIC WALK Comments1: MDW					08/06/2024
GH	_____	021-FIN FINAL INSPECTION Comments1: KEN	20240353	2752 ROYAL CT	111		08/16/2024
GH	_____	022-FEL FINAL ELECTRIC					08/16/2024
GH	_____	023-FMC FINAL MECHANICAL					08/16/2024
PBF	_____	024-PLF PLUMBING - FINAL OSR READ Comments1: KSHELTON@NVRINC.COM					08/16/2024
GS	_____	025-EFL ENGINEERING FINAL SITE					08/19/2024
PR	_____	AM 026-REI REINSPECTION Comments1: FINAL PLUMBING -- AMEEKS@NVRINC.COM -- 3 Comments2: 31-431-7342					08/19/2024
BC	_____	AM 011-RFR ROUGH FRAMING RESCHECK SF Comments1: JOE	20240354	471 BISCAYNE LN	1991		08/05/2024
BC	_____	AM 012-REL ROUGH ELECTRICAL					08/05/2024
BC	_____	AM 013-RMC ROUGH MECHANICAL					08/05/2024
PBF	_____	AM 014-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					08/05/2024

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GH		015-INS INSULATION Comments1: JOE RYAN 224-575-0022					08/07/2024
GH		AM 016-EPW PUBLIC WALK Comments1: MIDWEST					08/13/2024
GH		024-REI REINSPECTION Comments1: FINAL FRAMING -- JIM	20240371	3095 CONSTITUTION WAY	507		08/01/2024
JP		012-RFR ROUGH FRAMING RESCHECK SF Comments1: JOE	20240372	406 MONTEREY ST	2025		08/15/2024
JP		013-REL ROUGH ELECTRICAL					08/15/2024
JP		014-RMC ROUGH MECHANICAL					08/15/2024
PBF		015-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					08/15/2024
GH		AM 016-INS INSULATION Comments1: JOE					08/19/2024
BC		AM 017-WKS PUBLIC & SERVICE WALKS Comments1: MW					08/29/2024
GS		018-ADA ADA ACCESSIBLE WALK WAY					08/29/2024
BC		PM 005-FIN FINAL INSPECTION Comments1: BIG DECK	20240388	1338 CORALBERRY CT			08/20/2024
JP		008-RFR ROUGH FRAMING RESCHECK SF Comments1: ANDREW BEAM POCKET REQUIRES MORTAR AND Comments2: BEAM BOLT NEED TIGHTENING PHOTOS SENT	20240399	2755 ROYAL CT	103		08/05/2024
JP		009-REL ROUGH ELECTRICAL					08/05/2024
JP		010-RMC ROUGH MECHANICAL					08/05/2024
PBF		011-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM					08/05/2024
GH		AM 012-INS INSULATION Comments1: ANDREW					08/07/2024
GH		AM 015-STP STOOPS Comments1: MW - FRONT AND REAR					08/01/2024
GH		AM 016-WKS PUBLIC & SERVICE WALKS Comments1: MW					08/21/2024

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GH	_____	AM 015-WK SERVICE WALK Comments1: MW IMPROPER BASE MATERIAL	20240400	2754 ROYAL CT	110		08/01/2024
GH	_____	AM 016-STP STOOPS Comments1: REAR -- MW					08/01/2024
GH	_____	PM 017-EPW PUBLIC WALK Comments1: MW					08/09/2024
GH	_____	018-REI REINSPECTION Comments1: MW - SERVICE WALK					08/09/2024
GH	_____	019-FIN FINAL INSPECTION Comments1: ANDREW					08/29/2024
GH	_____	020-FEL FINAL ELECTRIC					08/29/2024
GH	_____	021-FMC FINAL MECHANICAL					08/29/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: AMEEKS@NVRINC.COM					08/29/2024
GS	_____	023-EFL ENGINEERING FINAL SITE					08/30/2024
GH	_____	PM 017-EPW PUBLIC WALK Comments1: MW	20240401	3005 CONSTITUTION WAY	524		08/01/2024
GH	_____	AM 018-REI REINSPECTION Comments1: SERVICE WALK -- MW					08/02/2024
GH	_____	PM 016-EPW PUBLIC WALK Comments1: MW	20240402	3001 CONSTITUTION WAY	525		08/01/2024
GH	_____	AM 017-REI REINSPECTION Comments1: MW - SERVICE WALK					08/02/2024
GH	_____	012-RFR ROUGH FRAMING RESCHECK SF Comments1: JIM	20240403	3078 CONSTITUTION WAY	587		08/01/2024
GH	_____	013-REL ROUGH ELECTRICAL					08/01/2024
GH	_____	014-RMC ROUGH MECHANICAL					08/01/2024
PBF	_____	015-PLR PLUMBING - ROUGH Comments1: JFLAHERT@NVRINC.COM					08/01/2024
JP	_____	016-INS INSULATION Comments1: JIM					08/05/2024

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GH	_____	AM 017-EPW PUBLIC WALK Comments1: MW PARTIAL					08/08/2024
GH	_____	018-EPW PUBLIC WALK Comments1: MW PARTIAL					08/09/2024
BC	_____	018-FIN FINAL INSPECTION Comments1: MARVIN 630 551 6620 MARVIN.MARVIN75@YAH Comments2: O.COM	20240417	1962 MEADOWLARK LN	149		08/16/2024
BC	_____	019-FEL FINAL ELECTRIC Comments1: MARVIN 630 551 6620 MARVIN.MARVIN75@YAH Comments2: O.COM					08/16/2024
BC	_____	020-FME FINAL MECHANICAL					08/16/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: MARVIN 630 551 6620 MARVIN.MARVIN75@YAH Comments2: O.COM					08/16/2024
GS	_____	022-EFL ENGINEERING FINAL SITE					08/21/2024
JP	_____	AM 002-REI REINSPECTION Comments1: WINDOWS LESLIE 331-336-2333 CAULKING S Comments2: TILL NOT INSTALLED ON WEST WINDOW	20240424	1536 STONERIDGE CT	58		08/08/2024
GH	_____	AM 009-STP STOOPS Comments1: REMY 630 973-6699	20240482	906 HAYDEN DR	55		08/06/2024
GH	_____	AM 010-GAR GARAGE FLOOR					08/06/2024
PR	_____	AM 011-RFR ROUGH FRAMING RESCHECK SF Comments1: REMY					08/22/2024
PR	_____	AM 012-REL ROUGH ELECTRICAL					08/22/2024
PR	_____	AM 013-RMC ROUGH MECHANICAL					08/22/2024
PR	_____	AM 014-PLR PLUMBING - ROUGH					08/22/2024
GH	_____	AM 015-INS INSULATION Comments1: REMY					08/26/2024
BC	_____	AM 001-FTG FOOTING Comments1: MW	20240485	402 MONTEREY ST	2026		08/20/2024
BC	_____	AM 002-FOU FOUNDATION Comments1: MW					08/22/2024

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PBF		003-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					08/29/2024
BC		AM 004-BKF BACKFILL Comments1: MW					08/27/2024
BC		PM 001-FTG FOOTING Comments1: MW	20240486	4431 SARASOTA AVE	1993		08/05/2024
GH		PM 002-FOU FOUNDATION					08/07/2024
PBF		003-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					08/12/2024
JP		AM 004-BKF BACKFILL Comments1: MIDWEST 815 839 8175					08/13/2024
PBF		PM 005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					08/20/2024
JP		AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					08/21/2024
GH		PM 007-GPL GREEN PLATE INSPECTION					08/26/2024
BC		PM 011-RFR ROUGH FRAMING RESCHECK SF Comments1: JOE 224-575-0022 joemanue@nvrinc.com	20240487	511 BISCAYNE CT	2008		08/09/2024
BC		012-REL ROUGH ELECTRICAL					08/09/2024
BC		013-RMC ROUGH MECHANICAL					08/09/2024
PBF		014-PLR PLUMBING - ROUGH Comments1: JOE 224-575-0022 joemanue@nvrinc.com					08/09/2024
JP		015-INS INSULATION Comments1: JOE-E 224-575-0022					08/12/2024
BC		016-EPW PUBLIC WALK Comments1: PARTIAL -- MW					08/27/2024
BC		AM 017-EPW PUBLIC WALK Comments1: PARTIAL -- MW					08/29/2024
BC		AM 004-FIN FINAL INSPECTION Comments1: TIGHTEN LOOSE RECEPTICAL NEXT TO ELEC PA Comments2: NEL -- INSTALL GRASPABLE RAIL ON STAIRS	20240504	2286 CRYDER CT	437		08/28/2024

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BC	_____	006-BSM BASEMENT FLOOR	20240521	1141 GRACE DR	65		08/05/2024
GH	_____	016-EPW PUBLIC WALK Comments1: MW	20240549	4558 W MILLBROOK CIR	97		08/07/2024
GH	_____	017-WK SERVICE WALK Comments1: MW					08/07/2024
GH	_____	AM 001-FTG FOOTING Comments1: MIDWEST 815-839-8175 CLEAN LOOSE DEBRIS Comments2: BEFORE POURING	20240551	502 BISCAYNE LN	2014		08/12/2024
JP	_____	AM 002-FOU FOUNDATION Comments1: MIDWEST 815-839-8175					08/14/2024
GH	_____	PM 003-BKF BACKFILL Comments1: MW					08/19/2024
PBF	_____	004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					08/21/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					08/26/2024
BC	_____	AM 006-BSM BASEMENT FLOOR Comments1: MW					08/27/2024
BC	_____	AM 007-GAR GARAGE FLOOR					08/27/2024
BC	_____	AM 008-STP STOOPS Comments1: FR & R --					08/27/2024
GH	_____	PM 010-STP STOOPS Comments1: F -- MW	20240552	3034 CONSTITUTION WAY	581		08/01/2024
GH	_____	AM 011-WK SERVICE WALK Comments1: MDW 815-839-8175					08/08/2024
JP	_____	012-RFR ROUGH FRAMING RESCHECK SF Comments1: JIM					08/09/2024
JP	_____	013-REL ROUGH ELECTRICAL					08/09/2024
JP	_____	014-RMC ROUGH MECHANICAL					08/09/2024
PBF	_____	015-PLR PLUMBING - ROUGH Comments1: JFLAHERT@NVRINC.COM					08/09/2024

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GH		016-INS INSULATION Comments1: JIM 224 828 3245					08/13/2024
GH		AM 017-EPW PUBLIC WALK Comments1: MW					08/22/2024
GH		AM 012-WK SERVICE WALK Comments1: MW	20240553	3009 CONSTITUTION WAY	523		08/02/2024
GH		013-RFR ROUGH FRAMING RESCHECK SF					08/06/2024
GH		014-REL ROUGH ELECTRICAL					08/06/2024
GH		015-RMC ROUGH MECHANICAL					08/06/2024
PBF		016-PLR PLUMBING - ROUGH Comments1: JFLAHERT@NVR.COM					08/06/2024
GH		017-INS INSULATION Comments1: JIM F-RYAN 224 828 3245					08/08/2024
GH		AM 018-EPW PUBLIC WALK Comments1: MW					08/14/2024
JP		AM 008-PWK PRIVATE WALKS Comments1: MIDWEST 815-839-8175	20240554	565 TIMBER OAK LN	24		08/14/2024
JP		AM 009-PHD POST HOLE - DECK Comments1: MW HOLES FULL OF WATER AND MUD					08/20/2024
JP		AM 010-RFR ROUGH FRAMING RESCHECK SF Comments1: JASON				08/29/2024	
JP		AM 011-REL ROUGH ELECTRICAL				08/29/2024	
JP		AM 012-RMC ROUGH MECHANICAL				08/29/2024	
PBF		AM 013-PLR PLUMBING - ROUGH Comments1: JJABOBS@RALLYHOMES.NET				08/29/2024	
JP		001-FIN FINAL INSPECTION Comments1: WINDOWS	20240562	1879 WALSH DR	52	08/30/2024	
PBF		004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM	20240574	2166 HENNING LN	338		08/23/2024
JP		AM 005-GPL GREEN PLATE INSPECTION Comments1: TIM 815-603-0589 14 ANCHORS MISSING					08/23/2024

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BC	11:30	002-FOU FOUNDATION Comments1: PACO 630-536-4171	20240575	2172 HENNING LN	339		08/02/2024
GH	_____ PM	004-BKF BACKFILL Comments1: COX HOWIE 815-254-5748					08/12/2024
PBF	_____	005-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					08/23/2024
GH	_____ AM	003-BKF BACKFILL Comments1: PACO - NOT READY 10:16AM	20240577	2186 HENNING LN	342		08/08/2024
GH	_____ PM	004-BKF BACKFILL Comments1: REINSPECT COX HOWIE 815-254-5748					08/12/2024
PBF	_____	005-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					08/23/2024
BC	_____ AM	003-FIN FINAL INSPECTION Comments1: DECK -- LATE AM	20240599	88 CROOKED CREEK DR	10	08/28/2024	
JP	_____	004-PTO PREPOUR BASE FOR PATIO Comments1: RICH 630-273-5932	20240609	2881 ALDEN AVE	293	08/29/2024	
JP	_____	005-BSM BASEMENT FLOOR				08/29/2024	
JP	_____ AM	004-REI REINSPECTION Comments1: FOUNDATION -- JESUS	20240620	3381 SEELEY CT	810		08/01/2024
GH	_____	005-GPL GREEN PLATE INSPECTION Comments1: STEVE 224-283-1211 seroth@drhorton.com					08/07/2024
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: SEROTH@DRHORTON.COM					08/09/2024
GH	_____	007-PPS PRE-POUR, SLAB ON GRADE Comments1: 224-283-1211					08/14/2024
JP	_____ AM	008-GAR GARAGE FLOOR Comments1: STEVE					08/16/2024
JP	_____ AM	009-STP STOOPS Comments1: FR & R ONLY FRONT WAS READY					08/16/2024
GH	_____	004-GPL GREEN PLATE INSPECTION Comments1: STEVE 224-283-1211 seroth@drhorton.com	20240621	3373 SEELEY CT	808		08/07/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: SEROTH@DRHORTON.COM					08/09/2024

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GH		006-PPS PRE-POUR, SLAB ON GRADE Comments1: 224-283-1211					08/14/2024
JP		AM 007-GAR GARAGE FLOOR Comments1: STEVE					08/16/2024
JP		AM 008-STP STOOPS Comments1: FR & R -- STEVE ONLY FRONT STOOPS READY					08/16/2024
PBF		006-PLU PLUMBING - UNDERSLAB Comments1: STEVE 224-283-1211 seroth@drhorton.com	20240622	2761 BERRYWOOD LN	787		08/07/2024
GH		AM 007-BG BASEMENT AND GARAGE FLOOR Comments1: STEVE 224-283-1211					08/13/2024
GH		008-GPL GREEN PLATE INSPECTION Comments1: STEVE					08/14/2024
JP		AM 003-FOU FOUNDATION Comments1: JESUS	20240623	3385 SEELEY CT	811		08/01/2024
GH		004-GPL GREEN PLATE INSPECTION Comments1: STEVE 224-283-1211 seroth@drhorton.com					08/07/2024
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: SEROTH@DRHORTON.COM					08/09/2024
GH		006-PPS PRE-POUR, SLAB ON GRADE Comments1: 224-283-1211					08/14/2024
JP		AM 007-GAR GARAGE FLOOR Comments1: STEVE					08/16/2024
JP		AM 008-STP STOOPS Comments1: FR & R ONLY FRONT WAS READY					08/16/2024
GH	11:00	001-FTG FOOTING Comments1: UPLAND	20240629	3374 SEELEY CT	813		08/21/2024
GH		PM 002-FOU FOUNDATION Comments1: STEVE					08/23/2024
PBF		PM 003-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					08/29/2024
GH	11:00	001-FTG FOOTING Comments1: UPLAND	20240630	3384 SEELEY CT	812		08/21/2024

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GH		PM 002-FOU FOUNDATION Comments1: STEVE					08/23/2024
PBF		PM 003-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					08/29/2024
GH	10:00	001-FTG FOOTING Comments1: UPLAND	20240631	2757 BERRYWOOD LN	786		08/09/2024
GH		AM 002-FOU FOUNDATION Comments1: UPLAND					08/13/2024
GH		003-BKF BACKFILL Comments1: UPLAND					08/19/2024
PBF		PM 004-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					08/26/2024
PBF		PM 005-ESS STORM SEWER					08/26/2024
PBF		006-PLU PLUMBING - UNDERSLAB Comments1: SEROTH@DRHORTON.COM				08/30/2024	
GH	09:30	001-FTG FOOTING Comments1: JESUS UPLAND 630-453-9281	20240632	2753 BERRYWOOD LN	785		08/12/2024
GH		AM 002-FOU FOUNDATION Comments1: JESUS UPLAND 630 453 9281					08/20/2024
GH		AM 003-BKF BACKFILL Comments1: JESUS					08/23/2024
PBF		PM 004-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					08/26/2024
PBF		PM 005-ESS STORM SEWER					08/26/2024
PBF		006-PLU PLUMBING - UNDERSLAB Comments1: SEROTH@DRHORTON.COM				08/30/2024	
BC		AM 001-FIN FINAL INSPECTION Comments1: SOLAR -- JOE 708-516-5114	20240634	3407 CALEDONIA DR			08/21/2024
BC		AM 002-FEL FINAL ELECTRIC					08/21/2024
JJP		AM 002-FIN FINAL INSPECTION Comments1: FENCE JAZ 224 220 1042	20240643	1310 CORALBERRY CT	110		08/09/2024

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GH	_____	PM 001-FTG FOOTING Comments1: MW	20240647	472 BISCAYNE LN	2016		08/26/2024
GH	_____	AM 002-FOU FOUNDATION Comments1: MW					08/28/2024
BC	_____	AM 001-FTG FOOTING Comments1: MW	20240650	390 BISCAYNE LN	1976		08/27/2024
GH	_____	AM 002-FOU FOUNDATION Comments1: MW					08/28/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JFLAHERT@NVRINC.COM	20240651	3058 JETER ST	566		08/01/2024
GH	_____	006-GPL GREEN PLATE INSPECTION Comments1: JIM					08/01/2024
GH	_____	AM 007-BG BASEMENT AND GARAGE FLOOR Comments1: MW APPROVED AS NOTED					08/02/2024
GH	_____	AM 008-STP STOOPS Comments1: FR & R -- MW					08/22/2024
GH	_____	AM 009-WK SERVICE WALK Comments1: MW					08/27/2024
GH	_____	010-RFR ROUGH FRAMING RESCHECK SF Comments1: JIM					08/30/2024
GH	_____	011-REL ROUGH ELECTRICAL					08/30/2024
GH	_____	012-RMC ROUGH MECHANICAL					08/30/2024
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JFLAHERT@NVRINC.COM				08/30/2024	
GH	_____	AM 003-BKF BACKFILL Comments1: MW	20240652	4627 W MILLBROOK CIR	113		08/02/2024
PR	_____	004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					08/02/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: Meeks, Andrew <ameeks@nvrinc.com> ANDREW Comments2: 331-431-7342					08/08/2024
GH	_____	PM 006-BSM BASEMENT FLOOR Comments1: MW - TAPE SMALL AREA UNDER PORCH BEFORE Comments2: POURING					08/08/2024

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GH	_____	007-GAR GARAGE FLOOR Comments1: MW					08/08/2024
GH	_____	008-GPL GREEN PLATE INSPECTION					08/15/2024
JP	_____	AM 009-STP STOOPS Comments1: FR & R -- MW					08/28/2024
GH	_____	AM 001-FTG FOOTING Comments1: MIDWEST 815-839-8175	20240653	2756 ROYAL CT	109		08/12/2024
GH	_____	AM 002-FOU FOUNDATION Comments1: MIDWEST 815-839-8175					08/14/2024
BC	_____	PM 003-BKF BACKFILL Comments1: MW					08/19/2024
PBF	_____	004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					08/21/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: AMEEKS@NVRINC.COM					08/26/2024
GH	_____	PM 006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					08/26/2024
GH	_____	007-GPL GREEN PLATE INSPECTION					08/29/2024
JP	_____	007-GPL GREEN PLATE INSPECTION Comments1: ANDREW 331-431-7342	20240654	4510 W MILLBROOK CIR	101		08/08/2024
GH	_____	AM 008-STP STOOPS Comments1: FR & R -- MW					08/27/2024
JP	_____	008-RFR ROUGH FRAMING RESCHECK SF Comments1: ANDREW 331-431-7342 AMEEKS@NVRINC.CO Comments2: M	20240655	4534 W MILLBROOK CIR	99		08/13/2024
JP	_____	009-REL ROUGH ELECTRICAL					08/13/2024
JP	_____	010-RMC ROUGH MECHANICAL					08/13/2024
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM					08/13/2024
GH	_____	AM 012-INS INSULATION Comments1: ANDREW 331-431-7342					08/15/2024

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GH	_____	AM 013-STP STOOPS Comments1: FR & R -- MW					08/15/2024
GH	_____	AM 014-WKS PUBLIC & SERVICE WALKS Comments1: MW					08/21/2024
JP	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS	20240659	2064 DEERPOINT LN	162		08/07/2024
JP	_____	AM 002-BKF BACKFILL Comments1: MW	20240683	641 ASH CT	15		08/02/2024
PBF	_____	003-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM cancelled-w Comments2: eather				08/05/2024	
PBF	_____	004-PLU PLUMBING - UNDERSLAB					08/09/2024
GH	_____	005-BSM BASEMENT FLOOR Comments1: MW					08/13/2024
GH	_____	006-GAR GARAGE FLOOR Comments1: MW					08/13/2024
PBF	_____	007-ESW SEWER / WATER Comments1: AL'S SEWER & WATER 630-492-7635 EMAIL:FA Comments2: MILYSEWEROFFICE@YAHOO.COM					08/14/2024
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: JJACOBS@RALLYHOMES.NET	20240684	465 TIMBER OAK LN	30		08/05/2024
JP	_____	AM 007-BG BASEMENT AND GARAGE FLOOR Comments1: MDW					08/07/2024
JP	_____	AM 008-PHD POST HOLE - DECK Comments1: MW					08/20/2024
JP	_____	003-FIN FINAL INSPECTION Comments1: PAVER PATIO	20240696	2878 OLD GLORY DR	273		08/22/2024
BF	_____	PM 001-FIN FINAL INSPECTION Comments1: MIKE 815 355 5111 inspections@ionsolar.c Comments2: om	20240706	4439 TAMPA DR	1960		08/28/2024
BF	_____	002-FEL FINAL ELECTRIC Comments1: MIKE 815 355 5111 inspections@ionsolar.c Comments2: om					08/28/2024

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JP		009-GPL GREEN PLATE INSPECTION Comments1: ANDREW	20240709	4522 W MILLBROOK CIR	100		08/01/2024
GH		AM 010-STP STOOPS Comments1: FR & R -- MW					08/15/2024
GH		011-WK SERVICE WALK Comments1: MW					08/21/2024
GH		012-RFR ROUGH FRAMING RESCHECK SF Comments1: ANDREW					08/23/2024
GH		013-REL ROUGH ELECTRICAL					08/23/2024
GH		014-RMC ROUGH MECHANICAL					08/23/2024
PBF		015-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM					08/23/2024
GH		AM 016-INS INSULATION Comments1: ANDREW					08/27/2024
GH		PM 010-STP STOOPS Comments1: FRONT -- MW	20240710	3032 JETER ST	562		08/01/2024
GH		AM 011-PWK PRIVATE WALKS Comments1: MDW 815-839-8175					08/08/2024
BC		012-RFR ROUGH FRAMING RESCHECK SF Comments1: JIM					08/15/2024
BC		013-REL ROUGH ELECTRICAL					08/15/2024
BC		014-RMC ROUGH MECHANICAL					08/15/2024
PBF		015-PLR PLUMBING - ROUGH Comments1: JFLAHERT@NVRINC.COM					08/15/2024
GH		016-INS INSULATION Comments1: JIM					08/19/2024
GH		PM 017-EPW PUBLIC WALK Comments1: MW - PARTIAL FRONT OF HOUSE ONLY (CORNER Comments2: LOT)					08/23/2024
GH		018-EPW PUBLIC WALK Comments1: MW - PARTIAL (ALONG CONSTITUTION ST)					08/26/2024

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GS	_____	019-ADA ADA ACCESSIBLE WALK WAY					08/29/2024
BC	_____	PM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: GUS 331 717 8254	20240724	204 RIVER ST			08/07/2024
BC	_____	001-FIN FINAL INSPECTION Comments1: ASHPALT DRIVE ADDITION LIBERTY PAVING 63 Comments2: 0-810-1624	20240727	2610 BOOMER LN	1		08/12/2024
BF	_____	PM 003-REI REINSPECTION Comments1: FINAL SOLAR-- DAVE 224-474-2058 AFTER 12 Comments2: 00 PLEASE	20240742	1451 ASPEN LN	103		08/06/2024
BC	_____	PM 004-REI REINSPECTION Comments1: SOLAR -- THOMAS 224-645-4871				08/29/2024	
BC	_____	PM 006-FIN FINAL INSPECTION Comments1: VICTOR 773-876-2605	20240748	1735 CALLANDER TR	70		08/26/2024
BC	_____	PM 007-FEL FINAL ELECTRIC					08/26/2024
BC	_____	PM 008-FMC FINAL MECHANICAL					08/26/2024
PBF	_____	PM 009-PLF PLUMBING - FINAL OSR READ Comments1: BASEMENT -- VICTOR 773-876-2605					08/26/2024
BC	_____	PM 006-FIN FINAL INSPECTION Comments1: VICTOR 773-876-2605	20240749	556 MANCHESTER LN	387		08/26/2024
BC	_____	PM 007-FEL FINAL ELECTRIC					08/26/2024
BC	_____	PM 008-FMC FINAL MECHANICAL					08/26/2024
PBF	_____	PM 009-PLF PLUMBING - FINAL OSR READ Comments1: BASEMENT -- VICTOR -- 773-876-2605					08/26/2024
BC	_____	005-FIN FINAL INSPECTION Comments1: MATRIX 224 324 0813	20240750	2057 INGEMUNSON LN	151		08/12/2024
BC	_____	AM 006-FEL FINAL ELECTRIC					08/12/2024
BC	_____	AM 007-FME FINAL MECHANICAL					08/12/2024
JJP	_____	002-FIN FINAL INSPECTION Comments1: FENCE -- JAZLYN 224-220-1042	20240753	781 OMAHA DR	17		08/09/2024
GH	_____	AM 009-STP STOOPS Comments1: FR & R MW	20240755	3109 CONSTITUTION WAY	494		08/15/2024

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GH	_____	010-RFR ROUGH FRAMING RESCHECK SF Comments1: JIM					08/20/2024
GH	_____	011-REL ROUGH ELECTRICAL					08/20/2024
GH	_____	012-RMC ROUGH MECHANICAL					08/20/2024
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JFLAHERT@NVRINC.COM					08/20/2024
GH	_____	014-INS INSULATION Comments1: JIM					08/22/2024
GH	_____	AM 015-WK SERVICE WALK Comments1: MW					08/27/2024
GH	_____	AM 016-EPW PUBLIC WALK Comments1: PARTIAL -- MW					08/29/2024
GS	_____	AM 017-ADA ADA ACCESSIBLE WALK WAY				08/30/2024	
GH	_____	AM 005-BSM BASEMENT FLOOR Comments1: MDW 815-839-8175	20240756	3011 CONSTITUTION WAY	522		08/07/2024
GH	_____	AM 006-GAR GARAGE FLOOR					08/07/2024
GH	_____	007-GPL GREEN PLATE INSPECTION Comments1: 224-828-3245 MISSING 11 ANCHOR BOLTS					08/07/2024
GH	_____	008-REI REINSPECTION Comments1: GREENPLATE					08/07/2024
GH	_____	AM 009-STP STOOPS Comments1: FR & R -- MW					08/22/2024
GH	_____	AM 010-WK SERVICE WALK Comments1: MW					08/27/2024
GH	_____	AM 008-STP STOOPS Comments1: F & R -- MW	20240757	3025 CONSTITUTION WAY	521		08/02/2024
GH	_____	009-REI REINSPECTION					08/05/2024
GH	_____	AM 010-WK SERVICE WALK Comments1: MW					08/15/2024
JP	_____	011-RFR ROUGH FRAMING RESCHECK SF Comments1: JIM					08/26/2024

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JP	_____	012-REL ROUGH ELECTRICAL					08/26/2024
JP	_____	013-RMC ROUGH MECHANICAL					08/26/2024
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: JFLAHERT@NVRINC.COM					08/26/2024
BC	_____	015-INS INSULATION Comments1: JIM					08/28/2024
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR -- MICHAEL 815-355-5111	20240776	3067 JETER ST	576		08/07/2024
BF	_____	AM 002-FEL FINAL ELECTRIC					08/07/2024
BC	_____	AM 001-BND POOL BONDING	20240798	1336 SPRING ST	178		08/13/2024
BC	_____	002-REL ROUGH ELECTRICAL					00/08/1324
BC	_____	003-TRN TRENCH - (GAS, ELECTRIC,					08/13/2024
BC	_____	PM 004-PPS PRE-POUR, SLAB ON GRADE Comments1: POOL					08/29/2024
JP	10:00	003-ROF ROOF UNDERLAYMENT ICE & W Comments1: 630 553 2344 x1 BACK SIDE ROOF PASS	20240803	534 REDHORSE LN	136		08/02/2024
BC	_____	001-BND POOL BONDING	20240805	709 BLUESTEM DR	25		08/07/2024
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20240809	2033 INGEMUNSON LN	153		08/08/2024
JP	_____	AM 001-PHD POST HOLE - DECK Comments1: SHARON 630-479-7547	20240811	551 BISCAYNE CT	2010		08/09/2024
BC	_____	AM 002-RFR ROUGH FRAMING RESCHECK SF Comments1: DECK					08/22/2024
BF	_____	PM 001-FIN FINAL INSPECTION Comments1: SOLAR -- JOSH 224-330-9458	20240822	2076 SQUIRE CIR	183		08/07/2024
BF	_____	PM 002-FEL FINAL ELECTRIC					08/07/2024
BF	_____	001-FIN FINAL INSPECTION Comments1: SOLAR -- RYN 815-409-5467	20240823	1302 WILLOW WAY	192		08/19/2024
BF	_____	002-FEL FINAL ELECTRIC					08/19/2024
JP	_____	AM 002-FIN FINAL INSPECTION Comments1: FENCE --	20240830	2610 SEELEY ST	750		08/02/2024

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BC	_____	PM 001-FTG FOOTING Comments1: MW	20240835	3064 JETER ST	567		08/05/2024
GH	_____	PM 002-FOU FOUNDATION					08/07/2024
PBF	_____	003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					08/09/2024
GH	_____	PM 004-BKF BACKFILL Comments1: MW					08/12/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JFLAHERT@NVRINC.COM					08/20/2024
BC	_____	006-GPL GREEN PLATE INSPECTION Comments1: JIM					08/20/2024
GH	_____	AM 007-BSM BASEMENT FLOOR Comments1: MW - FINISH TAPING SEAMS/SUMP					08/21/2024
GH	_____	AM 008-GAR GARAGE FLOOR Comments1: MW					08/21/2024
GH	_____	AM 002-FOU FOUNDATION Comments1: MW	20240836	3048 CONSTITUTION WAY	582		08/01/2024
GH	_____	PM 003-BKF BACKFILL Comments1: MDW 815-839-8175					08/06/2024
PBF	_____	004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					08/07/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JFLAHERT@NVRINC.COM					08/13/2024
GH	_____	AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					08/14/2024
GH	_____	007-GPL GREEN PLATE INSPECTION Comments1: JIM					08/15/2024
GH	_____	AM 008-PHD POST HOLE - DECK Comments1: MW					08/22/2024
BF	_____	001-FIN FINAL INSPECTION Comments1: ERIC 708-441-6311	20240840	3311 CALEDONIA DR	75		08/14/2024
BF	_____	002-FEL FINAL ELECTRIC Comments1: SOLAR ERIC 708-441-6311					08/14/2024

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JP	10:00	001-FTG FOOTING Comments1: RSS CONC 630 365 9131	20240845	328 POPLAR DR	93		08/20/2024
PR	_____	AM 002-ESW SEWER / WATER Comments1: RSS 630-546-8091					08/16/2024
BC	14:30	003-FOU FOUNDATION Comments1: KEN 630-546-0735					08/22/2024
BC	_____	004-BKF BACKFILL Comments1: KEN					08/28/2024
BC	_____	003-FIN FINAL INSPECTION	20240848	1644 SHETLAND LN	46		08/08/2024
JP	_____	001-PPS PRE-POUR, SLAB ON GRADE Comments1: CEMENTRIX 630 862 8053	20240849	2102 WHITEKIRK LN	104		08/14/2024
BC	_____	AM 004-FIN FINAL INSPECTION Comments1: POOL -- LATCH RELEASE -- JEREMY	20240850	867 GREENFIELD TURN	43		08/01/2024
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ANGELO 331-305-7178	20240853	2041-2049 MUIRFIELD DR			08/07/2024
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ANGELO 331-305-7178	20240855	2133-2151 MUIRFIELD CT			08/02/2024
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ANGELO 331-305-7178	20240858	2105-2127 MUIRFIELD CT			08/02/2024
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ANGELO 331-305-7178	20240859	2036-2044 MUIRFIELD DR			08/08/2024
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ANGELO 331-305-7178	20240860	2031-2039 MUIRFIELD DR			08/08/2024
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20240862	2051-2065 MUIRFIELD DR			08/06/2024
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20240863	2068-2078 MUIRFIELD DR			08/06/2024
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ANGELO 331-305-7178	20240864	2069-2081 MUIRFIELD DR			08/05/2024
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ANGELO	20240865	2095-2029 MUIRFIELD DR			08/05/2024
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ANGELO 331-305-7178 SAT BUILD PHOTOS SE Comments2: NT	20240866	2002-2010 MUIRFIELD DR			08/10/2024

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JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240867	2001-2011 MUIRFIELD DR			08/09/2024
		Comments1: ANGELO 331-305-7178					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240868	2021-2029 MUIRFIELD DR			08/09/2024
		Comments1: ANGELO 331-305-7178					
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20240869	221-235 ST JOSEPHS WAY			08/03/2024
		Comments1: ANGELO 331-305-7178 -- PICS					
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20240870	252-268 ST JOSEPHS WAY			08/03/2024
		Comments1: ANGELO 331-305-7178 -- PICS					
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20240871	2102-2104 VILLAGE VIEW DR			08/13/2024
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20240872	2069-2075 VILLAGE VIEW DR			08/13/2024
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240873	2043-2063 VILLAGE VIEW DR			08/12/2024
		Comments1: ANGELO 331-305-7178					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240874	2021-2039 VILLAGE VIEW DR			08/10/2024
		Comments1: ANGELO 331-305-7178 SAT BUILD PHOTOS SEN					
		Comments2: T					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240875	2048-2066 VILLAGE VIEW DR			08/12/2024
		Comments1: ANGELO 331-305-7178					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240877	4520 MARQUETTE ST	1221		08/06/2024
GH	_____ AM	001-FTG FOOTING	20240887	3107 CONSTITUTION WAY	495		08/20/2024
		Comments1: MW					
GH	_____ PM	002-FOU FOUNDATION					08/21/2024
		Comments1: MW					
PBF	_____	003-WAT WATER					08/29/2024
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
GH	_____ AM	004-BKF BACKFILL					08/27/2024
		Comments1: MW					
GH	_____ AM	001-FTG FOOTING	20240888	3033 CONSTITUTION WAY	519		08/13/2024
		Comments1: MIDWEST 815-839-8175					
GH	_____ PM	002-FOU FOUNDATION					08/14/2024
		Comments1: MIDWEST 815-839-8175					
BC	_____ PM	003-BKF BACKFILL					08/19/2024
		Comments1: MW					

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PBF	_____	004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					08/20/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JFLAHERT@NVRINC.COM					08/26/2024
GH	_____	006-BSM BASEMENT FLOOR Comments1: MW					08/27/2024
GH	_____	007-GAR GARAGE FLOOR Comments1: MW - RECOMPACT BEFORE POURING					08/27/2024
BC	_____	008-GPL GREEN PLATE INSPECTION Comments1: JIM					08/28/2024
JP	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO MIKE 630 669 6695	20240889	3378 GABRIEL DR	167		08/12/2024
BF	_____	001-FIN FINAL INSPECTION Comments1: JAIME 847 971 2039 KEVIN.HAMM@FREEDOMFOR Comments2: EVER.COM	20240890	838 GREENFIELD TURN	152		08/13/2024
BF	_____	002-FEL FINAL ELECTRIC Comments1: SOLAR JAIME 847 971 2039 KEVIN.HAMM@FREE Comments2: DOMFOREVER.COM					08/13/2024
JP	_____	AM 001-PHD POST HOLE - DECK Comments1: CHIRS UPPER DECK 630 330 8038	20240891	2622 SEELEY ST	747		08/13/2024
BC	_____	AM 002-RFR ROUGH FRAMING RESCHECK SF Comments1: CHRIS 630-330-8038					08/27/2024
BC	_____	AM 001-RFR ROUGH FRAMING RESCHECK SF Comments1: JIM 224-324-0813	20240895	2789 BERRYWOOD LN	794		08/02/2024
BC	_____	AM 002-REL ROUGH ELECTRICAL					08/02/2024
BC	_____	AM 003-RMC ROUGH MECHANICAL					08/02/2024
BC	_____	PM 004-INS INSULATION Comments1: 224-324-0813					08/22/2024
GH	_____	AM 001-PTO PREPOUR BASE FOR PATIO Comments1: JOHN 630-862-8053	20240897	2088 SQUIRE CIR	179		08/19/2024
BC	_____	PM 004-CRB CURB CUT Comments1: RICHIE 630-862-1882	20240903	735 EDWARD LN			08/21/2024

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BC		002-RFR ROUGH FRAMING RESCHECK SF	20240907	1324 CORALBERRY CT			08/07/2024
		Comments1: CLEAN EDGE 630-364-0224					
BC		AM 003-FIN FINAL INSPECTION					08/26/2024
		Comments1: DECK -- CLEAN EDGE					
JP	10:30	001-PHF POST HOLE - FENCE	20240912	3138 JUSTICE DR	611		08/05/2024
		Comments1: ANTHONY 630-406-8410 X 212					
JP		002-FIN FINAL INSPECTION					08/16/2024
		Comments1: FENCE -- ANTHONY					
JP	11:30	001-PHF POST HOLE - FENCE	20240914	1040 GILLESPIE LN	225		08/08/2024
		Comments1: ACOSTA JOSE 815-258-6031					
JP		002-FIN FINAL INSPECTION	20240916	1440 CHESTNUT LANE			08/21/2024
		Comments1: FENCE					
GH		AM 001-FTG FOOTING	20240918	3105 CONSTITUTION WAY	496		08/27/2024
		Comments1: MW					
JP		PM 002-FOU FOUNDATION					08/28/2024
		Comments1: MW					
BC		PM 002-FIN FINAL INSPECTION	20240920	1308 EVERGREEN LN	141		08/07/2024
		Comments1: ABOVE GROUND POOL JUSTIN 630-418-1823					
JP	11:30	001-PHF POST HOLE - FENCE	20240921	892 HAMPTON LN	212		08/05/2024
		Comments1: CARLA -- 815-460-3449					
JP	11:00	001-PPS PRE-POUR, SLAB ON GRADE	20240922	3037 CONSTITUTION WAY	518		08/22/2024
		Comments1: PATIO AND WALKWAY -- HANNAH 815-514-9574					
JP		AM 001-PTO PREPOUR BASE FOR PATIO	20240923	3340 SEELEY ST	730		08/15/2024
		Comments1: PATIO -- JOSE					
JP	11:00	001-PHF POST HOLE - FENCE	20240930	3357 GABRIEL DR	171		08/02/2024
		Comments1: ANTHONY 630-406-8410 X 212					
JP		002-FIN FINAL INSPECTION					08/27/2024
		Comments1: FENCE					
JP		001-PTO PREPOUR BASE FOR PATIO	20240931	2629 LILAC WAY	313		08/21/2024
		Comments1: JOHN 630-862-8053					
JP		001-FIN FINAL INSPECTION	20240935	409 CENTER PKWY			08/08/2024
		Comments1: SIDING					

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JP		001-FIN FINAL INSPECTION Comments1: PERGOLA	20240936	1531 CORNERSTONE DR	40		08/07/2024
GH	11:00	001-PHF POST HOLE - FENCE Comments1: CANDACE 630-406-8410 X 220	20240938	1638 SIENNA DR	56	08/01/2024	
JP	11:00	002-PHF POST HOLE - FENCE Comments1: ANTHONY PARAMOUNT 630 406 8410 212					08/12/2024
JP		003-FIN FINAL INSPECTION Comments1: FENCE					08/27/2024
GH		AM 001-PHD POST HOLE - DECK Comments1: ADAM 630 486 2502	20240939	104 E WASHINGTON ST			08/06/2024
BC		002-FIN FINAL INSPECTION Comments1: ADAM 630 486 2502					08/08/2024
BF		PM 003-REI REINSPECTION Comments1: FINAL SOLAR-- DAVE 224-474-2058 AFTER 12 Comments2: 00 PLEASE	20240940	2788 CRANSTON CIR	101		08/06/2024
GH		001-PHD POST HOLE - DECK Comments1: TYRA & ANDREA 630-853-0128	20240944	2659 GOULD CT	65		08/06/2024
JP	10:30	001-PHF POST HOLE - FENCE Comments1: ANTHONY 630-406-8410 X 212	20240952	302 E MAIN ST			08/02/2024
BC		PM 002-BND POOL BONDING Comments1: JASON	20240953	702 GREENFIELD TURN	99		08/09/2024
JP		001-PTO PREPOUR BASE FOR PATIO Comments1: ULYSSES	20240955	2282 FAIRFAX WAY	502		08/06/2024
JP		001-FIN FINAL INSPECTION Comments1: PATIO DOORS -- BRUCE 630-624-0565	20240956	823 CANYON TR	114		08/05/2024
JP		PM 001-PH POST HOLES / PILES Comments1: GAZEBO -- LAZ 630-659-7997	20240959	1095 GRACE DR	56		08/21/2024
JP		PM 002-TRN TRENCH - (GAS, ELECTRIC,					08/21/2024
JP		PM 001-FIN FINAL INSPECTION Comments1: PAVER PATIO -- SCOTT 847-344-2466	20240960	3357 GABRIEL DR	171		08/28/2024
BC		001-FIN FINAL INSPECTION Comments1: FRANK 224-237- 8025 FRANK.NAPOLI@SUNR Comments2: UN.COM	20240961	1547 SIENNA DR	80	08/30/2024	

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		002-FEL FINAL ELECTRIC Comments1: SOLAR FRANK 224-237- 8025 Comments2: I@SUNRUN.COM	FRANK.NAPOL			08/30/2024	
JP	11:00	001-PHF POST HOLE - FENCE Comments1: NW CEDAR 815-253-2752	20240963	1942 WESTON AVE	56		08/07/2024
BC		AM 001-RFR ROUGH FRAMING RESCHECK SF Comments1: DOOR -- ERIC 630-234-1820	20240967	353 PENSACOLA ST	1145		08/19/2024
BC		AM 002-REL ROUGH ELECTRICAL					08/19/2024
JP	11:00	001-PHF POST HOLE - FENCE Comments1: 630-406-8410 X 220	20240970	491 BISCAYNE LN	1992		08/01/2024
JP		002-FIN FINAL INSPECTION Comments1: PARAMOUNT ALICIA 630-406-8410 201					08/12/2024
BC		AM 001-TRN TRENCH - (GAS, ELECTRIC, Comments1: PUEBLO SERGIO	20240971	204 SPRUCE ST	24		08/13/2024
BC		AM 002-BND POOL BONDING Comments1: SERGIO 630-669-7609					08/13/2024
JP		001-FIN FINAL INSPECTION Comments1: WINDOWS --	20240974	306 MCHUGH RD	3		08/23/2024
JP	13:00	001-PHF POST HOLE - FENCE Comments1: CARLA 815-460-3449	20240975	666 WHITE OAK WAY			08/01/2024
BC		001-TRN TRENCH - (GAS, ELECTRIC, Comments1: JAMI 312-493-0973	20240976	2642 LILAC WAY	376		08/07/2024
JP		AM 001-PHD POST HOLE - DECK Comments1: LATE AM -- CLEAN EDGE	20240980	2639 KELLOGG CT	56		08/13/2024
BC		002-RFR ROUGH FRAMING RESCHECK SF					08/19/2024
BC		AM 003-FIN FINAL INSPECTION Comments1: DECK					08/26/2024
JP		001-PHD POST HOLE - DECK Comments1: CHRIS 630-330-8038	20240982	3087 CONSTITUTION WAY	508		08/20/2024
JP		PM 002-PTO PREPOUR BASE FOR PATIO Comments1: CHRIS					08/20/2024
JP	10:30	001-PHF POST HOLE - FENCE Comments1: ANTHONY 630-406-8410 x212	20240983	3378 GABRIEL DR	167		08/16/2024

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	10:00	001-PHF POST HOLE - FENCE Comments1: PEERLESS 630-797-3642	20240986	617 GREENFIELD TURN	72		08/16/2024
BC	_____ AM	001-RFR ROUGH FRAMING RESCHECK SF Comments1: PAT 630-267-4192	20240988	2374 TITUS DR	244	08/30/2024	
BC	_____ AM	002-REL ROUGH ELECTRICAL				08/30/2024	
PBF	_____ AM	003-PLR PLUMBING - ROUGH Comments1: FIRE RESTORATION -- PAT 630-267-4192				08/30/2024	
BC	13:00	001-OCC OCCUPANCY INSPECTION Comments1: GINA 331-230-2642	20240993	1308 SUNSET AVE			08/01/2024
BC	_____ AM	001-FIN FINAL INSPECTION Comments1: GAZEBO -- LAURA 573-855-3270	20240995	3069 GRANDE TR	555		08/01/2024
JP	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO GUS 331-717-8254	20240999	617 WHITE OAK WAY	47		08/07/2024
GH	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: A&B 815-786-3100	20241000	1101 CLEARWATER DR	28		08/19/2024
GH	_____ PM	001-PHF POST HOLE - FENCE Comments1: NETWORK 630-327-7066	20241006	2853 ROOD ST	317		08/09/2024
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE -- MONICA 630-554-0385					08/23/2024
PR	_____ PM	001-RFR ROUGH FRAMING RESCHECK SF Comments1: MARK 630-677-3101	20241008	209 E CENTER ST			08/02/2024
PR	_____ PM	002-RMC ROUGH MECHANICAL					08/02/2024
PR	_____ PM	003-PLR PLUMBING - ROUGH					08/02/2024
BC	_____ PM	004-INS INSULATION Comments1: MARK 630-677-3101					08/12/2024
BC	_____ PM	001-RFR ROUGH FRAMING RESCHECK SF Comments1: FRED BRIGHT	20241009	206 W CENTER ST			08/14/2024
BC	_____	002-FIN FINAL INSPECTION Comments1: SUN ROOM					08/14/2024
JP	09:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ELI 224-800-5132	20241019	515 W MADISON ST	2		08/16/2024

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241020	901 HOMESTEAD DR	113		08/07/2024
JP	08:00	001-PHD POST HOLE - DECK Comments1: 330-495-8188	20241024	2492 ANNA MARIA LN	599		08/14/2024
BC		AM 002-RFR ROUGH FRAMING RESCHECK SF Comments1: ERIN 330-495-8188 -- INSTALL DECK LATERA Comments2: L LOAD RESTRAINTS BEFORE FINAL					08/19/2024
JP	13:00	001-PHF POST HOLE - FENCE Comments1: CEDAR RUSTIC 815 460 3449	20241026	3059 GRANDE TR	557		08/06/2024
JP	10:30	001-PHF POST HOLE - FENCE Comments1: 630 406 8410X 212	20241027	2720 BERRYWOOD LN	767		08/16/2024
JP		AM 001-PTO PREPOUR BASE FOR PATIO Comments1: BOB 630-440-8772	20241028	2264 FAIRFAX WAY	504		08/20/2024
BC	11:30	001-PHF POST HOLE - FENCE Comments1: MARIA 630-797-3642	20241030	284 WINDETT RIDGE RD	19		08/22/2024
BC		PM 001-PTO PREPOUR BASE FOR PATIO Comments1: CHUY	20241031	892 HAMPTON LN	212		08/16/2024
BC		PM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: DRIVEWAY -- CHUY	20241032	1133 TAUS CIR	108		08/19/2024
GH		AM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: SERVICE WALK AND APRON. -- FELIX 630-673 Comments2: -2180 TOLD CONTRACTOR TO REMOVE REBAR Comments3: IN APRON	20241033	4548 MARQUETTE ST	1215		08/15/2024
BF		001-SOL SOLAR PANEL SYSTEMS Comments1: Tech: RYAN 815-409-5467 EMAIL: patricia. Comments2: pulliam@greengridssolar.com	20241035	501 ASHWORTH LN	519		08/14/2024
BF		002-FEL FINAL ELECTRIC					08/14/2024
BC		001-FIN FINAL INSPECTION Comments1: WINDOWS -- BOB 630-885-3978	20241037	506 WALSH CT	1		08/20/2024
BC		001-FIN FINAL INSPECTION Comments1: SIGN -- VINCE	20241038	1821 S BRIDGE ST		08/27/2024	
JP		001-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO MIKE OTTO 815 378 4299	20241041	1267 WALSH DR	122		08/12/2024
JP	12:00	001-PHF POST HOLE - FENCE Comments1: CLASSIC	20241045	559 COACH RD	415		08/26/2024

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JP		001-ROF ROOF UNDERLAYMENT ICE & W	20241048	404 BLAINE ST			08/20/2024
		Comments1: PASSED WITH PHOTOS-SATURDAY 8/17 BUILD					
BC	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20241051	191 CLAREMONT CT	21		08/19/2024
		Comments1: BRIAN 224-612-3718					
JP	11:00	001-PHF POST HOLE - FENCE	20241053	3367 JONATHAN DR	163		08/29/2024
		Comments1: SARAH 815-836-8731					
JP	14:00	001-PHF POST HOLE - FENCE	20241055	2164 TREMONT AVE	466		08/26/2024
		Comments1: CLASSIC					
JP		001-PHF POST HOLE - FENCE	20241061	1404 SEQUOIA CIR			08/22/2024
		Comments1: CLASSIC 630-551-3400					
JP		002-FIN FINAL INSPECTION					08/29/2024
		Comments1: FENCE					
BC		001-TRN TRENCH - (GAS, ELECTRIC,	20241062	2096 COUNTRY HILLS DR	451		08/06/2024
GH		AM 001-PTO PREPOUR BASE FOR PATIO	20241068	3044 GRANDE TR	540		08/30/2024
		Comments1: BIANCA 630-880-8206					
BC		PM 001-PHD POST HOLE - DECK	20241069	702 GREENFIELD TURN	99		08/09/2024
		Comments1: JASON 630-800-6409					
BC		AM 002-RFR ROUGH FRAMING RESCHECK SF					08/14/2024
		Comments1: DECK JASON 630 800 6409					
JP	11:30	001-PHF POST HOLE - FENCE	20241070	1007 N CARLY CIR	120		08/26/2024
		Comments1: ANTHONY 630-406-8410 (((((CANCELED))))))					
JP	11:00	001-PHF POST HOLE - FENCE	20241071	902 GILLESPIE LN	132		08/28/2024
		Comments1: MARIA 630-797-3642					
JP	09:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241072	221 A HILLCREST AVE			08/27/2024
JP	10:30	001-PHF POST HOLE - FENCE	20241073	1463 RUBY DR	354		08/23/2024
		Comments1: CEDR MILL 815-744-9390					
BC		PM 001-FIN FINAL INSPECTION	20241077	521 CHESHIRE CT	42	08/30/2024	
		Comments1: SOLAR -- THOMAS 224-645-4871					
BC		PM 002-FEL FINAL ELECTRIC				08/30/2024	
BF		001-FIN FINAL INSPECTION	20241078	381 BISCAYNE LN	1985		08/26/2024
		Comments1: 847-975-8834 WILL thomasderrick@freedomf					
		Comments2: orever.com					

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BF		002-FEL FINAL ELECTRIC Comments1: SOLAR 847-975-8834 WILL thomasderrick@fr Comments2: eedomforever.com					08/26/2024
BC		001-FIN FINAL INSPECTION Comments1: SIGN -- VINCE	20241079	724 E VETERANS PKWY	6		08/27/2024
BC	10:30	001-PHF POST HOLE - FENCE Comments1: ANTHONY 630-406-8410 x212	20241086	2327 FAIRFIELD AVE	499		08/19/2024
BC		AM 001-FIN FINAL INSPECTION Comments1: SOLAR - CALEB 224-762-3606	20241087	116 CONOVER CT			08/29/2024
BC		AM 002-FEL FINAL ELECTRIC					08/29/2024
GH	13:00	001-PHF POST HOLE - FENCE Comments1: MIGUEL 630-701-0592	20241088	802 WINDETT RIDGE RD	102		08/30/2024
BF		001-FIN FINAL INSPECTION Comments1: 847-975-8834 WILL thomasderrick@freedomf Comments2: orever.com	20241090	2851 MCLELLAN BLVD			08/26/2024
BF		002-FEL FINAL ELECTRIC Comments1: SOLAR 847-975-8834 WILL thomasderrick@fr Comments2: eedomforever.com					08/26/2024
GH	11:30	001-PHF POST HOLE - FENCE Comments1: JAZLYN 224-220-1042	20241092	410 MONTEREY ST	2024		08/19/2024
JP		AM 002-FIN FINAL INSPECTION Comments1: FENCE					08/21/2024
BC		PM 001-PHD POST HOLE - DECK Comments1: DAVE 312-402-1371	20241093	1338 CORALBERRY CT			08/20/2024
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: REUBEN 815-630-7005 PHOTOS SENT	20241096	1320 SPRING ST	182		08/26/2024
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: BRIAN 224-612-3718	20241099	188 CLAREMONT CT	42		08/26/2024
BC		AM 001-PHD POST HOLE - DECK Comments1: DAN 815-690-9727	20241100	1161 MIDNIGHT PL	272		08/19/2024
BC	08:00	002-RFR ROUGH FRAMING RESCHECK SF Comments1: DECK -- DAN					08/21/2024
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JOE -- 630-456-8660	20241106	2032 RAINTREE RD	84		08/16/2024

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BC	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR -- JOE 708-516-5114	20241112	407 WOODWORTH ST	11	08/27/2024	
BC	_____	AM 002-FEL FINAL ELECTRIC					08/27/2024
JP	_____	001-PTO PREPOUR BASE FOR PATIO	20241115	1404 SEQUOIA CIR			08/29/2024
JP	_____	PM 001-PTO PREPOUR BASE FOR PATIO Comments1: JOSE 815-212-3400	20241125	4468 SARASOTA AVE	2000		08/22/2024
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: BOB 847-458-2905	20241126	4642 PLYMOUTH AVE	989		08/22/2024
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: CARRIE - 630-844-2553	20241131	1099 CANARY AVE	249		08/29/2024
GH	_____	AM 001-PTO PREPOUR BASE FOR PATIO Comments1: VICTOR 630-788-1934	20241134	424 MONTEREY ST	2021		08/28/2024
JP	09:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: MACHELE 630-296-7663	20241136	2707 CRANSTON CIR	123		08/23/2024
JP	_____	002-FIN FINAL INSPECTION Comments1: ROOF					08/26/2024
JP	11:30	001-PHF POST HOLE - FENCE Comments1: CLASSIC	20241151	317 ESSEX CT	19	08/30/2024	
JP	11:00	001-PHF POST HOLE - FENCE Comments1: JAY 630-267-7597	20241152	3044 GRANDE TR	540	08/30/2024	
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20241176	1097 CANARY AVE	249		08/29/2024

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PERMIT TYPE SUMMARY:		ADD ADDITION		4			
		AGP ABOVE-GROUND POOL		3			
		BSM BASEMENT REMODEL		16			
		CCO COMMERCIAL OCCUPANCY PERMIT		1			
		COM COMMERCIAL BUILDING		7			
		CRM COMMERCIAL REMODEL		2			
		DCK DECK		26			
		DRV DRIVEWAY		3			
		ESN ELECTRIC SIGN		1			
		FNC FENCE		39			
		GAZ GAZEBO		1			
		IGP IN-GROUND POOL		10			
		MIS MISCELLANEOUS		3			
		MSC MISCELLANEOUS		5			
		PRG PERGOLA		1			
		PTO PATIO / PAVERS		17			
		PVG PAVING		1			
		PVR PAVER		4			
		REM REMODEL		10			
		REP REPAIR		3			
		ROF ROOFING		35			
		RS ROOFING & SIDING		1			
		SFA SINGLE-FAMILY ATTACHED		39			
		SFD SINGLE-FAMILY DETACHED		534			
		SGN SIGN		1			
		SID SIDING		1			
		SOL SOLAR PANELS		31			
		TRN TRENCH FOR GAS OR ELEC		2			
		WIN WINDOW REPLACEMENT		5			
INSPECTION SUMMARY:		ADA ADA ACCESSIBLE WALK WAY		3			
		BG BASEMENT AND GARAGE FLOOR		7			
		BKF BACKFILL		16			
		BND POOL BONDING		5			
		BSM BASEMENT FLOOR		13			
		CRB CURB CUT		1			
		EFL ENGINEERING FINAL SITE		47			
		EPW PUBLIC WALK		21			
		ESS STORM SEWER		2			
		ESW SEWER / WATER		6			
		FEL FINAL ELECTRIC		47			
		FIN FINAL INSPECTION		83			
		FMC FINAL MECHANICAL		23			
		FME FINAL MECHANICAL		8			
		FOU FOUNDATION		18			
		FTG FOOTING		15			
		GAR GARAGE FLOOR		13			

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		GPL GREEN PLATE INSPECTION			18		
		HWP HOUSE WRAP/FLASHING			1		
		INS INSULATION			34		
		OCC OCCUPANCY INSPECTION			1		
		PH POST HOLES / PILES			1		
		PHD POST HOLE - DECK			14		
		PHF POST HOLE - FENCE			28		
		PLF PLUMBING - FINAL OSR READY			30		
		PLR PLUMBING - ROUGH			38		
		PLU PLUMBING - UNDERSLAB			22		
		PPS PRE-POUR, SLAB ON GRADE			16		
		PTO PREPOUR BASE FOR PATIO			13		
		PWK PRIVATE WALKS			2		
		REI REINSPECTION			23		
		REL ROUGH ELECTRICAL			38		
		RFR ROUGH FRAMING RESCHECK SFD SFA			47		
		RMC ROUGH MECHANICAL			35		
		ROF ROOF UNDERLAYMENT ICE & WATER			35		
		SEW SEWER INSPECTION			1		
		SOL SOLAR PANEL SYSTEMS			1		
		STP STOOPS			31		
		SUM SUMP			5		
		TRN TRENCH - (GAS, ELECTRIC, ETC)			5		
		WAT WATER			13		
		WK SERVICE WALK			13		
		WKS PUBLIC & SERVICE WALKS			13		
INSPECTOR SUMMARY:		BC BOB CREADEUR			158		
		BF B&F INSPECTOR CODE SERVICE			20		
		GH GINA HASTINGS			249		
		GS GEORGE STEFFENS			53		
		JB JON BAUER			2		
		JP JOHN PETRAGALLO			180		
		PBF PLUMBER			101		
		PR PETER RATOS			43		
STATUS SUMMARY:	A	JP			1		
	A	PR			5		
	C	BC			45		
	C	BF			11		
	C	GH			59		
	C	GS			43		
	C	JB			2		
	C	JP			71		
	C	PBF			25		
	C	PR			5		

INSPECTIONS SCHEDULED FROM 08/01/2024 TO 08/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		I	BC	113			
		I	BF	9			
		I	GH	190			
		I	GS	6			
		I	JP	108			
		I	PBF	76			
		I	PR	32			
		T	GS	4			
		T	PR	1			

REPORT SUMMARY: 806



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 2024-65

Agenda Item Summary Memo

Title: Property Maintenance Report for August 2024

Meeting and Date: Economic Development Committee – October 1, 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 August 28, 2024
Subject: August Property Maintenance

Property Maintenance Report August 2024

There were 2 cases heard in August 2024

8/05/2024

N 4486	2962 Old Glory Dr	Certain Weeds	Liabe \$750
N 4489	2875 Cryder Way	Certain Weeds	Liabe \$750



Case Report

08/01/2024 - 08/31/2024

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
20240151	8/28/2024	484 Spicebush	Junk	IN VIOLATION							
20240150	8/27/2024	508 Shadow Wood	Grass/Weeds Height	IN VIOLATION							
20240149	8/22/2024	555 Bluestem	Grass/Weeds Height	IN VIOLATION							
20240148	8/19/2024	868 Greenfield Turn	Obstruction of Public Walk	CLOSED							
20240147	8/19/2024	579 E Kendall Dr	Grass/Weeds Height	CLOSED							
20240146	8/15/2024	524 E Kendall Dr	Permit Violation	CLOSED							
20240145	8/14/2024	585 E Kendall Dr	Commencing Work W/O Permit	IN VIOLATION							
20240144	8/12/2024	601 Greenfield Turn	Off Street Parking Violation	IN VIOLATION							
20240143	8/12/2024	4642 Plymouth	Grass/Weeds Height	CLOSED							
20240142	8/8/2024	Windett Ridge HOA	Grass/Weeds Height	CLOSED							
20240141	8/5/2024	1085 Auburn	Grass/Weeds Height	CLOSED							
20240140	8/5/2024	Bristol Bay - Moda Project	Grass/Weeds Height	IN VIOLATION							
20240139	8/1/2024	319 E Van Emmon	Screening	CLOSED							
20240138	8/1/2024	331 E Van Emmon	Debris	CLOSED		COMPLIANT					
20240137	8/1/2024	4064 Shoeger Ct	Trailer/Inoperable Vehicle/Garbage Cans	CLOSED							

Total Records: 15

9/3/2024



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 2024-66

Agenda Item Summary Memo

Title: Economic Development Report for September 2024

Meeting and Date: Economic Development Committee – October 1, 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 – October 2024 EDC Meeting of the United City of Yorkville

September 2024 Activity New Development:

- **Tropical Smoothie Café – 110 W Veterans Parkway – Yorkville Plaza (Walgreens Center):** Sam & Bhavesh Patel will open their 4th Tropical Smoothie Café in this 1,600 square foot space in Yorkville. Their goal is to be open in December 2024. Their other locations are in St. Charles, Elgin & Huntley. This national franchise was first opened in 1997. Tropical Smoothie Café offers fresh and healthy made-to-order smoothies, wraps, sandwiches, flatbreads and bowls that instantly boost your mood. Typical hours are 7AM to 9PM.
- **Fox Hill Senior Apartments – Route 34 & Sycamore:** Groundbreaking ceremony will be held on Tuesday, October 1st at 10AM.

September 2024 Previously Reported Updates:

- **Hofmann Fluid Power – 109 Beaver Street – Fox Industrial Park:** John Hofmann relocated his business to Yorkville in 2020 at 210 Beaver. Now John has purchase 109 Beaver Street. He plans on expanding into the former “Meadowvale” building, and most recently “Seal School”; by the end of the year. The new building is 30,000 square feet in size.
- **Kharisma’s Kuddles – 104 E. Schoolhouse Rd:** Kharisma Benard will open a daycare for children ages 2 to 6, and also offer before and after school care for elementary school children, at this location. She is going through approvals with DCFS at this time, and hopes to be open later this year.
- **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 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 late 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 opened on September 3rd, 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. They are officially operational in this new location, as of September 3rd, 2024.
- **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. **The reason that they have not been able to open their new location, is that the site has to be certified by the State of Illinois. This process is very time intensive.** Director Jessica Wathen hopes to open in October 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 fall of 2024. Opening of Yorkville’s QuikTrip is slotted for fall of 2025.
- **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.

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 checked="" type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #5

Tracking Number

EDC 2024-67

Agenda Item Summary Memo

Title: PZC 2024-19 Cannabis Dispensary (Special Use & Variances)

Meeting and Date: Economic Development Committee – October 1, 2024

Synopsis: Request for Special Use and Variances for a cannabis dispensary operation
proposed at 1508 N. Bridge Street.

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:



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
Alexandria Sandoval, Planning Intern
CC: Bart Olson, City Administrator
Sara Mendez, Planner I
Date: September 17, 2024
Subject: **PZC 2024-19 Consume Cannabis Dispensary** (Special Use & Variance)
1508 N. Bridge Street- Proposed Adult Use Cannabis Dispensary

SUMMARY:

The petitioner, Steve Weber, on behalf of PTS Corp., contract lessee and petitioner, and Fort Smith FD Partners, LLC, owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use authorization for a cannabis dispensary business within the B-3 General Business District for an approximately 1.33-acre parcel located at 1508 N. Bridge Street, within the northeast quadrant of Veteran's Parkway (U.S. Route 34) and N. Bridge Street in Yorkville, Illinois.

The petitioner is also requesting the following three (3) variances to Section 10-4-14: Medical and Adult Use Cannabis Use Standards of the Yorkville Unified Development Ordinance (UDO):

1. To decrease the minimum distance a cannabis dispensing organization can be located to a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home, or religious institutions from five-hundred feet (500') to four-hundred fifty feet (450').
2. To change the permitted hours of operation from "10:00 a.m. to 8:00 p.m. Monday through Saturday and 12:00 p.m. to 5:00 p.m. on Sundays" to "9:00 a.m. to 9:00 p.m. Monday through Saturday and 10:00 a.m. to 6:00 p.m. on Sundays".
3. Relief from the maximum one (1) wall-mounted sign per cannabis business to allow the petitioner to follow the current signage regulations for similar B-3 General Business District uses while maintaining compliance with Illinois State signage regulations for cannabis businesses.

PROPERTY INFORMATION:

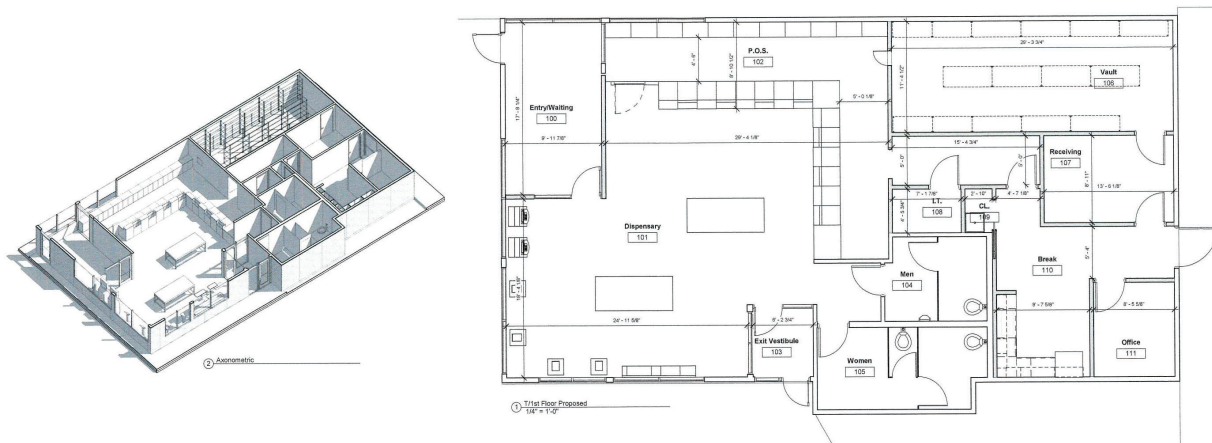
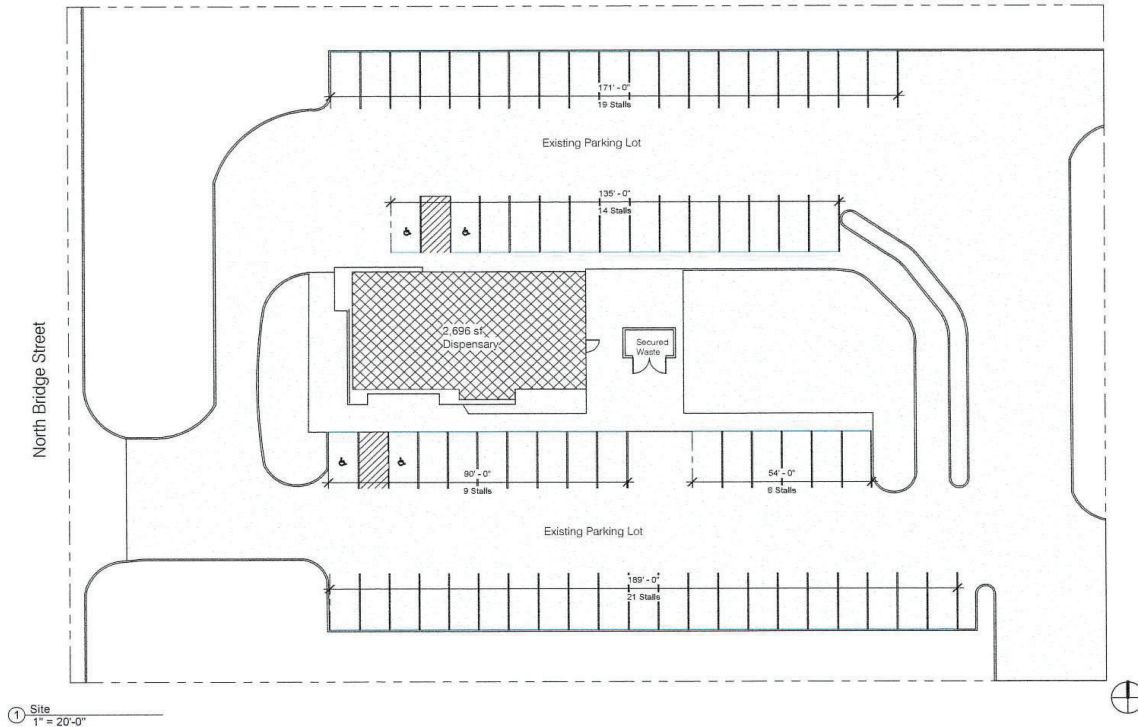
This property is currently improved with a vacant ~2,700 square foot single-story brick building with a drive-through window. The structure was originally built in 1988 and previously occupied by various fast-food restaurants.

The subject property is currently zoned as B-3 General Business District. The following table depicts the current immediate surrounding properties' zoning and land uses:

	Zoning	Land Use
North	B-3 General Business District	Self-storage facility
South	B-3 General Business District	Yorkville Moose Lodge
East	B-3 General Business District	Super 8 Motel
West	B-2 Mixed Use Business (PUD)	Kendall Crossing/Countryside Center Transportation Land Use (N. Bridge Street/IL Rte. 47)

PROJECT DESCRIPTION:

PTS Corp (Progressive Treatment Solutions) is a vertically integrated cannabis company involved in cultivation, manufacturing, and distribution (dispensary) services, with operations in Illinois, Arizona, Michigan, and Ohio. The submitted plans, as seen below, detail the petitioner's intent to repurpose the existing former restaurant building and maintain the current parking lot, which has a single access drive from N. Bridge Street. Additionally, some interior and exterior renovations are proposed.



SITE PLAN/LAND USE:

The proposed cannabis dispensary use was reviewed by various City departments and outside agencies to ensure compliance with applicable adult-use cannabis ordinances, regulations, and standards such as minimum land use separations, maximum operational floor area, parking, business hours, bulk regulations, signage, and consistency with the comprehensive plan. Following are the summaries of those reviews.

Cannabis Dispensing Organization – Special Use

Cannabis Dispensing Organizations are defined in Section 10-2-3 in the Yorkville Unified Development Ordinance as: A facility operated by an organization or business that is licensed by the department of

financial and professional regulation to acquire cannabis from a state-licensed cultivation center, craft grower, processing organization, or another dispensary for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia, or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers as allowed by the Cannabis Regulation and Tax Act (410 ILCS 705/1 et seq.) and regulations promulgated thereunder.

According to Table 10-3-12(B) of the Yorkville Unified Development Ordinance (UDO), the proposed use is allowed as a special use in the B-3 General Business District. Per Section 10-4-14(D), Cannabis Dispensing Organizations are limited to one (1) facility within the boundaries of the City of Yorkville. Currently, there are no other permitted cannabis dispensing organizations in Yorkville, and if approved, this would be the only such facility permitted within the entire city.

Additionally, Section 10-4-14(A)(2) prohibits the on-premises consumption of cannabis products in cannabis business operations. The petitioner has acknowledged in writing that there will not be any on-premises consumption. **Staff recommends** signage be posted within the business stating this prohibition.

Minimum Land Use Separation

Per Section 10-4-14(D)(1), the following minimum land use separations identified by staff shall apply:

LAND USE	REQUIRED MINIMUM SEPARATION*	IDENTIFIED EXISTING LAND USE	PROPOSED SEPARATION**
Pre-existing public/private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home, or religious institutions, regardless of corporate boundary	500'	Parkview Christian Academy Private School (B-3 Zoning) 202 E. Countryside Pkwy (PIN #02-28-126-019)	~ 460'
Pre-existing property zoned or used for residential purposes, regardless of corporate boundary	250'	N/A	N/A

**As measured property line to property line.*

***Measurement based upon aerial GIS, as no measurement was provided by petitioner.*

A map depicting the surrounding land uses prepared by staff and spreadsheet of distances from the subject property prepared by the petitioner are attached for your review.

Bulk Regulations

All bulk regulations for the B-3 District, per Table 10-3-9(A) of the Yorkville Unified Development Ordinance (UDO), are met with the existing site plan as detailed below:

BULK REQUIREMENT	REQUIRED MINIMUM	EXISTING CONDITIONS
Min. Lot Size	10,000 sq. ft.	~ 57,963 sq. ft.
Min. Front Yard Setback	50'	~ 60 ft.
Min. Side Yard Setback	20'	~ 75 ft./~ 85 ft.
Min. Rear Yard Setback	20'	~ 150 ft.
Min. Parking Lot Setback	20'	~ 50 ft.

Per Table 10-3-9(A) of the Yorkville Unified Development Ordinance (UDO), the maximum lot coverage for the B-3 General Business District (inclusive of sidewalks, parking areas and all impervious surfaces) is 80%. Based upon staff calculations, the existing structure, parking lot, and walkways are approximately 45,000 square feet or 78% of the approximately 57,963 square foot lot.

Maximum Gross Floor Area

Per Section 10-4-14(D)(3), Cannabis Dispensing Organizations shall have a maximum gross floor area of five thousand (5,000) square feet, of which at least seventy-five (75) percent of the floor area occupied by a dispensing organization shall be devoted solely to the activities the dispensing cannabis or cannabis products as authorized by the Act and shall not sell food or alcohol for consumption on the premises.

The existing building on the subject property to be used for the Cannabis Dispensing Organization is less than 5,000 sq. ft. (approx. 2,696 sq. ft.) The petitioner has confirmed 100% of the total floor area will be dedicated to the cannabis dispensing operation and that no food or alcohol for consumption will be sold on the premises. The petitioner has also acknowledged, in writing, that no food or alcohol for consumption will be sold on the premises.

Parking and Drive-Through

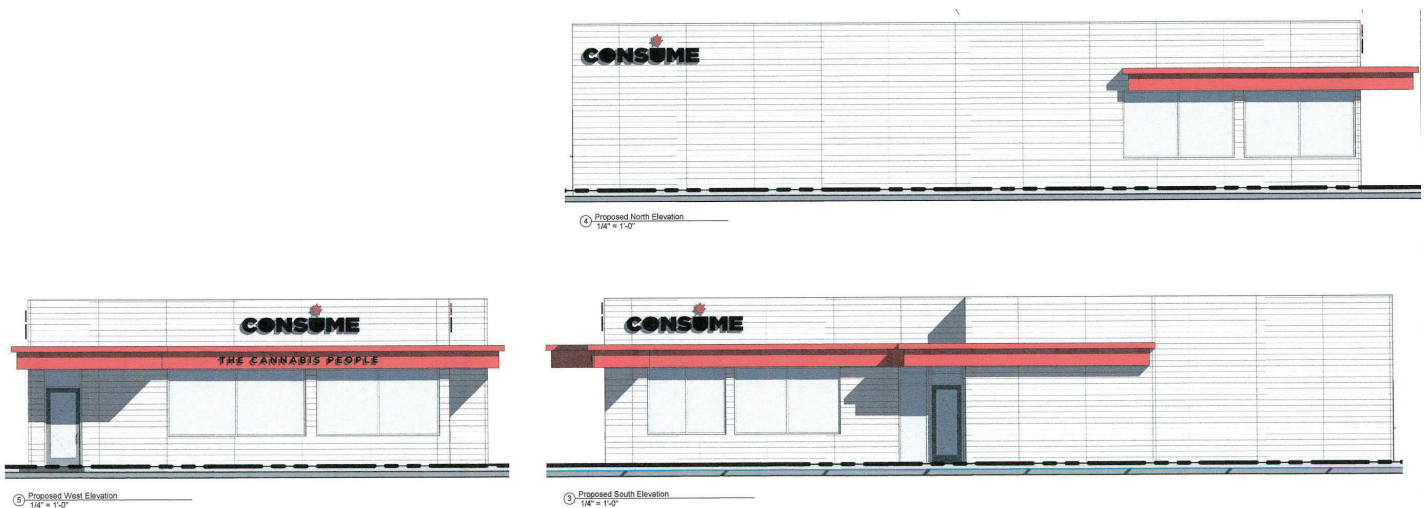
According to site plan submitted, there will be 69 total parking stalls provided for the Cannabis Dispensing Organization including four (4) indicated as ADA handicapped accessible within the existing parking lot. Per Table 10-5-1 of the Yorkville Unified Development Ordinance, a Cannabis Dispensing Organization is required to have a minimum of 3 parking spaces per 1,000 square feet of net floor area. Based on the existing building size of ~2,700 square feet, the minimum required parking is nine (9) parking spaces. Therefore, the proposed land use is adequately parked.

Additionally, per Section 10-4-14(D)(5-6) of the Unified Development Ordinance, drive-through facilitates and e-commerce delivery service platforms are prohibited for cannabis dispensing organizations. It is noted that the existing fast-food restaurant structure has a drive-through facility. According to the proposed site plan, the drive-through facility will be removed. The petitioner has also acknowledged in writing that no e-commerce delivery services will be offered, and they will not be requesting drive-through use at this time. Should the petitioner seek to utilize the drive-through in the future, it will require a public hearing and City Council approval via a variance or text amendment to the UDO.

Appearance Code

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

Criteria for Appearance of the City Code, new non-residential structures shall have at least fifty percent (50%) of the total building constructed of masonry products or precast concrete. The existing brick and plank siding will be preserved, repainted in a uniform light white/grey color, while the red metal awning will also be retained.



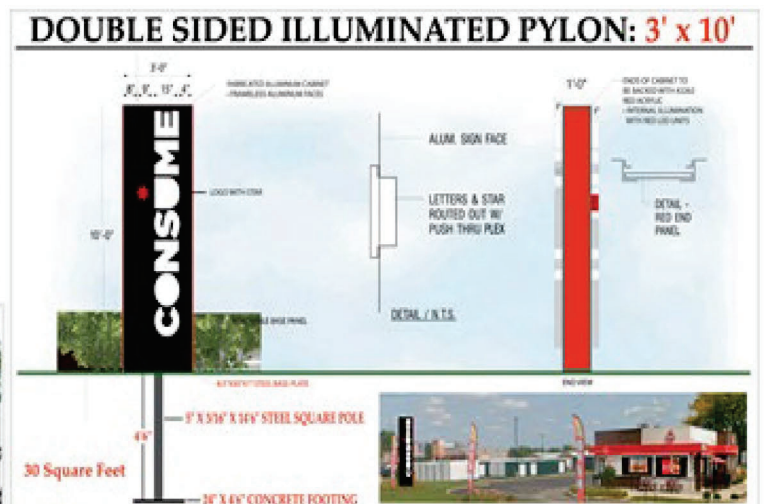
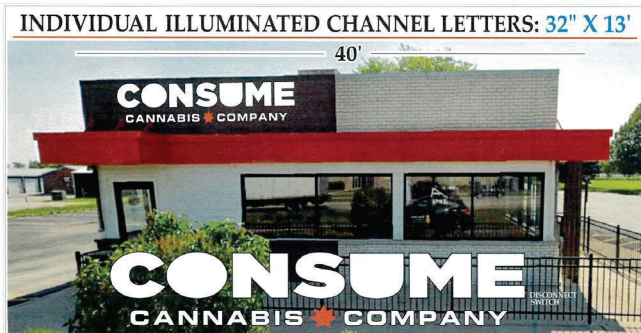
Signage

According to Section 10-4-14(A)(3) of the Yorkville Unified Development Ordinance (UDO), specific signage regulations apply to cannabis dispensaries. Recreational cannabis dispensaries are limited to one wall-mounted sign per business, and all cannabis establishments are prohibited from using electronic message board signs. Additionally, signage must not feature cannabis-related imagery such as “leaves, plants, smoke, paraphernalia, or cartoon-like” designs. The petitioner is seeking an exception to the rule limiting cannabis businesses to a single wall-mounted sign, proposing to follow the current signage guidelines for similarly zoned B-3 General Business District uses while still adhering to Illinois State regulations for cannabis signage.

Section 10-6-6(A)(4) of the UDO states single-tenant buildings in the B-3 District are permitted a maximum of two primary wall signs or one primary sign per 100 linear feet of building frontage, with an additional sign allowed for each extra 100 feet. However, only one primary wall sign is permitted per building façade. The cannabis dispensary ordinance is silent regarding monument signage, so staff defers to the UDO regulations.

The petitioner's updated signage plan below, submitted September 16, 2024, proposes two primary wall signs. The first sign displays the name "Consume Cannabis Company" along with a star logo on the west elevation (IL Rte. 47/Bridge St.) totaling approximately 34.6 sq. ft. The proposed second sign is located on the south elevation and reads "Consume" totaling approximately 22.5 sq. ft.

The signage plan also includes a doubled-sided, internally illuminated pylon monument sign positioned along IL 47 which reads “Consume” in vertically-oriented text. The sign material is a black fabricated aluminum cabinet with white plexiglass letters routed through the sign face. The ends of the cabinet will be backed with red acrylic and internally illuminated with red LED units. The overall height for the monument sign is approximately ten feet (10') and approximately three-feet (3') wide for a total sign area of 30 sq. ft.



The chart below compares the permitted wall sign criteria outlined in the Unified Development Ordinance (UDO) for B-3 zoned properties and cannabis dispensaries with the petitioner's request.

Signage Criteria	B-3 Zoned Properties	Cannabis Dispensaries	Petitioner Proposed Signage
Wall Signs	Max. 2 (1 per façade) or 1 per 100 ft of façade.	Max. 1 Wall Sign	Two (2) Wall Signs
Wall Sign Area <ul style="list-style-type: none"> West Façade (IL Rte. 47/Public Entrance) South Façade (Public Entrance) 	Max. 2 sq. ft. per 1 linear ft. and up to 75% of building façade length (Public Entrance or Facing a Public Road) ~40 linear ft. = Max. Sign Area 80 sq. ft. Max. Sign Length 30 ft. ~70 linear ft. = Max. Sign Area 140 sq. ft., Max. length 52.5 ft.	Same as B-3 Zoned Properties	34.6 sq. ft. 13 ft. 22.5 sq. ft. 15 ft.
Monument Signs	High Quality Sign (Steel material) Max. Sign Area = 48 sq. ft. Max. Sign Height = 12 ft. Base Landscape Req. = 1/2 Sign Area	Not Specified	30 sq.ft. 10 ft. None Provided

The petitioner is seeking relief from the maximum one (1) wall sign for cannabis dispensary uses. The petitioner is proposing to meet all the other sign area, length, and height requirements. Staff understands the request for an additional wall sign, particularly on the south elevation above the public entrance. Should the petitioner not be granted the variance for the second wall sign, other options available to the wall sign on the south or west elevation is an awning/canopy sign and/or window sign. With regard to the monument sign, staff recommends the petitioner install a minimum of fifteen (15) square feet of sign base landscaping per Section 10-6-6(B)(1)(d) of the UDO.

Business Hours

Per Section 10-4-14(A)(1), business hours for all cannabis businesses shall be from 10:00 a.m. to 8:00 p.m. Monday through Saturday and 12:00 p.m. to 5:00 p.m. on Sundays. The petitioner is requesting to extend the business hours, allowing for earlier openings and later closings on both weekdays and weekends.

According to the petitioner's statement, the extended hours are needed to align with the operating hours of the following two (2) closest competitors:

1. Market 96 Neighborhood Dispensary
1144 Douglas Road, Oswego, IL 60543
Hours (per website): Monday-Sunday 9:00am – 9:00pm
<https://www.market-96.com/>
2. Ivy Hall Dispensary
1970 Caterpillar Drive, Montgomery, IL 60538
Hours (per website): Monday-Thursday 9:00am-9:00pm; Friday-Saturday 9:00am -10:00pm; Sunday 9:00am – 7:00pm
<https://ivyhalldispensary.com/>

COMPREHENSIVE PLAN:

Future Land Use for this site is Destination Commercial (DC) which is consistent with the existing B-3 General Business District. The Destination Commercial designation is intended for large format retail, strip center development and auto-oriented land uses located along significant commercial corridors such as IL 47 (Bridge Street) and US 34 (Veterans Parkway) that attract both Yorkville residents and customers from the surrounding areas. Therefore, the proposed use is consistent with the designated future land use plan.

RESEARCH OF NEARBY COMMUNITIES:

The Community Development Department's summer intern, Alexandria Sandoval, conducted research on cannabis dispensary ordinances from ten (10) other municipalities (see attached). The findings show that, on average, these communities allow two (2) dispensaries each, which is more than Yorkville's ordinance, which permits only one. Additionally, the research highlights that the distance between existing dispensaries and nearby schools or daycare facilities in other municipalities ranges from approximately 220 feet (Carol Stream) to 970 feet (Naperville). Similarly, the distances to residential areas range from roughly 180 feet (St. Charles) to 430 feet (Morris).

While Yorkville's minimum distance requirement for cannabis dispensaries near schools and residential areas aligns with the average of surrounding communities, the available locations for dispensaries in Yorkville are extremely limited (see attached map). Given the petitioner's request and the city-wide cap of one (1) dispensary, a reduction in the minimum required distance from 500 feet to 450 feet (a 10% reduction) from a nearby school is consistent with approved dispensary locations in other area municipalities.

COMMUNITY MEETING/WRITTEN OBJECTION:

As per Section 10-8-5(B)(1)(A) of the Yorkville Unified Development Ordinance (UDO), the Plan Council recommended that the petitioner hold a community meeting with area and neighborhood property owners to explain the proposed special use prior to the Planning and Zoning Commission hearing. This meeting took place on September 12, 2024, at the Hampton Inn Yorkville from 4pm-6pm. According to the petitioner and the attached sign-in sheet, no members of the public attended.

Staff has also received feedback from an attorney representing Parkview Christian Academy, who submitted a written objection to the proposed cannabis dispensary use on August 20, 2024 (attached for reference). The petitioner's attorney provided a written response to this objection on August 22, 2024, which is also attached for your reference and consideration.

ADDITIONAL SPECIAL USE CONSIDERATIONS:

As a condition of the Special Use approval, staff **recommended** the following additional information be provided by the petitioner for the requested cannabis dispensary:

- a. Applicant name and the business name of the proposed adult-use cannabis establishment for which the special use is sought, including addresses, telephone numbers and e-mail addresses of (1) sole proprietors; (2) business entities with financial interest in the business, and (3) all officers, directors, partners, managers, and owners. A post office box may not be submitted as the address of the applicant.
 - i. **Petitioner has provided** information which will remain on file with the Yorkville Police Department.
- b. Copy of licensure or registration that the organization is authorized to conduct an adult-use cannabis business establishment in the State of Illinois.
 - i. **Petitioner has provided** the attached letter from the Illinois Department of Financial and Professional Regulation.
- c. Written statement that the applicant has under contract the property of the proposed adult-use cannabis establishment.
 - i. **Petitioner has provided** a copy of the sub-sublease contract for the property. It is important to note that the contract submitted to the City by the petitioner by and between Fort Smith FD Partners (Landlord), RHS Yorkville, LLC (tenant, sublandlord) and Leahy Enterprises 2 LLC (subtenant) lists the permitted uses for the premises as: operating a cannabis dispensary, consumption lounge, restaurant and any ancillary and associated uses and for no other use, and in compliance with all laws, ordinances, rules,

and regulations. As referenced above, the petitioner states they will not allow on-site consumption or serve alcohol or food.

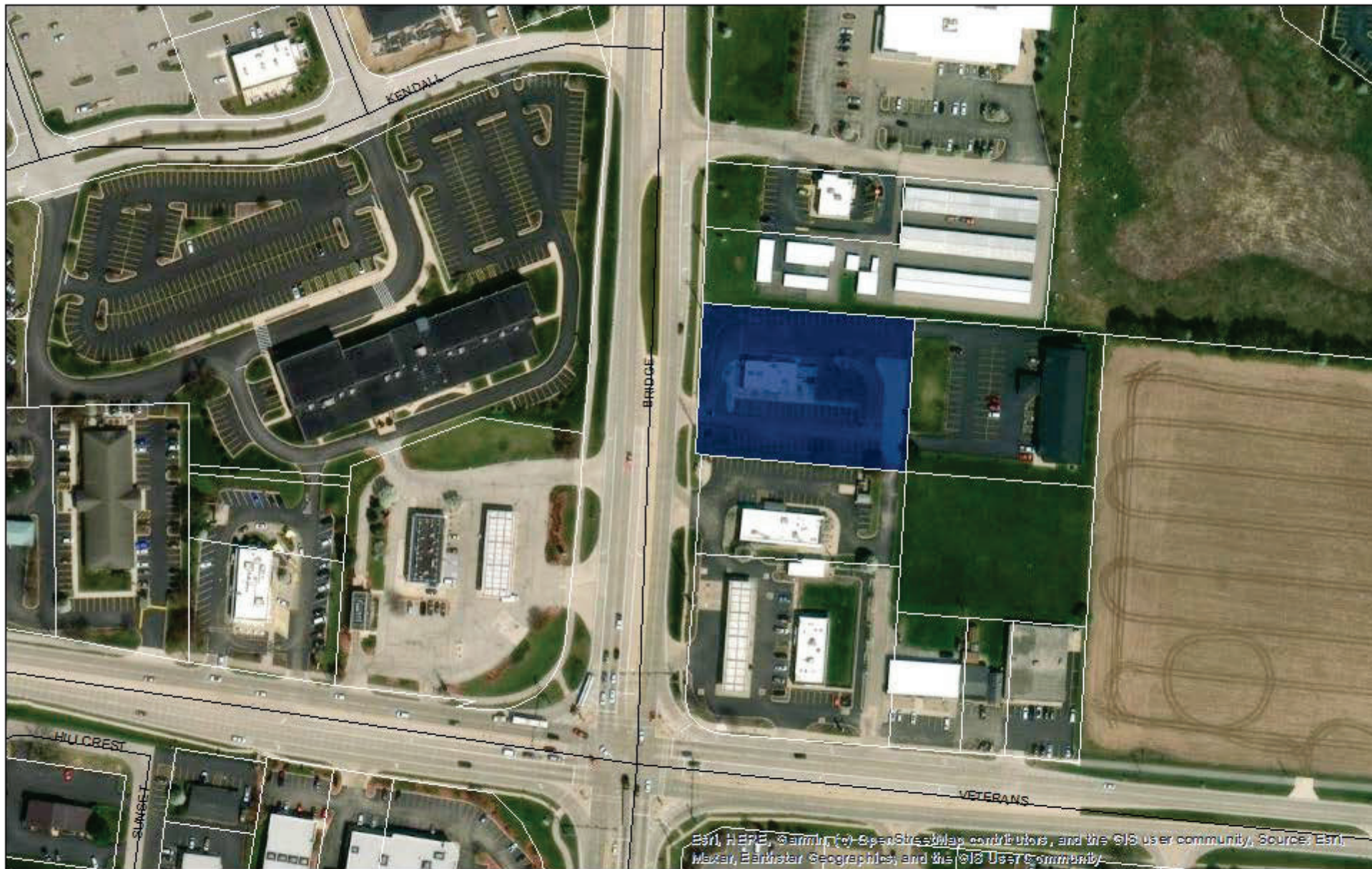
- d. Copy of a business plan to be kept on file with the Yorkville Police Department and confidential to the extent permitted by law, including but not limited to the following:
 - i. Proposed number of employees. – **Petitioner states there will be twenty (20) Hourly employees plus two (2) salaried managers.**
 - ii. A description of the products and services that the proposed adult-use cannabis establishment will offer. – **Petitioner states products sold will be state compliant cannabis flower, cannabis vapes, cannabis infused edibles, cannabis drinks, and accessories such as rolling papers, t-shirts, and hats.**
 - iii. Description or statement of training and education that will be provided to the proposed adult-use cannabis dispensary agents/staff. - **Petitioner has provided information which will remain on file with the Yorkville Police Department.**
 - iv. A security plan that will describe how the proposed use will address concerns related to inventory tracking and prevention of theft; measures to control customer overflow and access to restricted areas; employee restrictions to limited access areas and restricted area; and video surveillance/alarm system. - **Petitioner has provided information which will remain on file with the Yorkville Police Department.**
 - v. Waste management plan for the storage, security and disposal of discarded cannabis products and materials. - **Petitioner has provided information which will remain on file with the Yorkville Police Department.**

STAFF COMMENTS:

Staff is seeking input and comments from the Economic Development Committee. The proposed special use and variance is scheduled for a public hearing on **October 9, 2024** before the Planning and Zoning Commission (PZC). Staff and the petitioner will be available to answer any questions the Economic Development Committee may have at Tuesday night's meeting.

ATTACHMENTS:

1. Location Map
2. Petitioner Applications
3. Proposed plan and elevations prepared by Path Construction, dated 03.01.24
4. Plan Council packet
5. Plan Council Follow-Up letter dated August 22, 2024
6. Petitioner's Response Letter
7. List of Surrounding Land Uses zoning, distance to subject property and land use
8. Petitioner's Consent to Lease
9. IDFP Letter re: Dispensing Organization Conditional License
10. Sign Plans prepared by Bright Signs & Awnings dated 9-9-24
11. Community Meeting Notice Letter
12. Community Meeting Sign-In Sheet
13. Object Letter prepared by Antonio J. Senagore, Attorney, dated August 20, 2024
14. Response to Objection Letter prepared by Mitchel Kay, Attorney, dated August 22, 2024
15. Cannabis Buffer Map
16. Public Hearing Notice



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

1508 N BRIDGE ST

United City of Yorkville, Illinois

Date: July 2, 2024

File Location: I:\ARCGIS TEMPLATES\1508 N BRIDGE ST





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 VARIANCE

INTENT AND PURPOSE

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

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

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

APPLICATION PROCEDURE

STEP

1

APPLICATION SUBMITTAL

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

The following must be submitted:

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

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

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

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

STEP

2

PLAN COUNCIL

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

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

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



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APPLICATION FOR VARIANCE

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

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

STEP 4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

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

If the variance request adheres to any of the following standards then the variance may be granted by the Planning and Zoning Commission without City Council approval:

- ☐ Reducing a required setback by no more than twenty-five percent (25%).
- ☐ Reducing the lot width or lot size regulation not less than ninety percent (90%) of the required width or area.
- ☐ Permitting the same off street parking spaces for two or more uses provided each use does not take place at approximately the same hours of the same days of the week.
- ☐ Reducing the required off street parking spaces or loading spaces by no more than one (1) or twenty percent (20%) of the regulations (whichever is greater).
- ☐ Increasing by not more than twenty-five percent (25%) the maximum distance that required parking spaces are permitted to be located from the use served.
- ☐ Allowing for the deferment of required parking facilities for a reasonable period of time as specified in the variance.
- ☐ Increasing no more than ten percent (10%) the maximum gross floor area of any use so limited by the applicable regulations.
- ☐ If eminent domain by any authorized government agency results in exceeding one of the previously listed variance requests.

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

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

STEP 5

CITY COUNCIL

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

This step may be skipped if the variance request adheres to the authorized requests listed above.

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



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APPLICATION FOR VARIANCE

SUMMARY OF RESPONSIBILITIES

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

PETITIONER

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

CITY STAFF

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

SAMPLE MEETING SCHEDULE

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	10	11	12
15	16	17	18	19	20	21			13	14	15	16	17	18	19			10	11	12	13	14	15	16	17	18	19
22	23	24	25	26	27	28			20	21	22	23	24	25	26			17	18	19	20	21	22	23	24	25	26
29	30								27	28	29	30	31					24	25	26	27	28	29	30			
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.



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APPLICATION FOR VARIANCE

DORMANT APPLICATIONS

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

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

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

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



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APPLICATION FOR VARIANCE

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

[illegible]



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APPLICATION FOR VARIANCE

ATTORNEY INFORMATION

NAME: Mitchel Kay COMPANY: PTS Corp.
MAILING ADDRESS: 4801 Emerson Ave. Suite 112
CITY, STATE, ZIP: Palatine, IL, 60067 TELEPHONE: 847-404-6687
EMAIL: mitch@ptsgrowscom FAX: N/A

ENGINEER INFORMATION

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

LAND PLANNER/SURVEYOR INFORMATION

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

ATTACHMENTS

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

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

VARIANCE STANDARDS

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

Exhibit A

LOT 1 COUNTRYSIDE CENTER UNIT 5 RESUB LT 3 CITY OF
YORKVILLE

Exhibit B

PIN	OWNER	BILLING ADDRESS
228176012	FIRST NATIONAL BANK OF OMAHA TR NO 1695 C/O KISHOR PATEL	1510 N BRIDGE ST YORKVILLE, IL 60560
228176015	FIRST NATIONAL BANK OF OMAHA TR NO 1695 C/O KISHOR PATEL	1510 N BRIDGE ST YORKVILLE, IL 60560
228126015	MENARD INC	EAU CLAIRE, WI 54703
228176025	H D & B PARTNERSHIP ELLIS CHARLES RICHARD & RITA ANNE TRUST	416 SAN CARLOS RD MINOOKA, IL 60447
228176023	TOD & KARLA DUY TR	1290 CINDY LN SANDWICH, IL 60548
228176021	WILLIAMS GROUP LLC VETERANS PLAZA	107 S BRIDGE ST YORKVILLE, IL 60560
228176024	1820 INVESTMENTS LLC	135 E VAN EMMON ST YORKVILLE, IL 60560
228176019	% GRAHAM C STORES MACKIN LAND COMPANY LLC	39109 N US HIGHWAY 41 WADSWORTH, IL 60083-8915
228176018	YORKVILLE MOOSE LODGE 2371	1502 N BRIDGE ST YORKVILLE, IL 60560
228126006	CIG TSP LLC ET AL	150 BOUSH ST STE 300 NORFOLK, VA 23510
228126005	JAY LLC CHEHAR	1604 BRIDGE ST N YORKVILLE, IL 60560
228126003	ALDI INC	1 ALDI DR DWIGHT, IL 60420
228126019	BRENART EYE CLINIC	120 E COUNTRYSIDE PKWY YORKVILLE, IL 60560
228104023	NELSON MEMORIAL SERV PC	410 COUNTRYSIDE PKWY E YORKVILLE, 60560
228104033	KENDALL CROSSING LLC	207 W KENDALL DR YORKVILLE, IL 60560
228104038	% JAMES RATOS CASTLE BANK NA TRUST	207 W KENDALL DR YORKVILLE, IL 60560
228104039	KENDALL CROSSING	207 W KENDALL DR YORKVILLE, IL 60560
228104032	NCG YORKVILLE INC	314 E COMSTOCK OWOSSO, MI 48867
228104025	1ST ST BANK TR OF HAN PK C/O % EQUILON ENTERPRISES LLC	PO BOX 347 COLUMBUS, IN 47202
228104026	FRANCHISE REALTY INVESTMENT TRUST C/O SCHMITT YORKVILLE LLC	1975 W DOWNER PL # 302 AURORA, IL 60506
228104031	FRANCHISE REALTY INVESTMENT TRUST C/O EDWARD SCHMITT JR.	1975 W DOWNER PL # 302 AURORA, IL 60506
228104030	CASTLE BANK TRUST	207 W KENDALL DR YORKVILLE, IL 60560
228177033	MCOH1 0241 JP MORGAN CHASE BANK NA	LERETA/TEXAS PO BOX 35605 DALLAS, TX 75235
228177034	OREILLY AUTO ENTERPRISES LLC	PO BOX 9167 SPRINGFIELD, MO 65801-9167



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APPLICATION FOR VARIANCE

VARIANCE STANDARDS

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

We are requesting 3 variances from the same ordinance:

1-(Ord. 2019-84, 11-26-2019) 10-6-1: Special conditions L-2, C-1.

500 foot buffer from all schools, daycares, parks and religious institutions.

Amend to 450ft buffer.

2-(Ord. 2019-84, 11-26-2019) 10-6-1: Special conditions L-3

Business Hours for dispensary change to 9am-9pm Monday through Saturday and 10:00am to 6pm Sunday.

3-(Ord. 2019-84, 11-26-2019) 10-6-1: Special conditions L-5

Signage- 1 wall mounted sign per business.

Amend to follow current sign code (Ord. 2014-73, 11-25-2014) as well as follow state signage restrictions.

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

The addition of the proposed dispensary will not have a negative impact on the surrounding businesses or properties. A significant investment will be made in remodeling the existing building to suit the needs of the dispensary. The area is a commercial area with a variety of businesses in the vicinity. A dispensary will add to the variety and provide new options for local customers.

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

1-Since we are an adult use dispensary per Yorkville code we need to be granted special use for the site. (Ord. 2019-84, 11-26-2019) this location is in a B-3 Zoning district and meets other criteria with the exception of the 500ft buffer.

2- We request our hours to be in line with nearest competitors. The two closest stores have hours of 9am-9pm.

3-We request to have same signage rules as any other business in B-3 while also following state signage rules.

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

The property is currently vacant and has been marketed by current tenant for over a year and has not been able to secure a tenant.



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APPLICATION FOR VARIANCE

VARIANCE STANDARDS

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

The dispensary will install and use state-of-the art security technology to ensure the safety of employees and customers. There will be video surveillance of the entire store, both inside and out. Security for the surrounding business will be supplemented by the additional cameras. Further, there will be on-site security personal at the dispensary during all business hours. The staff of the dispensary will be trained in security, safety, and the protocols for dispensing cannabis to patrons. This includes preventing minors from accessing cannabis.

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

The addition of the proposed dispensary will not have a negative impact on the surrounding businesses or properties. A significant investment will be made in remodeling the existing building to suit the needs of the dispensary. The area is a commercial area with a variety of businesses in the vicinity. A dispensary will add to the variety and provide new options for local customers.

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

6/27/2024

DATE

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

Manager of Fort Smith FD Partners, LLC

6/27/2024

OWNER SIGNATURE

DATE

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

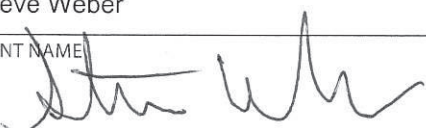


Angela Bartle 6/27/2024



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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 1508 N. Bridge Street	
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 Weber		COMPANY: PTS Corp.	
MAILING ADDRESS: 4801 Emerson Ave. Suite 112			
CITY, STATE, ZIP: Palatine, IL, 60067		TELEPHONE: 630-774-6908	
EMAIL: steve.weber@ptsgrows.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 Weber PRINT NAME:  SIGNATURE* Gov Affairs TITLE 6/27/2024 DATE <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>			
INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS			
ENGINEERING DEPOSITS:		LEGAL DEPOSITS:	
Up to one (1) acre	\$5,000	Less than two (2) acres	\$1,000
Over one (1) acre, but less than ten (10) acres	\$10,000	Over two (2) acres, but less than ten (10) acres	\$2,500
Over ten (10) acres, but less than forty (40) acres	\$15,000	Over ten (10) acres	\$5,000
Over forty (40) acres, but less than one hundred (100)	\$20,000		
In excess of one hundred (100.00) acres	\$25,000		



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APPLICATION FOR SPECIAL USE

INTENT AND PURPOSE

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

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

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

APPLICATION PROCEDURE

STEP 1

APPLICATION SUBMITTAL

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

The following must be submitted:

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

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

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

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

STEP 2

PLAN COUNCIL

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

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



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 SPECIAL USE

STEP

3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

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

STEP

4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

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

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

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

STEP

5

CITY COUNCIL

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

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

SUMMARY OF RESPONSIBILITIES

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

PETITIONER

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

CITY STAFF

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



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APPLICATION FOR SPECIAL USE

SAMPLE MEETING SCHEDULE

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 FOR SPECIAL USE

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres <div style="display: flex; justify-content: space-between;"> <div> _____ - 5 = _____ # of Acres Acres over 5 </div> <div> x \$10 = _____ Amount for Extra Acres </div> <div> + \$250 = \$ _____ Total Amount </div> </div>		Total: \$
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i> <div style="display: flex; justify-content: space-between;"> <div> _____ - 5 = _____ # of Acres Acres over 5 </div> <div> x \$10 = _____ Amount for Extra Acres </div> <div> + \$200 = \$ _____ Total Amount </div> </div>		Total: \$
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres <div style="display: flex; justify-content: space-between;"> <div> 1.33 - 5 = _____ # of Acres Acres over 5 </div> <div> x \$10 = _____ Amount for Extra Acres </div> <div> + \$250 = \$ _____ Total Amount </div> </div>		Total: \$
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$
OUTSIDE CONSULTANTS DEPOSIT <i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres			\$1,000.00 \$2,500.00 \$5,000.00 Total: \$
TOTAL AMOUNT DUE:			



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APPLICATION FOR SPECIAL USE

DATE: 2/21/2024	PZC NUMBER:	DEVELOPMENT NAME: Consume	
PETITIONER INFORMATION			
NAME: Steve Weber		COMPANY: PTS Corp.	
MAILING ADDRESS: 4801 Emerson Avenue, Suite 112			
CITY, STATE, ZIP: Palatine, IL, 60067		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME 630-774-6908	
EMAIL: steve.weber@ptsgrows.com		FAX: N/A	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Fort Smith Fd Partners 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: 1508 N Bridge Street			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: LOT 1 COUNTRYSIDE CENTER UNIT 5 RESUB LT 3 CITY OF YORKVILLE			
CURRENT ZONING CLASSIFICATION: B-3		COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: B-3	
REQUESTED SPECIAL USE: Adult use cannabis dispensary.			
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: B-3 Storage Depot			
EAST: B-3 Super 8 Motel			
SOUTH: B-3 Moose Lodge			
WEST: PUD Hacienda Real, Cinema, Station One			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-28-126-006			
02-28-176-015			
02-28-176-018			
02-28-104-032			



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APPLICATION FOR SPECIAL USE

ATTORNEY INFORMATION

NAME: Mitchel Kay	COMPANY: PTS Corp.
MAILING ADDRESS: 4801 Emerson Ave. Suite 112	
CITY, STATE, ZIP: Palatine, IL, 60067	TELEPHONE: 847-404-6687
EMAIL: mitch@ptsgrows.com	FAX: N/A

ENGINEER INFORMATION

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

LAND PLANNER/SURVEYOR INFORMATION

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

ATTACHMENTS

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

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

Exhibit A

LOT 1 COUNTRYSIDE CENTER UNIT 5 RESUB LT 3 CITY OF
YORKVILLE

Exhibit B

PIN	OWNER	BILLING ADDRESS
228176012	FIRST NATIONAL BANK OF OMAHA TR NO 1695 C/O KISHOR PATEL	1510 N BRIDGE ST YORKVILLE, IL 60560
228176015	FIRST NATIONAL BANK OF OMAHA TR NO 1695 C/O KISHOR PATEL	1510 N BRIDGE ST YORKVILLE, IL 60560
228126015	MENARD INC	EAU CLAIRE, WI 54703
228176025	H D & B PARTNERSHIP ELLIS CHARLES RICHARD & RITA ANNE TRUST	416 SAN CARLOS RD MINOOKA, IL 60447
228176023	TOD & KARLA DUY TR	1290 CINDY LN SANDWICH, IL 60548
228176021	WILLIAMS GROUP LLC VETERANS PLAZA	107 S BRIDGE ST YORKVILLE, IL 60560
228176024	1820 INVESTMENTS LLC	135 E VAN EMMON ST YORKVILLE, IL 60560
228176019	% GRAHAM C STORES MACKIN LAND COMPANY LLC	39109 N US HIGHWAY 41 WADSWORTH, IL 60083-8915
228176018	YORKVILLE MOOSE LODGE 2371	1502 N BRIDGE ST YORKVILLE, IL 60560
228126006	CIG TSP LLC ET AL	150 BOUSH ST STE 300 NORFOLK, VA 23510
228126005	JAY LLC CHEHAR	1604 BRIDGE ST N YORKVILLE, IL 60560
228126003	ALDI INC	1 ALDI DR DWIGHT, IL 60420
228126019	BRENART EYE CLINIC	120 E COUNTRYSIDE PKWY YORKVILLE, IL 60560
228104023	NELSON MEMORIAL SERV PC	410 COUNTRYSIDE PKWY E YORKVILLE, 60560
228104033	KENDALL CROSSING LLC	207 W KENDALL DR YORKVILLE, IL 60560
228104038	% JAMES RATOS CASTLE BANK NA TRUST	207 W KENDALL DR YORKVILLE, IL 60560
228104039	KENDALL CROSSING	207 W KENDALL DR YORKVILLE, IL 60560
228104032	NCG YORKVILLE INC	314 E COMSTOCK OWOSSO, MI 48867
228104025	1ST ST BANK TR OF HAN PK C/O % EQUILON ENTERPRISES LLC	PO BOX 347 COLUMBUS, IN 47202
228104026	FRANCHISE REALTY INVESTMENT TRUST C/O SCHMITT YORKVILLE LLC	1975 W DOWNER PL # 302 AURORA, IL 60506
228104031	FRANCHISE REALTY INVESTMENT TRUST C/O EDWARD SCHMITT JR.	1975 W DOWNER PL # 302 AURORA, IL 60506
228104030	CASTLE BANK TRUST	207 W KENDALL DR YORKVILLE, IL 60560
228177033	MCOH1 0241 JP MORGAN CHASE BANK NA	LERETA/TEXAS PO BOX 35605 DALLAS, TX 75235
228177034	OREILLY AUTO ENTERPRISES LLC	PO BOX 9167 SPRINGFIELD, MO 65801-9167



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APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

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

The dispensary will install and use state-of-the art security technology to ensure the safety of employees and customers. There will be video surveillance of the entire store, both inside and out. Security for the surrounding business will be supplemented by the additional cameras. Further, there will be on-site security personal at the dispensary during all business hours. The staff of the dispensary will be trained in security, safety, and the protocols for dispensing cannabis to patrons. This includes preventing minors from accessing cannabis.

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:

The addition of the proposed dispensary will not have a negative impact on the surrounding businesses or properties. A significant investment will be made in remodeling the existing building to suit the needs of the dispensary. The area is a commercial area with a variety of businesses in the vicinity. A dispensary will add to the variety and provide new options for local customers.

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

The addition of the proposed dispensary will not impede th development of the surrounding property. If anything, it will increase customer traffic to the area making development more attractive to other businesses.

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

The utilities have been researched and are sufficient for the needs of the dispensary. Because it is a preexisting facility that was recently remodeled all necessary needs are sufficient including drainage, access roads as well as parking.



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APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

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

The location is a pre-existing restaurant that has adequate ingress and egress via multiple points.

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:

As an applicant for this Special Use Permit, utilizing our legal and compliance team we have reviewed the Yorkville municipal code and confirm that the proposed use will meet and/or exceed all applicable provisions of the Yorkville municipal code. Furthermore the municipal code will be constantly monitored for any changes that may be passed by the City and we will make any necessary changes to remain compliant and good stewards of the City.

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

6/27/2024

DATE

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

Manager of Fort Smith FD Partners, LLC

6/27/2024

OWNER SIGNATURE

DATE

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



Angela Bartle 06/27/2024



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: 1508 N. Bridge St.
-----------------	-------------------------	--------------------------------------

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 Weber	COMPANY: PTS Corp.
MAILING ADDRESS: 4801 Emerson Ave. Suite 112	
CITY, STATE, ZIP: Palatine, IL, 60067	TELEPHONE: 630-774-6908
EMAIL: steve.weber@ptsgrows.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 Weber

Gov Affairs

PRINT NAME

TITLE

6/27/2024

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

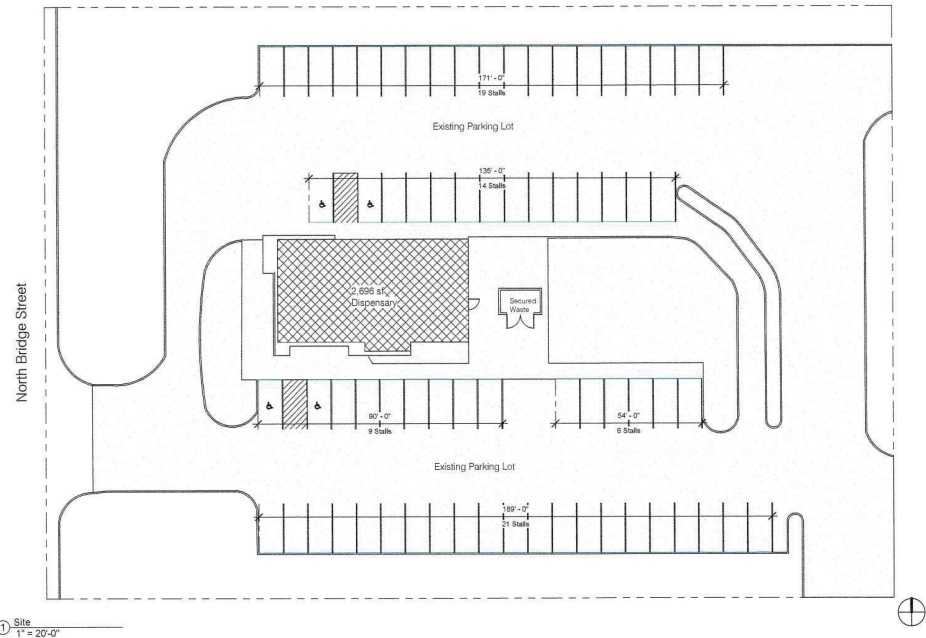
ENGINEERING DEPOSITS:		LEGAL DEPOSITS:	
Up to one (1) acre	\$5,000	Less than two (2) acres	\$1,000
Over one (1) acre, but less than ten (10) acres	\$10,000	Over two (2) acres, but less than ten (10) acres	\$2,500
Over ten (10) acres, but less than forty (40) acres	\$15,000	Over ten (10) acres	\$5,000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

CONSUME CANNABIS DISPENSARY

1508 NORTH BRIDGE ST.
YORKVILLE, IL 60560



② Aerial View
1/2" = 1'-0"



① Site
1" = 20'-0"



③ 3D View 1

PATH
Construction
125 East Algonquin Rd.
Arlington Heights, IL 60005
Ph: 847.398.7100
Fx: 847.398.7101
info@pathcc.com

Construction Issue	
DATE	DESCRIPTION
03/23/24	Special Use Submission

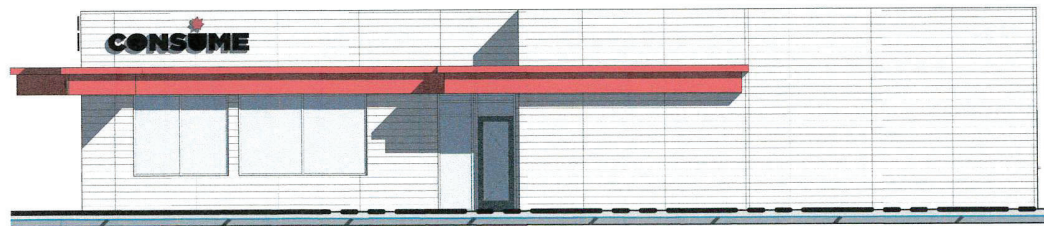
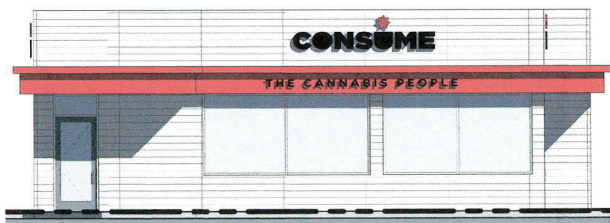
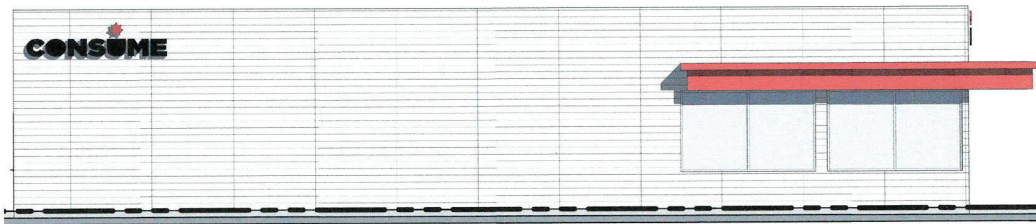
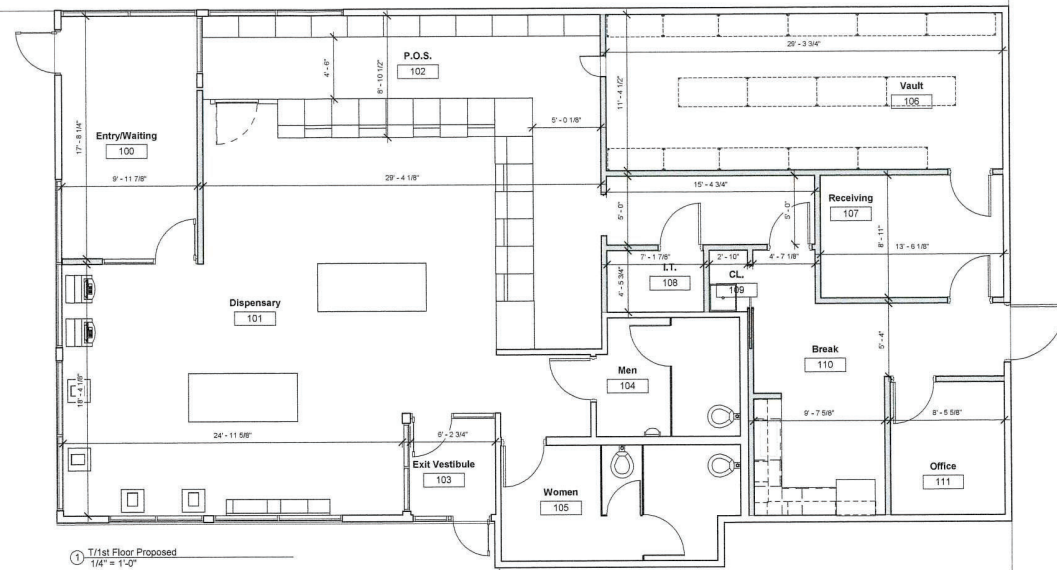
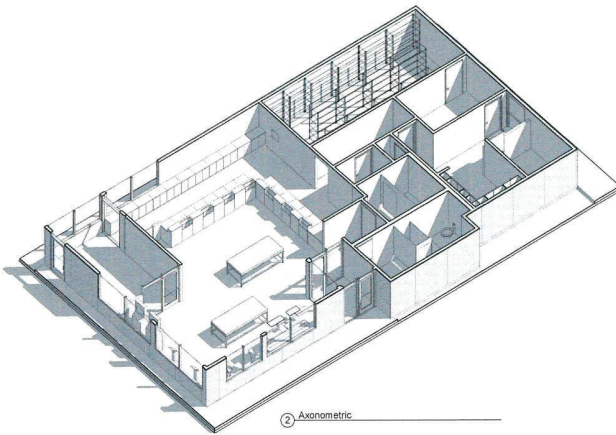
Owner:
Consume Cannabis

PROJECT DESCRIPTION:
1508 North Bridge St.
Yorkville, IL 60560

SHEET
TITLE:
Site Plan

SCALE: As Indicated

SHEET
SK-1.0



PATH
Construction
125 East Algonquin Rd.
Arlington Heights, IL 60005
Ph: 847.398.7100
Fx: 847.398.7101
info@pathcc.com

Construction Issue	
DATE	DESCRIPTION
01/21/21	Special Use Submission

Owner:
Consume Cannabis

PROJECT DESCRIPTION:
1508 North Bridge St.
Yorkville, IL 60560

SHEET
TITLE:
Proposed Plan

SCALE: 1/8" = 1'-0"
SHEET:

SK-1.1



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

Fax: 630-553-7575

PLAN COUNCIL AGENDA

Thursday, August 22, 2024

9:00 a.m.

City Hall

Community Development

3rd Floor – East Conference Room

Remote Access via Zoom

1. Minutes for approval: July 25, 2024
2. PZC 2024-19 Cannabis Dispensary – Consume Cannabis –Special Use & Variance

Adjournment



Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: July 9, 2024
Subject: **PC 2024-19 Consume Cannabis Dispensary** (Special Use & Variance)
1508 N. Bridge Street - Proposed Adult Use Cannabis Dispensary

I have reviewed the applications for special use permit and variance approval received July 1, 2024 as submitted by Steve Weber, on behalf of PTS Corp., contract lessee and petitioner, and Fort Smith FD Partners, LLC, owner, as well as the following documents/plans:

- 1) Site Plan, Exterior Elevations, and Floor Plans – dated 03.01.24 prepared by Path Construction

The petitioner is requesting special use authorization for a cannabis dispensary business within the B-3 General Business District for an approximately 1.33-acre parcel located at 1508 N. Bridge Street, within the northeast quadrant of Veteran's Parkway (U.S. Route 34) and N. Bridge Street in Yorkville, Illinois. Additionally, they are also requesting the following three (3) variances to Section 10-4-14: Medical and Adult Use Cannabis Use Standards of the Yorkville Unified Development Ordinance (UDO):

1. To decrease the minimum distance a cannabis dispensing organization can be located to a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home, or religious institutions from five-hundred feet (500') to four-hundred fifty feet (450').
2. To change the permitted hours of operation from "10:00 a.m. to 8:00 p.m. Monday through Saturday and 12:00 p.m. to 5:00 p.m. on Sundays" to "9:00 a.m. to 9:00 p.m. Monday through Saturday and 10:00 a.m. to 6:00 p.m. on Sundays".
3. Relief from the maximum one (1) wall-mounted sign per cannabis business to allow the petitioner to follow the current signage regulations for similar B-3 General Business District uses while maintaining compliance with Illinois State signage regulations for cannabis businesses.

This parcel is currently improved with a vacant ~2,700 square foot single-story brick building with a drive-through window. The structure was originally built in 1988 and previously occupied by various fast-food restaurants. The plans submitted indicate the petitioner will utilize the existing structure, making some interior and exterior renovations, as well as the current parking lot with a single access drive off of N. Bridge Street. Based upon my review of the application and site/floor plans, I have compiled the following comments:

GENERAL ZONING/PLANNING COMMENTS:

1. **ZONING** - The subject property is currently zoned as **B-3 GENERAL BUSINESS DISTRICT**. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	B-3 General Business District	Self-storage facility
South	B-3 General Business District	Yorkville Moose Lodge
East	B-3 General Business District	Super 8 Motel
West	B-2 Mixed Use Business (PUD)	Kendall Crossing/Countryside Center Transportation Land Use (N. Bridge Street/IL Rte. 47)

2. **CANNABIS DISPENSING ORGANIZATION** – Petitioner has indicated the proposed use for the property will be a “cannabis dispensing organization”. Cannabis Dispensing Organizations are defined in Section 10-2-3 in the Yorkville Unified Development Ordinance as: A facility operated by an organization or business that is licensed by the department of financial and professional regulation to acquire cannabis from a state-licensed cultivation center, craft grower, processing organization, or another dispensary for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia, or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers as allowed by the Cannabis Regulation and Tax Act (410 ILCS 705/1 et seq.) and regulations promulgated thereunder.
 - a. **Special Use** - Per Table 10-3-12(B) of the Yorkville Unified Development Ordinance (UDO), such use is allowed as a special use in the B-3 General Business District.
 - b. **Maximum number of facilities** – Per Section 10-4-14(D), Cannabis Dispensing Organizations shall be limited to one (1) facility within the boundaries of the City.
 - i. There are no other permitted cannabis Dispensing Organizations in Yorkville. If approved, this will be the only such use permitted within the entirety of the city.
 - c. **On-Premises Consumption** – Per Section 10-4-14(A)(2), on-premises consumption of cannabis products in the cannabis business operations is prohibited.
 - i. Applicant must provide a written narrative acknowledging no on-premises consumption will be permitted. Staff further recommends internal signage be posted in the business stating such.

3. **MINIMUM LAND USE SEPARATIONS** – Per Section 10-4-14(D)(1), **the following minimum land use separations identified by staff shall apply:**

LAND USE	REQUIRED MINIMUM SEPARATION*	IDENTIFIED EXISTING LAND USE	PROPOSED SEPARATION**
Pre-existing public/private nurse school, preschool, primary or secondary school, day care center, day care home, residential care home, or religious institutions, regardless of corporate boundary	500'	Parkview Christian Academy Private School (B-3 Zoning) 202 E. Countryside Pkwy (PIN #02-28-126-019)	~ 460'
Pre-existing property zoned or used for residential purposes, regardless of corporate boundary	250'	N/A	N/A

**As measured property line to property line.*

***Measurement based upon aerial GIS, as no measurement was provided by petitioner.*

- a. Applicant must provide an aerial map of the subject property identifying the distance “property line to property line”, current ownership, and zoning/land uses of all surrounding parcels within 500 feet.
4. **MAXIMUM GROSS FLOOR AREA** – Per Section 10-4-14(D)(3), Cannabis Dispensing Organizations shall have a maximum gross floor area of five thousand (5,000) square feet, of which at least seventy-five (75) percent of the floor area occupied by a dispensing organization shall be devoted solely to the activities the dispensing cannabis or cannabis products as authorized by the Act and shall not sell food or alcohol for consumption on the premises.

- a. The existing building on the subject property to be used for the Cannabis Dispensing Organization is less than 5,000 sq. ft. (approx. 2,700 sq. ft.).
 - b. The applicant must verify, in writing, the total area dedicated to the cannabis dispensing operation (at least 75%) and that no food or alcohol for consumption will be sold on the premises.
5. **PARKING/DRIVE-THROUGH** - According to site plan submitted, there will be 69 total parking stalls provided for the Cannabis Dispensing Organization including four (4) indicated as ADA handicapped accessible within the existing parking lot.
 - a. **Parking:** Per Table 10-5-1 of the Yorkville Unified Development Ordinance, a Cannabis Dispensing Organization is required to have a minimum of 3 parking spaces per 1,000 square feet of net floor area.
 - i. Based on the existing building size of ~2,700 square feet, the minimum required parking is nine (9) parking spaces. The proposed land use is adequately parked.
 - b. **Drive Through/E-Commerce** – Per Section 10-4-14(D)(5-6) of the Unified Development Ordinance, drive-through facilitates and e-commerce delivery service platforms are prohibited for cannabis dispensing organizations.
 - i. It is noted that the existing fast-food restaurant structure has a drive-through facility. According to the proposed site plan, the drive-through facility will be removed.
 - ii. Applicant must provide a written narrative acknowledging no e-commerce delivery services will be offered.
6. **BUSINESS HOURS** – Per Section 10-4-14(A)(1), Business hours for all cannabis businesses shall be from 10:00 a.m. to 8:00 p.m. Monday through Saturday and 12:00 p.m. to 5:00 p.m. on Sundays.
 - a. Petitioner is requesting relief from these regulations as stated above.
 - b. Applicant must provide a written narrative, additional details, etc. regarding stated claim of the need for extended hours to be consistent with the two (2) closest competitors businesses.
7. **MAXIMUM LOT COVERAGE** – Per Table 10-3-9(A) of the Yorkville Unified Development Ordinance (UDO), the maximum lot coverage for the B-3 General Business District (inclusive of sidewalks, parking areas and all impervious surfaces) is 80%. Based upon staff calculations, the existing structure, parking lot, and walkways are approximately 45,000 square feet or 78% of the approximately 57,963 square foot lot.
8. **BULK REGULATIONS** – All bulk regulations for the B-3 District, per Table 10-3-9(A) of the Yorkville Unified Development Ordinance (UDO), are met with the existing site plan as detailed below:

BULK REQUIREMENT	REQUIRED MINIMUM	EXISTING CONDITIONS
Min. Lot Size	10,000 sq. ft.	~ 57,963 sq. ft.
Min. Front Yard Setback	50'	~ 60 ft.
Min. Side Yard Setback	20'	~ 75 ft./~ 85 ft.
Min. Rear Yard Setback	20'	~ 150 ft.
Min. Parking Lot Setback	20'	~ 50 ft.

9. **SIGNAGE** – Per Section 10-4-14(A)(3) of the Yorkville Unified Development Ordinance (UDO), signage for Cannabis dispensaries are as follows:

- a. Recreational cannabis dispensaries shall be limited to one (1) wall-mounted sign per business.
- b. All cannabis establishments shall be prohibited from having electronic message board signs.
- c. Signage for cannabis establishments shall not contain cannabis imagery such as leaves, plants, smoke, paraphernalia, or cartoonish imageries.
- d. The petitioner is seeking relief from the maximum one (1) wall-mounted sign per cannabis business to allow the petitioner to follow the current signage regulations for similar B-3 General Business District uses while maintaining compliance with Illinois State signage regulations for cannabis businesses.

- i. The proposed elevation plan illustrates two (2) main wall signs “Consume” with a star styled logo– one (1) on the west and south elevations, in addition to a secondary wall sign on the south elevation “The Cannabis People”.

1. No sign dimensions were provided.

2. No monument sign was provided.

- ii. Per Section 10-6-6(A)(4) of the Yorkville Unified Development Ordinance (UDO), 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.

10. **LANDSCAPE PLAN** – The petitioner has not prepared a landscape plan, assumingly because the site has existing landscape.

11. **COMPREHENSIVE PLAN** – Future Land Use for this site is Destination Commercial (DC) which is consistent with the existing B-3 General Business District. The Destination Commercial designation is intended for large format retail, strip center development and auto-oriented land uses located along significant commercial corridors such as IL 47 (Bridge Street) and US 34 (Veterans Parkway) that attract both Yorkville residents and customers from the surrounding areas.

12. **COMMUNITY MEETING** – Per Section 10-8-5(B)(1)(A) of the Yorkville Unified Development Ordinance (UDO), the Plan Council may recommend a community meeting of area/neighborhood property owners explaining the proposed special use conducted by the petitioner at their own expense and at a location of their choosing prior to the Planning and Zoning Commission hearing date.

- a. It is staff recommendation that such a hearing be conducted by the Petitioner no later than Monday, September 23, 2024 and an attendance sheet be provided to staff of those property owners who attended.

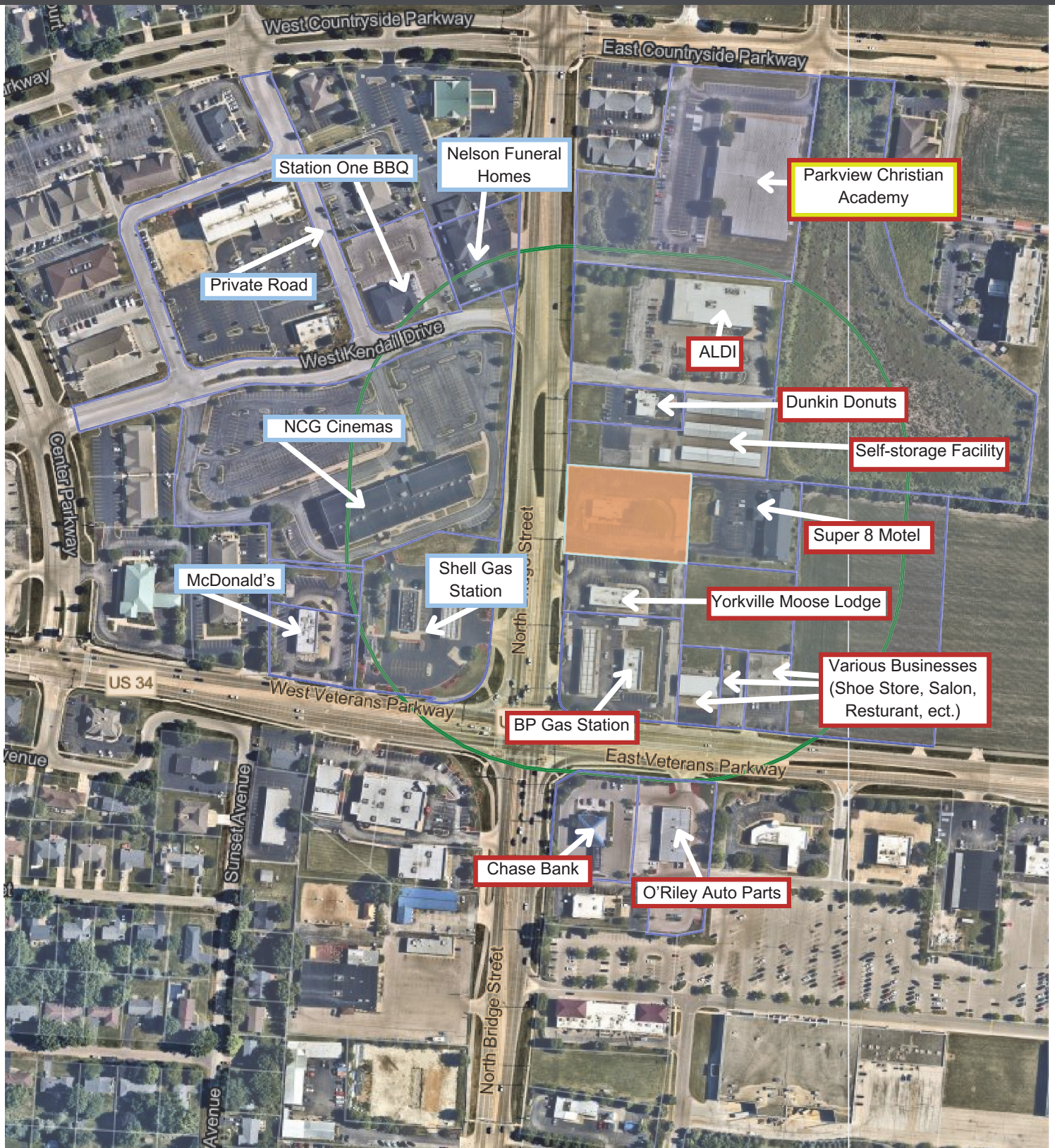
13. **ADDITIONAL SPECIAL USE CONSIDERATIONS:**

- b. Applicant name and the business name of the proposed adult-use cannabis establishment for which the special use is sought, including addresses, telephone numbers and e-mail addresses of (1) sole proprietors; (2) business entities with

financial interest in the business, and (3) all officers, directors, partners, managers, and owners. A post office box may not be submitted as the address of the applicant.

- c. Copy of licensure or registration that the organization is authorized to conduct an adult-use cannabis business establishment in the State of Illinois.
- d. Written statement that the applicant has under contract the property of the proposed adult-use cannabis establishment.
- e. Copy of a business plan to be kept on file with the Yorkville Police Department and confidential to the extent permitted by law, including but not limited to the following:
 - i. Proposed number of employees.
 - ii. A description of the products and services that the proposed adult-use cannabis establishment will offer.
 - iii. Description or statement of training and education that will be provided to the proposed adult-use cannabis dispensary agents/staff.
 - iii. A security plan that will describe how the proposed use will address concerns related to inventory tracking and prevention of theft; measures to control customer overflow and access to restricted areas; employee restrictions to limited access areas and restricted area; and video surveillance/alarm system.
 - iv. Waste management plan for the storage, security and disposal of discarded cannabis products and materials.

Feedback



- = Kendall Crossing PUD
- = B-3 General Business District
- = School

Cannabis Dispensary Research

Current Unified Development Ordinance Comments

Based on my research, the ordinances concerning cannabis dispensaries listed in the UDO are consistent with Illinois state law, and surrounding community ordinances.

All communities listed in the table below have a minimum distance of 250 feet from a school, followed by some variance of the following language: “commercial/trade schools shall not be classified as a public or private school for purposes of this section.” One of the variances requested by the petitioner was to decrease the minimum distance from Parkview Christian Academy, from five hundred feet (500’) to four-hundred fifty feet (450’). I looked at both definitions of schools listed in the UDO, in order to understand what kind of school Parkview Christian Academy is.

According to Section 10-2-3 of the UDO, a “Commercial/Trade School” is defined as “A school established to provide for the teaching of industrial, clerical, managerial, artistic skills or alternative education. This definition applies to schools that are owned and operated privately for profit or not for profit. Such schools may not contain an auditorium, gymnasium, or any other sort of recreational facilities.” On the other hand, a “School, Public or Private” is defined as “Elementary, high school or college, public or private, or nonprofit junior college, college or university, other than trade, commercial and business schools, including instructional and recreational uses, with or without living quarters, dining rooms, restaurants, heating plants and other incidental facilities for students, teachers and employees. These schools typically contain an auditorium, gymnasium, cafeteria, or other recreational facilities.” With these definitions in mind, I checked Parkview Christian’s website, and a map of their facilities, and I believe that Parkview Christian Academy is classified as a private high school. This is because their curriculum focuses on a variety of topics, not just vocational or specialized skills. Additionally, the school also hosts sporting events, which would be inconsistent with the commercial school definition.

City/Municipality/Local Government	Distance Requirements for Dispensaries	Number of Dispensaries
Yorkville	500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home, or religious institutions. 250 feet if a property zoned or used for residential purposes.	0
Montgomery	500 feet of a lot zoned or used for residential purposes, or any residential care facility, day care center, day care home, school, college, university, or park. If a lot zoned or used for residential purposes is separated from a cannabis business by a major state roadway, the minimum spacing will be 250 feet.	1
Carol Stream	1,500 foot radius of any other dispensing organization located within or outside the village, or be located within 1,000 feet of the property line of a preexisting public or private preschool or elementary or secondary school or day care center, park, place of worship, or public library within or outside the village.	2
DeKalb	250 feet of the property line of a nursery school, preschool, primary or secondary school, daycare center, daycare home, or an academic building or residence hall of a State university. An adult-use cannabis dispensary organization may not be located within 1,500 feet of the property line of a pre-existing adult-use cannabis dispensary organization	2
Naperville	1,000 feet of a pre-existing primary or secondary school learning centers, fitness facilities, preschools, day care centers, and residential care homes.	3
St. Charles	1,000 feet of the property line of a preexisting public or private preschool or elementary or secondary school or day care center, day care home, group day care home, or part day childcare facility.	2
Aurora	750 feet, measured from property line to property line, of a grade school, middle school, alternative school, or high school.	4
Joliet	1,000 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, part day childcare facility, another dispensary, or an area zoned for residential use.	2
Bolingbrook	1,000 feet of the perimeter of school grounds, a playground, a recreation center or facility, a childcare center, a public park or public library, or a game arcade.	1
Oswego	500 feet of a lot zoned or used for residential purposes, or any residential care facility, day care center, day care home, school, college, university, or park. If a residential zone is separated from a cannabis business by a major state roadway, the minimum spacing may be reduced to 250 feet	2
Morris	250 feet of the property line of a preexisting public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home.	1

**Codes abridged to be concise*

Cannabis Dispensaries in Other Municipalities

Based on the surrounding codes, the requested variance from five hundred feet (500') to four hundred sixty feet (460') would be consistent with other communities' minimum distance requirements. In order to understand the reality of these communities, I have organized the dispensaries into two categories: dispensaries that are near residential areas, and dispensaries that are near schools. These are examples to help understand how other municipalities have handled planning of cannabis dispensaries. Please note that not all dispensaries researched were in the vicinity of these areas, and everything listed is public record.

Cannabis Dispensaries Located Near a Daycare or School Use

Municipality	Distance/Land Use
Carol Stream	~219.3 feet from a daycare
Naperville	~970 feet from a daycare
St. Charles	~560 from a school

**As measured property line to property line.*

***Measurement based upon ariel GIS*

The dispensary listed for Carol Stream is ~219.3 feet from a daycare, which is against their Village code. Based on Carol Stream's UDO, a cannabis dispensary is required to be 1,000 feet from a daycare. When looking for an application for variance and approval, I did not find anything about a variance, only a special use application. I did find a public hearing before the Planning and Zoning commission, and based on the transcript, the dispensary was within code, even with their proximity to the daycare. The application was approved by both the PZC and the Village board. This leads me to believe that either the variance was included in the special use, and not clearly communicated to the public, or the code was adjusted prior and the UDO was not updated. The dispensary is located near commercial retailers, the daycare, and restaurants.

The dispensary listed for Naperville is ~970 feet from a daycare, which is against Naperville's code. However, the daycare is in Lisle, so no action was taken by the City of Naperville or the petitioner. This dispensary is located near a strip mall, and other commercial uses.

The distance listed for the dispensary in St. Charles is not against their code, but it is important to note because of its proximity to a school use. The dispensary is located near a University of Illinois extension, residential use, and is in a strip mall.

Cannabis Dispensaries Located Near a Residential Use

Municipality	Distance/Land Use
Morris	~433.8 feet from a single-family residence
Oswego	~112 from duplexes
Bolingbrook	~290 feet from townhomes
St. Charles	~180 feet from a residential area

**As measured property line to property line.*

***Measurements based upon ariel GIS*

While this distance is not against Morris' code, it would be prohibited by several other municipalities that I researched. The dispensary, according to ariel GIS, is generally isolated by trees, so the residential area has no view of the dispensary. There are no other commercial uses for a stretch, besides the golf course on the other side of the street.

The dispensary listed for Oswego is ~112 feet from duplexes, which is against their Village code. According to Oswego's online code and UDO, the minimum distance from residential areas is five hundred feet (500'). When looking for the variance approval, I found a staff report stated that "facility may not be located within 250 feet of a preexisting incorporated public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home, and park." This note leads me to believe that the code was altered at some point, leading to the approval of this dispensary. The dispensary is located in a strip mall, while the duplexes are located across the street.

The distances listed for St. Charles and Bolingbrook is also not permitted by their codes, but I thought they were important to note because of their proximity to residential areas. The townhomes in Bolingbrook are located across the street, while the dispensary is located near business and restaurants. In St. Charles, the dispensary is in a strip mall with various uses and businesses, with the multi-family housing located behind the strip mall.



Yorkville Police Department Memorandum

651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: July 9, 2024
To: Krysti Barksdale-Noble (Community Development Director)
From: James Jensen (Chief of Police)
Reference: Plan Review – PZC 2024 – 19 (Cannabis Dispensary (Consume Cannabis))
Project Name: Cannabis Dispensary (Consume Cannabis)
Applicant Name: Steve Weber (PTS Corp)
Petitioner Name: Steve Weber (PTS Corp)
Project Number: PZC 2024 - 19
Project Location: 1508 N. Bridge Street

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:

- **No parking locations must be posted with appropriate signage**

Dedicated Parking signage needed? ☐ Yes ☒ No

☐ Located by Park

☐ School

☐ Common Parking Area

Are there Street Name Conflicts? ☐ Yes ☒ No



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Comments: **N/A**

Pedestrian/Bike Path Crossing Signage? _____ Yes **X** No
Warning Ahead Signs are Required

NO Construction Traffic Signage being requested? _____ Yes **X** 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:

Landscape

Low Growth or Ground Cover Landscaping? **X** Yes _____ No
Low Growth or Ground Cover Landscaping by windows? **X** Yes _____ No
Low Growth or Ground Cover Landscaping by Entrances **X** Yes _____ No

Comments: **Low growth landscaping follows best practice CPTED standards.**

Ingress / Egress

Entrance/Exits match up with adjacent driveways? _____ Yes **X** No
Total Entrance/Exits for development? **2**



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Fax: 630-553-1141

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: **N/A**

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: **Emergency after hour contact information should be provided.**

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

Are there other City Ordinance Concerns? ☐ Yes ☒ No
☐ Noise Ordinance ☐ Parking Ordinances
☐ Alarm Ordinance

Security

Will security cameras be in use? ☒ Yes ☐ No



Yorkville Police Department Memorandum

651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Comments:

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? _____

Will the property be alarmed? ☐ Yes ☐ No

Comments: **Will the building be alarmed?**

Will the Secured Waste 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.



July 19, 2024

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

**Re: Consume Cannabis Dispensary
Special Use Submittal – 1st Submittal
United City of Yorkville**

Dear Krysti:

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

- Concept Site Plan (2 sheets) dated March 1, 2024 and prepared by Path Construction
- Application for Special Use
- Application for Variance
- 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.
 - IDOT for any work in the IL-47 (N. Bridge St) Right-of-Way
 - IEPA NPDES General Construction Permit may be 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.
 - City of Yorkville Stormwater Management Permit if more than 10,000 square feet is disturbed.

2. 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. Engineer's Opinion of Probable Costs

Concept Site Plan

3. The existing parking lot is in poor condition and will need to be reconstructed.

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 Ratons, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Steve Weber (via email))
Mr. Mitchel Kay (via email)
TNP, PGW2, EEI (via e-mail)



March 23, 2023

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



To United City of Yorkville:

Below are answers to the general zoning/planning comments:

1-PTS Corp. acknowledges that there will not be any on-premises permitted.

2-please see attached

3-All 2,696 sq ft will be used for the dispensary operation. No food or alcohol for consumption will be sold on the premises.

4-There will not be any e-commerce delivery services offered.

5- We will not be requesting the drive thru use at this time.

6-Per our request to be open from 9am-9pm M-Sat and 10am-6pm Sunday. We wanted to at least match or closely match their operating hours to maintain competitiveness.

The two closest competitor's hours are as follows:

Market 96 Oswego
1144 Douglas Rd.
Sun-Thurs-9am-9pm
F-Sat-9am-10pm

Ivy Hall Montgomery
1970 Caterpillar Dr.
M-Thursday- 9am-9pm
F-Sat-9am-10pm
Sun 9am-7pm

7-please see attached

8-meeting will be held on 9/12 from 4pm-6pm at Hampton Inn 310 East Countryside Parkway Yorkville, IL

9a-9b-9c see attachment

9d- see attachment



9e-18-20 Hourly employees plus 2 salaried managers

9f- We will be selling all state tested and state compliant cannabis products in multiple formats: All the cannabis products are in state compliant sealed child resistant packaging. Cannabis Flower, Cannabis vapes, cannabis infused edibles, cannabis infused drinks. We will also be selling accessories such as rolling papers along with some T-shirts and hats.

9g-see attachment

9h-see attachment

9i-see attachment

PIN	OWNER	BILLING ADDRESS	Zoning	distance property line to property line	Land Use
228176012	FIRST NATIONAL BANK OF OMAHA TR NO 1695 C/O KISHOR PATEL	1510 N BRIDGE ST YORKVILLE, IL 60560	B-3	0 ft	empty land
228176015	FIRST NATIONAL BANK OF OMAHA TR NO 1695 C/O KISHOR PATEL	1510 N BRIDGE ST YORKVILLE, IL 60560	B-3	0 ft	Super 8 motel
228126015	MENARD INC	EAU CLAIRE, WI 54703	B-3	174 ft	empty land
228176025	H D & B PARTNERSHIP ELLIS CHARLES RICHARD & RITA ANNE TRUST &	416 SAN CARLOS RD MINOOKA, IL 60447	B-3	255 ft	empty land
228176023	TOD & KARLA DUY TR	1290 CINDY LN SANDWICH, IL 60548	B-3	192 ft	shoe store
228176021	WILLIAMS GROUP LLC VETERANS PLAZA	107 S BRIDGE ST YORKVILLE, IL 60560	B-3	216 ft	vape & salon
228176024	1820 INVESTMENTS LLC	135 E VAN EMMON ST YORKVILLE, IL 60560	B-3	250 ft	real estate office
228176019	% GRAHAM C STORES MACKIN LAND COMPANY LLC	39109 N US HIGHWAY 41 WADSWORTH, IL 60083-8915	B-3	128 ft	BP gas station
228176018	YORKVILLE MOOSE LODGE 2371	1502 N BRIDGE ST YORKVILLE, IL 60560	B-3	0 ft	moose lodge
228126006	CIG TSP LLC ET AL	150 BOUSH ST STE 300 NORFOLK, VA 23510	B-3	0 ft	self storage facility
228126005	JAY LLC CHEHAR	1604 BRIDGE ST N YORKVILLE, IL 60560	B-3	100 ft	Dunkin Donuts
228126003	ALDI INC	1 ALDI DR DWIGHT, IL 60420	B-3	190 ft	Aldi
228126019	BRENART EYE CLINIC	120 E COUNTRYSIDE PKWY YORKVILLE, IL 60560	B-3	460 ft	Parkview acadamy
228104023	NELSON MEMORIAL SERV PC	410 COUNTRYSIDE PKWY E YORKVILLE, 60560	Kendal Crossing PUD	430 ft	Nelson Funeral Homes
228104033	KENDALL CROSSING LLC	207 W KENDALL DR YORKVILLE, IL 60560	Kendal Crossing PUD	435 ft	station one bbq
228104038	% JAMES RATOS CASTLE BANK NA TRUST	207 W KENDALL DR YORKVILLE, IL 60560	Kendal Crossing PUD	n/a	private road
228104039	KENDALL CROSSING	207 W KENDALL DR YORKVILLE, IL 60560	Kendal Crossing PUD	n/a	empty land
228104032	NCG YORKVILLE INC	314 E COMSTOCK OWOSSO, MI 48867	Kendal Crossing PUD	144 ft	NCG Cinemas
228104025	1ST ST BANK TR OF HAN PK C/O % EQUILON ENTERPRISES LLC	PO BOX 347 COLUMBUS, IN 47202	Kendal Crossing PUD	150 ft	Shell gas station
228104026	FRANCHISE REALTY INVESTMENT TRUST C/O SCHMITT YORKVILLE LLC	1975 W DOWNER PL # 302 AURORA, IL 60506	Kendal Crossing PUD	495 ft	McDonalds
228104031	FRANCHISE REALTY INVESTMENT TRUST C/O EDWARD SCHMITT JR.	1975 W DOWNER PL # 302 AURORA, IL 60506	Kendal Crossing PUD	467 ft	McDonalds
228104030	CASTLE BANK TRUST	207 W KENDALL DR YORKVILLE, IL 60560	Kendal Crossing PUD	n/a	empty land
228177033	MCOH1 0241 JP MORGAN CHASE BANK NA	LERETA/TEXAS PO BOX 35605 DALLAS, TX 75235	B-3	495 ft	chase bank
228177034	OREILLY AUTO ENTERPRISES LLC	PO BOX 9167 SPRINGFIELD, MO 65801-9167	B-3	495 ft	O'Riley Auto Parts

SUBLEASE

This Sublease (“Sublease”) is made and entered into as of June 27, 2024 (“Effective Date”), by and between **Leahy Enterprises 2 LLC**, an Illinois limited liability company (“Sublandlord”), and **Kechwa LLC**, an Illinois limited liability company (“Sub- Subtenant”).

RECITALS

A. Sub-Sublandlord is the “Subtenant” under that certain Sublease dated on or about June 27, 2024 with RHS Yorkville, LLC, an Illinois limited liability company (“Sublandlord”), as “Landlord” (“Original Sublease”), pursuant to those terms and conditions under that certain Ground Lease Agreement by and between Sublandlord and Fort Smith FD Partner, LLC (“Master Landlord”) (the “Master Lease”), together with the Original Sublease is hereinafter referred to as the “Lease”) relating to those certain leased premises consisting of approximately 3,145 rentable square feet (as more particularly defined in the Lease and herein as the “Premises” or the “Leased Premises”) in the building commonly known as 1508 N. Bridge St, Yorkville, IL 60560 (“Building”); and

B. Subject to the terms and conditions set forth herein, Sub-Sublandlord desires to sublease the Leased Premises to Sub-Subtenant and Sub-Subtenant desires to sublease the Leased Premises from Sub-Sublandlord.

STATEMENT OF AGREEMENT

NOW, THEREFORE, in consideration of the Recitals, all of which are incorporated herein by this reference, the mutual covenants and agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sub-Sublandlord and Sub-Subtenant hereby agree as follows:

1. **SUBLEASE**. Sub-Sublandlord hereby subleases and demises to Sub-Subtenant, and Sub-Subtenant hereby subleases from Sub-Sublandlord, the Leased Premises, upon and subject to the terms, covenants and conditions set forth herein and in the Lease. Sub-Subtenant acknowledges and agrees that this Sublease is subject and subordinate to the Lease. Notwithstanding anything contained herein to the contrary, Sub-Sublandlord will remain bound by and liable for compliance with the terms and covenants of the Lease and Sub-Subtenant shall have no liability to Sub-Sublandlord for any breach of the Lease. In addition, (a) Sub-Sublandlord agrees to be bound to the covenants of the Lease to pay rent and other amounts due to Landlord due under the Lease, and (b) Sub-Sublandlord further agrees to take no action (or fail to take any action required of Sub-Sublandlord) under the Lease that would constitute a default under the Lease or result in Landlord terminating Sub-Subtenant’s right to possession of the Leased Premises during the Term, except and to the extent the same arises out of Sub-Subtenant’s default in the performance of its obligations hereunder.

2. **TERM**. The term of this Sublease (“Term”) shall commence on the occurrence of the following events: (a) receipt by Sub-Subtenant of an Adult Use Dispensing Organization License the (“**Dispensing Organization License**”), issued by the IDFPR, pursuant to Section 15-36 of the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/1, et seq (the “**Dispensing**”).

Organization License Receipt"); and (b) receipt of all approvals from all applicable governmental authorities necessary for Sub-Subtenant to use and occupy the Leased Premises for the Permitted Use, including, without limitation, a certificate of occupancy, and (c) completion of the Improvements (defined below) (the "**Commencement Date**"). The Term shall expire on the earlier to occur of the following: (a) the date of termination of the Membership Interest Purchase Agreement among the Sub-Subtenant, Sub-Sublandlord, PTS Corp. (or its affiliate), and sellers signatory thereto, dated on or about the date hereof (the "**Purchase Agreement**") or (b) pursuant to the date of termination of the Lease, or (c) the date Sub-Sublandlord (or its affiliates) is no longer the "Tenant" under the Lease, or (d) unless sooner terminated as provided herein. Sub-Subtenant acknowledges and agrees that Sub-Sublandlord shall have no obligation (and Sub-Subtenant shall have no right) to exercise any right to extend the Term of the Lease, including, but not limited to, any of the three (3) Option Periods. Sub-Sublandlord shall deliver possession of the Leased Premises to Sub-Subtenant with all Improvements (defined below) in compliance with all applicable laws (including without limitation, building or construction rules, laws, regulations, zoning laws, and IDFPF regulations) on the date that the Company receives an Adult Use Dispensing Organization License the ("**Dispensing Organization License**"), issued by the IDFPF, pursuant to Section 15-36 of the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/1, et seq (the "**Dispensing Organization License Receipt**"). Sub-Sublandlord and Sub-Subtenant hereby agree that this Sublease will be in force and effect and binding on Sub-Sublandlord and Sub-Subtenant as of the Effective Date, subject however to Sub-Sublandlord's right to use and occupy the Leased Premises for the purpose of constructing the Improvements (as hereinafter defined), notwithstanding the fact that the Commencement Date will commence after the Effective Date.

3. **IMPROVEMENTS; REPAIR; UTILITIES.** Sub-Sublandlord shall be responsible, at its sole cost and expense, for obtaining all governmental permits, approvals, licenses, and other consents as necessary for the performance of the Improvements. Sub-Sublandlord will maintain possession and control of the Leased Premises prior to the Commencement Date and during the Term may occupy and is granted a license to operate the Leased Premises for any purpose, including, without limitation, repair, maintenance, operations, security, constructing the Improvements (as hereinafter defined), in each case at Sub-Sublandlord's sole cost and expense. Sub-Sublandlord shall be responsible for and promptly pay, as and when required under the Lease or otherwise, any and all additional costs related to the Lease. Sub-Sublandlord will be responsible and liable for payment of all taxes, utilities and insurance related to the Leased Premises and Permitted Use.

4. **USE.** Master Landlord, Sublandlord, Subtenant, and Sub-Subtenant hereby agree that the Permitted Use of the Property shall be for the purpose of operating a cannabis dispensary, consumption lounge, restaurant, and any ancillary and associated uses. Any other use shall require the prior written consent of Sublandlord and Master Landlord. Notwithstanding the foregoing, Sub-Subtenant shall in no event use the Sub-Sublease Premises in a way that will violate the terms, conditions, covenants, or restrictions of the Master Lease or any applicable law, ordinance, covenant or government requirement of any kind.

5. **RENT.** Beginning on the Commencement Date, monthly rent during the applicable term in the amounts as shown on Schedule 1 hereto (the "**Sublease Base Rent**"; together with any Additional Rent (as defined in the Lease, the "**Rent**"). The Rent shall be accrued

and due and payable solely from the available revenues of the operations of the Dispensary after payment of all other expenses related to the operations of the Dispensary have been paid. For avoidance of doubt, Sub-Subtenant (or its affiliates) will have no recourse or liability whatsoever for payment of the Rent other than out of the revenues of the Dispensary. In addition, the Rent shall be subordinate to any amounts then due and payable for taxes, third party vendors, employees, contractors, and any other non-affiliated third-party expenses incurred in connection with the establishment and operations of the Dispensary. Rent or other amounts not paid hereunder due to subordination of any of the expenses identified in the immediately preceding sentence will not be deemed to be a default of this Agreement. Notwithstanding the foregoing or anything contained herein or other agreement to the contrary, in the event that this Agreement is terminated for any reason, except in the event termination of this Agreement is caused by Sub-Subtenant's material default (subject to a 30 day cure period upon written notice) in the performance of its obligations hereunder or other act in material breach of this Agreement and not due to Sub-Sublandlord's (or its agents or representatives) acts, omissions or guidance, Sub-Subtenant shall have no liability whatsoever for any accrued and unpaid Rent. This Agreement shall be subject to the limitations on liability set forth in the Purchase Agreement related to Dispensary Related Agreements (as defined in the Purchase Agreement).

6. **GUARANTY.** The Lease Guaranty from the Original Sublease shall apply to this Sub-Sublease, attached hereto as Exhibit A.

7. **INDEMNIFICATION.** Except and to the extent arising solely and directly from the grossly negligent or willful misconduct of Sub-Subtenant (not including any principal officers appointed by an affiliate of Sub-Sublandlord), Sub-Sublandlord shall indemnify and defend Sub-Subtenant against, and hold Sub-Subtenant harmless, from all claims, damages, costs, demands, liabilities and expenses (including reasonable attorneys' fees) in respect to, or arising from: (i) the non-performance or non-observance of any of Sub-Sublandlord's obligations under this Sublease, including Sub-Sublandlord's obligations under, or with respect to, the Lease, (ii) the conduct, operation or management of Sub-Sublandlord's business; (iii) any work or thing whatsoever done in or about the Leased Premises during the Term, including, without limitation, any accident, injury or damage whatsoever to any person or entity or to the property of any person or entity occurring in or about the Leased Premises at any time prior to the Commencement Date or during the Term, (iv) any claims against Sub-Subtenant made by Landlord, or (v) any claims related to the Permitted Use by any person or governmental authority.

8. **INSURANCE.** At Sub-Sublandlord's sole cost and expense, Sub-Sublandlord on its behalf and on behalf of Sub-Subtenant shall obtain and maintain, at all times, insurance coverages of the types, and in the amounts and limits, required to be maintained by Sub-Sublandlord and Sub-Subtenant under the Lease, and such additional insurance as may be required by applicable law, including without limitation, the IDFP and CRTA ("Requisite Coverage"). Such insurance shall name Sub-Subtenant and Sub-Sublandlord, Sublandlord, and Master Landlord if applicable, and any other persons or entities required under the Lease as additional insureds thereunder. Sub-Sublandlord shall deliver to Sub-Subtenant, Sublandlord, and Master Landlord (if applicable) certificates of insurance confirming that the Requisite Coverage is or will be in full force and effect not later than the Commencement Date and if the same does not reflect the Requisite Coverage will remain in effect for the balance of the Term, then a replacement certificate

shall be provided to Sub-Subtenant, from time to time during the Term, not later than 10 days prior to the stated expiration date of any portion of the Requisite Coverage.

9. **ASSIGNMENT AND SUBLEASE.** Sub-Subtenant shall not: (a) assign, pledge or encumber this Sublease, (b) sublease the Leased Premises, or any part thereof, (c) assign, transfer, convey or pledge all or substantially all of its assets, or (d) other than as provided in the Purchase Agreement, permit or consent to the assignment, transfer, conveyance or pledge of any of the membership or other ownership interests of Sub-Subtenant.

10. **CONDITION OF PREMISES.** Sub-Sublandlord shall deliver and maintain the Leased Premises in good working condition during the Term, in accordance with all applicable laws, including the IDFP and CRTA and subject to Landlord's consent where required. Sub-Sublandlord, at its expense, shall at all times maintain the Leased Premises and every part thereof and all equipment, fixtures and improvements therein in good and sanitary order, condition and repair in accordance with the requirements of the Lease and in compliance with applicable law for operating a Dispensary. In addition, Sub-Sublandlord shall be responsible for Sub-Subtenant adhering to storage, inventory and security guidelines proposed by the IDFP or any other law, zoning board or regulations governing operations of a Dispensary. Any work required to prepare the Leased Premises for its occupancy and operating a Dispensary shall be at the sole cost and expense of Sub-Sublandlord and shall be subject to all of the conditions set forth in the Lease.

The provisions of the preceding paragraph notwithstanding, following the Effective Date, Sub-Sublandlord shall construct at the Leased Premises, at its sole cost and expense, the improvements necessary for Sub-Subtenant to operate and continue to operate the Leased Premises as an adult use cannabis dispensary ("Dispensary") in accordance with all applicable laws, codes and regulations pertaining thereto ("Improvements") and in accordance with Section 12 of the Lease. Prior to the Commencement Date, Sub-Subtenant shall not occupy or use the Leased Premises for any purpose nor shall it access the Leased Premises without first notifying Sub-Sublandlord, Sublandlord, and Master Landlord in writing at least forty-eight (48) hours prior to the desired access. Any representative, agent, contractor, employee, licensee or invitee of Sub-Subtenant gaining access to the Leased Premises prior to Commencement Date must be accompanied by a representative of Sub-Sublandlord.

11. **RELATIONSHIP TO ORIGINAL SUBLEASE AND MASTER LEASE.**

(a) Except as expressly set forth herein to the contrary, this Sublease is subject and subordinate to the terms of the Original Sublease and Master Lease, and to all leases, mortgages and other rights and encumbrances to which the Original Sublease and Master Lease are subject or subordinate. This provision is self-operative, but Sub-Subtenant shall within ten (10) days of Sub-Sublandlord's, Sublandlord's, or Master Landlord's request execute any instrument reasonably requested by Sub-Sublandlord, Sublandlord or Master Landlord to evidence or confirm the same

(b) Except to the extent expressly or by reasonable implication inconsistent herewith, all terms and conditions of the Lease are incorporated herein, all references to Master Landlord therein shall apply to Sub-Sublandlord herein, all references to "Tenant" therein shall apply to

Sub-Subtenant herein, all references to the "Premises" therein shall apply to the Sublease Premises herein, and Sub-Subtenant shall perform and observe the terms and conditions to be performed on the part of the Sub-Sublandlord under the Master Lease with respect to the Premises other than those obligations that conflict with Sub-Subtenant's Permitted Use and/or are specific to Sub-Sublandlord's obligations related to Sub-Sublandlord's intended use. If Sub-Subtenant shall default hereunder and, following notice of such default, not cure such default within the time permitted for cure of such default under the Lease, Sub-Sublandlord shall have all remedies against Sub-Subtenant provided for Sublandlord under the Original Sublease and Master Landlord under the Master Lease, and if such default shall constitute a default under the Original Sublease or the Master Lease, the parties acknowledge that Sublandlord and Master Landlord shall have all remedies available to Sublandlord and Master Landlord thereunder. If the Sub-Subtenant shall default hereunder and, following notice of such default, not cure such default within the time permitted for cure of such default under the Master Lease, less five (5) days, then Sub-Sublandlord shall have the right, at Sub-Subtenant's full cost and expense, to cure such default. In the event that the Original Sublease or Master Lease shall terminate for any reason, this Sublease shall automatically terminate. Sub-Sublandlord shall not be liable for any such termination unless such termination shall have arisen out of an action, inaction, omission or default by Sub-Sublandlord under the Master Lease, but which default did not arise out of a default by Sub-Subtenant hereunder.

(c) Sub-Subtenant agrees to look solely to the Master Landlord, and not to Sublandlord or Sub-Sublandlord, for the performance of all services and obligations of the Master Landlord under the Master Lease with respect to the Sublease Premises, except for those specifically required to be performed by Sub-Sublandlord. At Sub-Subtenant's expense and request, Sub-Sublandlord will take all reasonable actions necessary to enable Sub-Subtenant to enforce the Sub-Sublandlord's rights as tenant under the Master Lease with respect to the Sublease Premises.

Except as expressly modified herein, Sub-Subtenant shall perform all of its obligations hereunder at such times, by such dates or within such periods as Sub-Sublandlord shall be required to perform its corresponding obligations under the Original Sublease and Master Lease. If Sublandlord or Master Landlord shall give any notice of failure or default under the Original Sublease or Master Lease arising out of any failure by Sub-Subtenant to perform any of its obligations hereunder, then Sub-Sublandlord shall promptly furnish Sub-Subtenant with a copy thereof. In no event shall this Paragraph extend the time, date or period by or within which Sub-Subtenant is required to perform as set forth in this Sublease. If Sub-Subtenant shall fail to perform any of its obligations hereunder and such failure shall continue beyond any cure period provided for herein, or if Sublandlord or Master Landlord shall give any notice of failure or default under the Original Sublease or Master Lease arising out of any failure by Sub-Subtenant to perform any of its obligations hereunder, then in either case, Sub-Sublandlord shall have the right (but not the obligation) to perform or endeavor to perform such obligation, at Sub-Subtenant's expense, and Sub-Subtenant shall, within ten (10) days of Sub-Sublandlord's demand from time to time, reimburse Sub-Sublandlord for all costs and expenses incurred by Sub-Sublandlord in so doing.

12. **SURRENDER.** Upon the expiration or earlier termination of this Sublease, Sub-Subtenant shall promptly vacate the Leased Premises and deliver possession thereof to Sub-Sublandlord. In the event the Lease requires any repairs, maintenance or replacements to be performed in order to deliver the Leased Premises in the requisite condition, or otherwise requires any alterations, improvements, equipment, fixtures or other property to be removed or placed in a different condition, then Sub-Sublandlord shall timely perform the same, at its sole cost and expense, prior to the expiration of the Term or the earlier termination thereof.

13. **NOTICES.** All notices and other communications required or permitted under this Sublease shall be given in the same manner as in the Lease. Notices shall be addressed to the addresses set forth below:

If to Sub-Sublandlord:

Leahy Enterprises 2, LLC
17w161 Leahy Road
Oakbrook Terrace, IL 60181
Email: will@baselinedistribution.com

If to Sub-Subtenant:

Kechwa LLC
c/o Amalia Rioja
740 Ashland Ave.
River Forest, IL 60305
Email: amalia@riojallc.com

With a copy to:

Javier Sandoval
c/o Irina Dashevsky
Greenspoon Marder LLP
227 West Monroe St.
Ste. 3950
Chicago, IL 60606
E-mail:
Irina.dashevsky@gmlaw.com
Damien1js@gmail.com

Ashley Brandt, Tucker Ellis, LLP
233 S. Wacker Drive, Suite 6950
Chicago, IL 60606
Email: Ashley.Brandt@TuckerEllis.com

or at such other address(es) as either party may hereafter notify the other in writing.

14. **BINDING EFFECT.** This Sublease shall be binding upon and inure to the benefit of Sub-Sublandlord and Sub-Sublandlord's successors and assigns. This Sublease shall be binding upon and inure to the benefit of Sub-Subtenant and its successors and permitted assigns.

15. **NO WAIVER.** The receipt by Sub-Sublandlord of any Rent with knowledge of the breach of any covenant of this Sublease by Sub-Subtenant shall not be deemed a waiver of such breach or any subsequent breach of this Sublease by Sub-Subtenant and no provision of this Sublease shall be deemed to have been waived by Sub-Sublandlord unless such waiver be in writing signed by Sub-Sublandlord.

16. **TIME.** Time is of the essence of this Sublease and the performance of all obligations of Sub-Subtenant and Sub-Sublandlord under this Sublease.

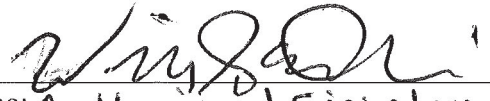
17. **COUNTERPARTS.** This Sublease may be executed in multiple counterparts and shall be valid and binding with the same force and effect as if all parties had executed the same Sublease. A fully executed .pdf or facsimile copy of this Sublease shall be effective as an original.

[Signature Page Follows]

IN WITNESS WHEREOF, Sub-Sublandlord and Sub-Subtenant have caused this Sublease to be duly executed as of the Effective Date.

SUB-SUBLANDLORD:

Leahy Enterprises 2, LLC, an Illinois limited liability company

By: 
Name: Authorized Signatory
Its: Will Pawlowski

SUB-SUBTENANT:

Kechwa, LLC, an Illinois limited liability company

By: _____
Name: _____
Its: _____

Sublandlord Consent:

Landlord hereby consents to Sub-Sublandlord's sublease of the Leased Premises to Sub-Subtenant upon the terms and conditions set forth in the above Sublease.

RHS Yorkville LLC, an Illinois limited liability company

By: _____
Its: _____

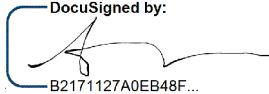
Date: _____, 2024 ("Sublandlord's Consent Date")

IN WITNESS WHEREOF, Sub-Sublandlord and Sub-Subtenant have caused this Sublease to be duly executed as of the Effective Date.

SUB-SUBLANDLORD:
Leahy Enterprises 2, LLC, an Illinois limited liability company

By: _____
Name: _____
Its: _____

SUB-SUBTENANT:
Kechwa, LLC, an Illinois limited liability company

By:  _____
Name: _____
Its: CEO

Sublandlord Consent:

Landlord hereby consents to Sub-Sublandlord’s sublease of the Leased Premises to Sub-Subtenant upon the terms and conditions set forth in the above Sublease.

RHS Yorkville LLC, an Illinois limited liability company

By: _____
Its: _____

Date: _____, 2024 (“Sublandlord’s Consent Date”)

IN WITNESS WHEREOF, Sub-Sublandlord and Sub-Subtenant have caused this Sublease to be duly executed as of the Effective Date.

SUB-SUBLANDLORD:

Leahy Enterprises 2, LLC, an Illinois limited liability company

SUB-SUBTENANT:

Kechwa, LLC, an Illinois limited liability company

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Its: _____

Sublandlord Consent:

Landlord hereby consents to Sub-Sublandlord’s sublease of the Leased Premises to Sub-Subtenant upon the terms and conditions set forth in the above Sublease.

RHS Yorkville LLC, an Illinois limited liability

DocuSigned by:
Steve Hamilton
By: AD3473DF0A4D476...
Its: Manager

Date: 6/27/2024, 2024 (“Sublandlord’s Consent Date”)

Schedule 1

Term	Annual Base Rent	Monthly Base Rent
Rent Commencement Date – October 31, 2025	\$118,000.00	\$9,833.33
November 1, 2025 – October 31, 2026	\$121,540.00	\$10,128.33
November 1, 2026 – October 31, 2027	\$125,186.20	\$10,432.18
November 1, 2027 – October 31, 2028	\$128,941.79	\$10,745.15
November 1, 2028 – October 31, 2029	\$132,810.04	\$11,067.50
November 1, 2029 – October 31, 2030	\$136,794.34	\$11,399.53
November 1, 2030 – October 31, 2031	\$140,898.17	\$11,741.51
November 1, 2031 – October 31, 2032	\$145,125.12	\$12,093.76
November 1, 2032 – October 31, 2033	\$149,478.87	\$12,456.57
November 1, 2033 – October 31, 2034	\$151,250.00	\$12,604.17
November 1, 2034 – October 31, 2035	\$151,250.00	\$12,604.17

EXHIBIT A

GUARANTY

June, 27 2024

PTS Corp., having an address for notices at 4801 Emerson Ave, Suite 112, Palatine, IL 60067, and an email address of: compliance@ptsgrows.com, as an individual (the “**Guarantor**”), have requested RHS Yorkville LLC, an Illinois limited liability company, having an address for notices of 7912 Tanglewood Trails Drive, Yorkville, Illinois 60560 (collectively with its successors and assignees, “**Sublandlord**”), to enter into both a Sublease (the “**Sublease**”) of even date herewith with Leahy Enterprises 2 LLC, an Illinois limited liability company (the “**Subtenant**”) and a Sub-Sublease (the “**Sub-Sublease**”) of even date herewith with Kechwa LLC, an Illinois limited liability company (“**Sub-Subtenant**”). The Subtenant and Sub-Subtenant shall be referred collectively as the “**Subtenants**”, and the Sublease and Sub-Sublease shall hereinafter be referred to collectively as the “**Subleases**”. Any defined term that is not defined herein shall have its meaning in the Sublease.

1. GUARANTY.

- a. To induce Sublandlord to enter into the Subleases and in consideration of Sublandlord entering into the Subleases, Guarantor hereby guarantees, unconditionally and absolutely, to Sublandlord the full and faithful keeping, payment, performance and observance of all of Tenant’s obligations under the Subleases, whether payment, performance (affirmative or negative), or otherwise (collectively, the “**Obligations**”). Commencing after the date of any default under the Subleases, Guarantor’s liability pursuant to this Guaranty shall in no event be greater than the sum of five (5) years of Obligations under the Lease, commencing after the date of any default.
- b. Term. The obligations contained herein shall terminate on the date in which (i) the Sublease has expired or been earlier terminated, and (ii) all Obligations have been satisfied by Subtenants as provided thereunder.

2. AMENDMENTS. If (a) the Sublease be renewed or the Term be extended, (b) additional space be included in or substituted for all or any part of the Premises, or (c) the Sublease be otherwise amended or modified by agreement between Sublandlord and Subtenant, the Obligations shall extend and apply with respect thereto. Guarantor waives any right to approve, consent, or be notified of any renewal, extension, amendment, or other modification to the Sublease.

3. CERTAIN WAIVERS, REQUIREMENTS, AND CONDITIONS.

- a. The obligations of Guarantor hereunder shall not be affected by any of the following: (a) the release or discharge of Subtenants in any creditors’, receivership, bankruptcy, reorganization, insolvency, or other proceedings; (b) the rejection or disaffirmance in any such proceeding of the Subleases or any portion thereof; (c) the impairment or modification of the Subleases or any portion thereof, any remedy for the enforcement thereof, or the estate of Subtenants in bankruptcy that results from any present or future federal or state bankruptcy law or any other law of any kind or from the decision or order of any court or other governmental authority; (d) any defense of Subtenants; (e) the cessation of the

liability of Subtenants for any cause whatsoever; or (f) any disability or defense of any kind of Guarantor now existing with respect to any of the Obligations or any provision of this Guaranty.

- b. Guarantor, with respect to its liabilities and obligations under this Guaranty, hereby waives (i) all rights that are waived by Subtenants under the Subleases, (ii) any requirement of notice of non-payment, non-keeping, non-performance, or non-observance by Subtenants, (iii) any proof of notice of demand to Guarantor, (iv) any right to require that any action be brought against Subtenants or to require that resort be had to any security or to any other credit in favor of Subtenants; and (v) any right to interpose any counterclaim of whatever nature or description in any proceedings by Sublandlord pertaining to this Guaranty or the Subleases. If this Guaranty is held ineffective or unenforceable by any court of competent jurisdiction, then, at the election of Sublandlord, Guarantor shall be deemed to be a "Subtenant" under the Sublease with the same force and effect as if Guarantor were expressly named as a joint Subtenant therein and with joint and several liability. Guarantor hereby agrees that Guarantor may be joined in any action against Subtenant in connection with the Sublease, and recovery may be had against Guarantor in such action or in any independent action against Guarantor without Sublandlord first pursuing or exhausting any remedy or claim against Subtenant. Guarantor also agrees that, in any jurisdiction, it will be conclusively bound by the judgment in any such action by Sublandlord against Subtenant (wherever brought) as if Guarantor were a party to such action even though Guarantor is not joined as a party in such action.
- c. Guarantor's obligations under this Guaranty shall not be terminated or affected in any way or manner whatsoever by (a) Sublandlord's resort, or Sublandlord's omission to resort, to any summary or other proceedings, actions, or remedies for the enforcement of any of Sublandlord's rights under the Sublease, (b) any extensions of time or indulgences granted by Sublandlord, or (c) the assignment or surrender of all or any part of the Sublease or the Term and estate thereby granted or all or any part of the Premises except to the extent that Subtenant is released in writing by Sublandlord from any obligation in connection with any such assignment or surrender. Without limiting the foregoing, Sublandlord's consent to any subletting of all or any portion of the Premises by any party or to any assignment or assignments of the Sublease, and successive assignments by Subtenant and Subtenant's assignees of the Sublease, made with notice to Guarantor, shall not in any manner release Guarantor from any liability hereunder. The liability of Guarantor is coextensive with that of Subtenant and also joint and several, and action or suit may be brought against Guarantor and carried to final judgment and/or completion and recovery had, either with or without making Subtenant a party thereto. Insofar as the payment by Subtenant of any sums of money to Sublandlord is involved, this Guaranty is a guaranty of payment and not of collection, and shall remain in full force and effect until all Obligations are satisfied
- d. Guarantor hereby subordinates, and shall cause each affiliate of Guarantor to subordinate, any claims or liens of Guarantor or any of its affiliates against Subtenants of any kind (including any right of Guarantor to a return of any capital contributed to Subtenants) to Guarantor's obligations under this Guaranty and to any other claims or liens of Sublandlord against Subtenants or Subtenants' assets. Upon any notice by Sublandlord to Subtenant of any default under the Sublease, Guarantor and its affiliates shall enforce any of their claims or liens as trustee for Sublandlord, and shall cause any receipts to be paid over to Sublandlord on account of the Subleases without affecting in any manner the liability of Guarantor under this Guaranty, except to the extent of such payment. As long as no such notice of default has been given, Guarantor and its affiliates may apply to their own accounts payments made by Subtenants.

- 4. REPRESENTATIONS AND WARRANTIES. Guarantor represents, warrants, and covenants the

matters written below to Sublandlord.

- a. Guarantor has a financial interest in Subtenants and will derive a substantial benefit from the Subleases.
- b. The most recent financial statements delivered by Guarantor to Sublandlord in connection with the Sublease or this Guaranty (i) are true and complete in all material respects; (ii) have been prepared in accordance with generally accepted accounting principles consistently applied; and (iii) fairly present the financial condition of Guarantor. No materially adverse change has occurred in the financial condition of Guarantor since the dates of such financial statements. No actions, suits, or proceedings are pending or, to the best of Guarantor's knowledge, threatened against Guarantor that could materially and adversely affect its performance under this Guaranty.
- c. While a Default exists or a default under this Guaranty exists, Guarantor shall not sell, lease, transfer, lend, convey, or assign any of its assets (or any portion thereof) that would result in Guarantor's inability to satisfy its obligations under this Guaranty.
- d. This Guaranty constitutes Guarantor's valid and legally binding agreement in accordance with its terms. Neither the execution and delivery of this Guaranty nor the compliance with any of its terms or conditions will violate any presently existing law, regulation, order, writ, injunction or decree to which Guarantor is bound, or result in any default by Guarantor under any agreement to which it is a party.

5. BREACHES OR DEFAULTS BY GUARANTOR.

- a. The occurrence of any of the following, whether or not any performance or payment of the Subleases shall then be due, shall be a default under this Guaranty: (a) the dissolution, liquidation, bankruptcy, or insolvency of Guarantor; (b) the inability of Guarantor to pay its debts generally as they become due, or a general assignment by Guarantor for the benefit of creditors that would result in an inability of Guarantor to satisfy the obligations under this Guaranty; (c) any application for or consent to the appointment of a trustee, receiver, or other custodian for any Guarantor or any assets or property of any of them, or the institution of any proceeding by any Guarantor under any federal or state laws providing for the relief of debtors or otherwise alleging that such Guarantor is insolvent, bankrupt, or unable to pay its debts generally as they become due; (d) the institution of any proceeding against any Guarantor under any federal or state laws providing for the relief of debtors or otherwise alleging that any Guarantor is insolvent, bankrupt, or unable to pay its debts generally as they become due, which is not vacated within one hundred twenty (120) days of filing; (e) Guarantor breaches any of its representations or warranties in this Guaranty; or (f) Guarantor breaches or fails to perform any of its covenants, agreements, or obligations in this Guaranty.
- b. In connection with any default under this Guaranty, Sublandlord shall have all rights and remedies that may be available to it at law, in equity, or otherwise.

6. MISCELLANY.

- a. No waiver of any term, provision, condition, covenant or agreement in this Guaranty shall be effective unless set forth in a writing signed by Sublandlord and Guarantor, and any such waiver shall be effective only to the extent set forth in such writing. No failure to exercise or delay in exercising by Sublandlord of any right, power, or privilege in this Guaranty shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise thereof or the exercise of

any other right or remedy provided by law, in equity, or otherwise. No consent or waiver, whether expressed or implied, by Sublandlord to or of any breach or default by any Guarantor in the performance of its obligations hereunder shall be deemed or construed to be a consent or waiver to or of any other breach or default in the performance of the same or any other obligations of Guarantor hereunder. Failure on the part of Sublandlord to company of any acts, or failure to act or to declare a Default or a default under this Guaranty, irrespective of the length of such failure, shall not constitute a waiver by Sublandlord of its rights hereunder or impair any rights, powers, or remedies on account of any breach or default by Guarantor.

- b. All of Sublandlord's rights and remedies under this Guaranty shall be distinct, separate, and cumulative. Within thirty (30) days of a written demand, Guarantor shall pay to Sublandlord all of Sublandlord's reasonable costs and expenses in enforcing this Guaranty (including reasonable attorneys' fees), provided Sublandlord was the prevailing party in such enforcement.
- c. All notices, requests, consents, approvals, demands and other communications required or allowed under this Guaranty (y) *must be* (i) in writing, (ii) delivered to the address/email address written in the preamble of this Guaranty (or to such other address/addresses as either party may from time to time specify in a notice to the other in accordance with this subsection), and (iii) delivered by email, personal delivery, a national overnight courier, or electronic mail; and (z) shall be effective when delivered or delivery is refused (whether affirmatively or due to the recipient failing to maintain a current address for receiving notices with the sender).
- d. Headings and titles in this Guaranty are for convenience only. Unless specifically written to the contrary, all instances of "include," "including," and other derivations of "include" shall mean "including, but not limited to," or "including, without limitation,". If any deadline or similar date herein falls on a non-business day, then such deadline shall be extended to the next business day. The invalidity or unenforceability of any provision of this Guaranty shall not affect or impair any other provisions of this Guaranty.
- e. This Guaranty shall be governed by, construed, and enforced in accordance with the laws of the State of Illinois. The exclusive venue and jurisdiction for any suit relating or pertaining to this Guaranty shall be any state or federal court located in Kendall County, Illinois. GUARANTOR WAIVES TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR CLAIM BROUGHT BY OR AGAINST IT IN CONNECTION WITH THIS GUARANTY. This Guaranty shall be binding on Guarantor and its successors and assignees,; provided, however, that Guarantor may not assign, delegate, or otherwise transfer any of its obligations under this Guaranty without Sublandlord's prior approval, which may be withheld, delayed, or conditioned in Sublandlord's sole discretion.
- f. This Guaranty is the complete and entire agreement between Sublandlord and Guarantor with respect to the subject matter hereof, and it supersedes all prior discussions, understandings, and agreements (whether oral or written) between the parties hereto with respect to the subject matter hereof. No modification or amendment of this Guaranty shall be binding on Sublandlord unless it is in writing and signed by Sublandlord.
- g. This Guaranty may be executed in counterparts, each of which shall be considered an original and all of which together shall constitute the same instrument. Counterparts to this Guaranty may be delivered by email or facsimile, each of which shall be as effective as originals for all purposes.

[signature page follows]

IN WITNESS WHEREOF, Guarantor has executed this Guaranty as of the first date written above.

GUARANTOR

PTS CORP.

By:

Name:

Title:



IDFPR

Illinois Department of Financial and Professional Regulation

Division of Professional Regulation

idfpr.illinois.gov

JB PRITZKER
Governor

MARIO TRETO, JR.
Secretary

CAMILE LINDSAY
Acting Director

June 30, 2024

To Whom It May Concern,

The Illinois Department of Financial and Professional Regulation ("Department") has reviewed the materials submitted by KECHWA, LLC regarding whether it has found a location pursuant to Section 15-25(e), Section 15-35(c) and Section 15-35.10(c) of the Cannabis Regulation and Tax Act ("CRTA") for license no. 284.000203-CL. Pursuant to the aforementioned Sections of the CRTA, KECHWA, LLC has satisfied the requirement to find a location within 720 days from when it was issued a conditional adult use dispensing organization license ("conditional license"). Accordingly, KECHWA, LLC remains eligible to become operational as an adult use dispensing organization licensee under Section 15-36 of the CRTA. Additional information may be found on the Department's website here: <https://idfpr.illinois.gov/profs/adultusecan.html>. Whether KECHWA, LLC remains in good standing may be verified on the [Department's website](#) as well.

Should there be any changes to KECHWA, LLC's proposed location, KECHWA, LLC shall promptly notify the Department in order to demonstrate continued compliance with the CRTA.

Sincerely,

Vaughn G. Bentley
Deputy Director of the Cannabis Control Section
Illinois Department of Financial and Professional Regulation
555 West Monroe Street, 5th Floor
Chicago, IL 60661

INDIVIDUAL ILLUMINATED CHANNEL LETTERS: 32" X 13'

40'

CONSUME
CANNABIS  COMPANY

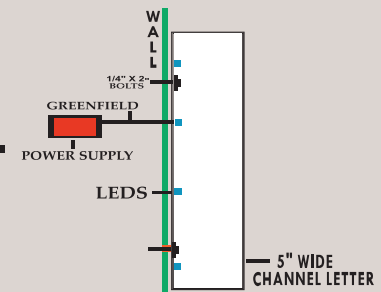
CONSUME
CANNABIS  COMPANY

DISCONNECT
SWITCH

SPECS

.040 BLACK ALUMINUM SIDEWALLS
.063 ALUMINUM BACKS
3/16" WHITE & RED PLEX FACES
BLACK 1" TRIM
WHITE LEDS/POWER SUPPLIES

**SIDE
VIEW**



1001 W. REPUBLIC DR. -16 630-629-7446
ADDISON, IL. 60101 630-629-4655 FAX
BRIGHTSIGNSUSA@GMAIL.COM
MANUFACTURE INSTALL SERVICE
ALL INDOOR & OUTDOOR SIGNS AND AWNINGS

CLIENT: **CONSUME**

ADDRESS: 1508 N. BRIDGE ST.

CITY: YORKVILLE STATE: **IL.**

PLEASE PROOF, SIGN AND DATE IF AP PROVED.
APPROVAL IS ACCEPTANCE OF WORK AS DESCRIBED HERE IN

SIGNATURE:

DATE: 9-9-2024

SALESPERSON: **GARY D.**

COPYRIGHT NOTICE: THIS DESIGN REMAINS THE PROPERTY OF BRIGHT SIGNS AND AWNINGS,
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THE SCALE IN PHOTO RENDERINGS MAY NOT BE ACCURATE.
REFER TO THE DIMENSIONS IN THE DRAWING ABOVE.

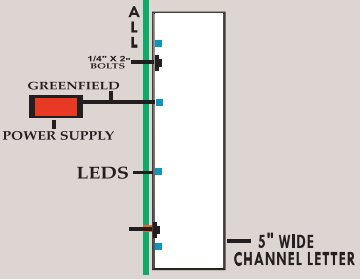
INDIVIDUAL ILLUMINATED CHANNEL LETTERS: 18" X 15'



SPECS

- .040 BLACK ALUMINUM SIDEWALLS
- .063 ALUMINUM BACKS
- 3/16" WHITE & RED PLEX FACES
- BLACK 1" TRIM
- WHITE LEDS/POWER SUPPLIES

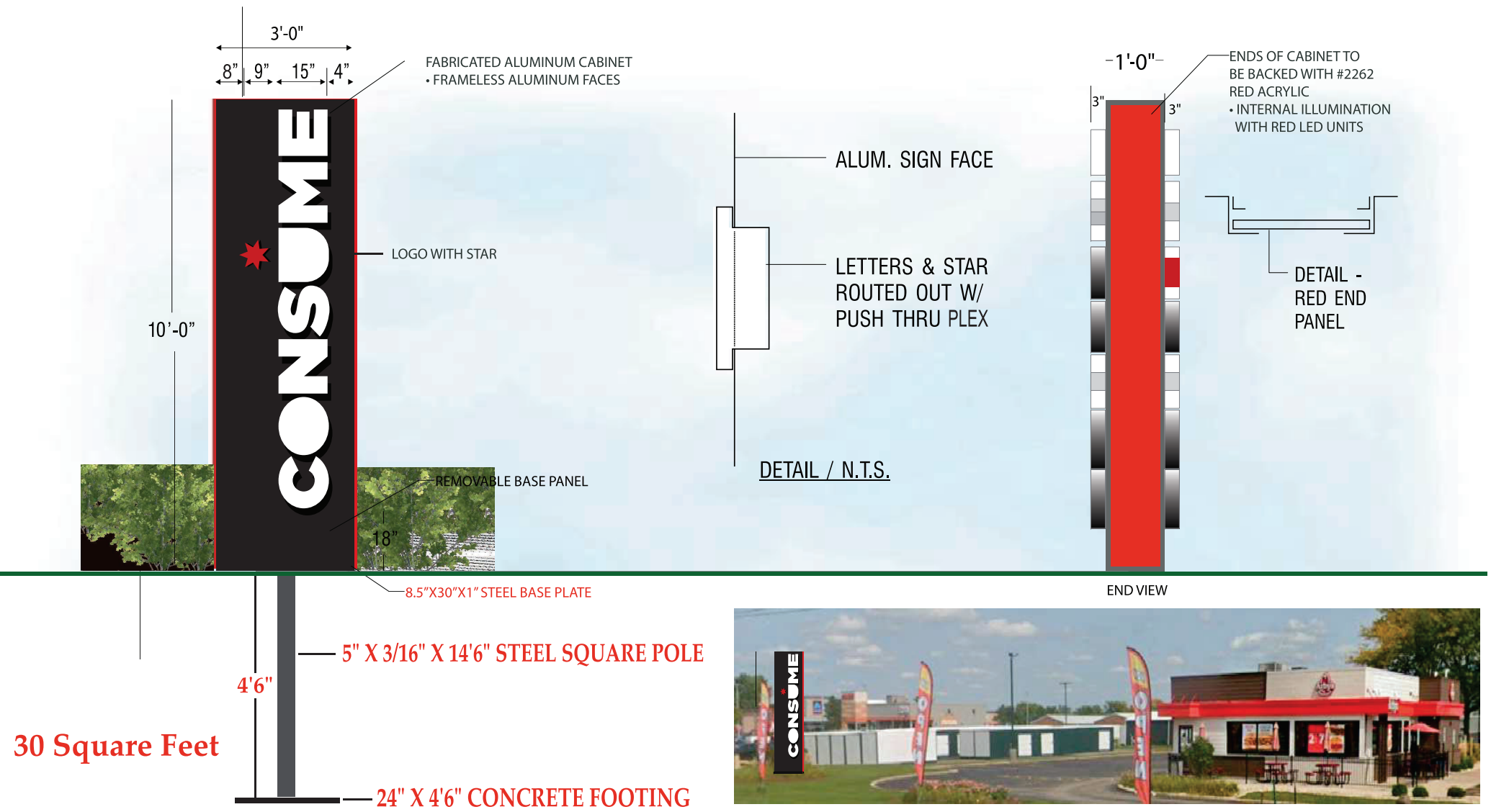
SIDE VIEW



1001 W. REPUBLIC DR. -16 630-629-7446
ADDISON, IL. 60101 630-629-4655 FAX
BRIGHTSIGNSUSA@GMAIL.COM
MANUFACTURE INSTALL SERVICE
ALL INDOOR & OUTDOOR SIGNS AND AWNINGS

CLIENT: CONSUME	PLEASE PROOF, SIGN AND DATE IF AP PROVED . APPROVAL IS ACCEPTANCE OF WORK AS DESCRIBED HERE IN	
ADDRESS: 1508 N. BRIDGE ST.	SIGNATURE:	DATE: 9-9-2024
CITY: YORKVILLE STATE: IL.		SALESPERSON: GARY D.
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DOUBLE SIDED ILLUMINATED PYLON: 3' x 10'



**BRIGHT
SIGNS
&
AWNINGS**

1001 W. REPUBLIC DR. -16
ADDISON, IL. 60101

630-629-7446
630-629-4655 FAX

BRIGHTSIGNSUSA@GMAIL.COM

MANUFACTURE INSTALL SERVICE
ALL INDOOR & OUTDOOR SIGNS AND AWNINGS

CLIENT: CONSUME	PLEASE PROOF, SIGN AND DATE IF APPROVED. APPROVAL IS ACCEPTANCE OF WORK AS DESCRIBED HERE IN.	
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August 28, 2024

To Whom It May Concern:

In regard to Consume Cannabis – Variance and Special Use – 1508 N. Bridge Street, Yorkville, IL, Tax PIN: 02-28-176-14, Application 2024-19, a community meeting on the matter shall be held as follows:

DATE: September 12, 2024

TIME: 4 PM – 6 PM

LOCATION: Hampton Inn Yorkville

310 East Countryside Parkway

Yorkville, IL 60560

Thank you,

Steve Weber

Community Meeting Sign-In Sheet

Organization: PTS Corp. / Consume

Date: 9.12.2024

Location of Project: 1508 N. Bridge Street, Yorkville, IL

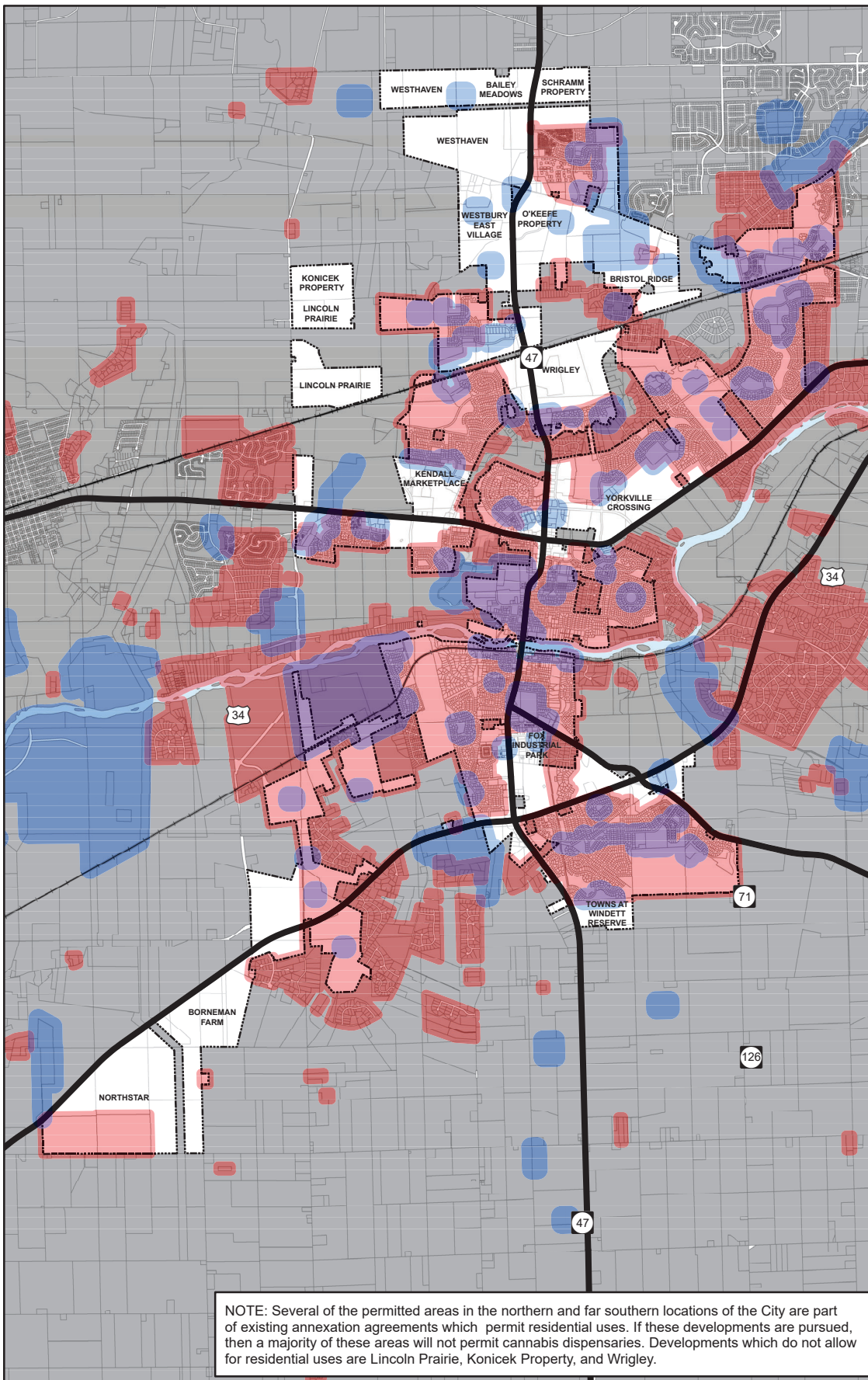
NAME

ORGANIZATION NAME

PHONE

EMAIL

Alexandra Essey Hampton



CANNABIS DISPENSARY/CULTIVATION PERMITTED LOCATIONS
500 FOOT BUFFER (PARKS, SCHOOLS, RELIGIOUS INSTITUTIONS, AND DAYCARES)
250 FOOT BUFFER (RESIDENTIALLY ZONED PROPERTIES)

- Cannabis Dispensary and Cultivation Permitted Location
- Cannabis Dispensary and Cultivation 250' Buffer from Residential
- Cannabis Dispensary and Cultivation 500' Buffer from Parks, Schools, Religious Institutions, and Daycares
- Overlap of Both Buffers



August 20, 2024

Via Email

Ms. Krysti Barksdale-Noble, Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560
knoble@yorkville.il.us

**RE: Objection to Cannabis Dispensary Zoning Applications
1508 N. Bridge Street, Yorkville, IL 60560**

Dear Ms. Barksdale-Noble:

Our firm represents Parkview Christian Academy (the “**Academy**”), a private school located in the United City of Yorkville (the “**City**”). The Academy hereby objects to the variance and special use applications filed on June 27, 2024 (“**Applications**”) by Steve Weber/PTS Corp. (“**Applicant**”) to operate a cannabis dispensary at 1508 N. Bridge Street, Yorkville, Illinois (“**Subject Property**”).

As explained in detail below, it is the Academy’s position that the operation of a cannabis dispensary at the Subject Property would be contrary to Illinois law, the City’s Unified Development Ordinance (“**City Ordinance**”), and the City’s Comprehensive Plan. The Subject Property is within 500 feet of the Academy’s upper campus located at 202 E. Countryside Parkway, a private primary and secondary school (see map attached hereto as **Exhibit A**). In addition, the Subject Property is adjacent to property already zoned as B-3 general business district (see zoning map attached hereto as **Exhibit B**). Thus, under Sections 10-4-14(D)(1) and 10-4-4(A)(1)(b) of the City Ordinance, the Subject Property cannot be operated as a cannabis dispensary. Moreover, the Application has not and cannot establish that the standards for variations and special use are met in this case. Thus, the Application must be denied. Please note that the Academy will pursue all avenues to prevent operation of the Subject Property as a cannabis dispensary, including, but not limited to, litigation if it becomes necessary.

DISCUSSION

A. The Applicant has not established that a cannabis dispensary can be operated at the Subject Property consistently with Illinois law.

Under the *Cannabis Regulation and Tax Act* (410 ILCS 705/1-1 *et seq.*), “[n]o cannabis business establishment nor any other person or entity shall place or maintain, or cause to

Ms. Barksdale-Noble, Community Development Director
August 20, 2024

be maintained, an advertisement of cannabis or cannabis-infused product in any form or through any medium . . . within 1,000 feet of the perimeter of a school grounds[.]” 410 ILCS 705/55-20(b)(1). In addition, under the *Compassionate Use of Medical Cannabis Act* (410 ILCS 130/1 *et seq.*), a medical cannabis dispensing organization “may not be located within 1,000 feet of the property line of a pre-existing public or private preschool or elementary or secondary school.” 410 ILCS 130/130.

Here, the Academy’s upper campus at 202 E. Countryside Parkway, Yorkville, is located within 500 feet of the Subject Property. Ex. A. The cannabis dispensary sought by the Applications would, therefore, place signage and cannabis-infused products within 1,000 feet of a school. Further, to the extent the Applicant seeks to operate a “medical cannabis dispensing organization” at the Subject Property, such a facility would also be operating within 1,000 feet of the property line of a pre-existing private school. The Applicant has not established that the Subject Property can be operated as a cannabis dispensary consistent with the statutes outlined above. Consequently, the Application must be denied.

B. The operation of the Subject Property as a cannabis dispensary would violate City Ordinance.

As noted above, adult uses (such as a cannabis dispensary) are forbidden within 500 feet of a preexisting school (City Ord. 10-4-14(D)(1)) and within 700 feet of property zoned as general business district (B-3) (City Ord. 10-4-4(A)(1)(b)). Here, the Subject Property is within 500 feet of the Academy’s upper campus at 202 E. Countryside Parkway, a private primary and secondary school. Ex. A. The Subject Property is also located adjacent to four B-3 zoned property and near several others. Ex. B. Consequently, the operation of the Subject Property as a cannabis dispensary would violate the City Ordinance, and the Application must be denied.

C. The Application fails to establish any of the requirements for sufficient variations to operate a cannabis dispensary on the Subject Property.

Under the City Zoning Ordinance (consistent with the *Municipal Code*¹), no variance shall be granted unless the following standards are met:

- (a) A particular hardship to the owner would result because of the physical surroundings, shape, or topographical

¹ “In its consideration of the standards of practical difficulties or particular hardship, the board of appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the board of appeals, sustains each of the 3 conditions.” 65 ILCS 5/11-13-4.

Ms. Barksdale-Noble, Community Development Director
August 20, 2024

conditions of the subject property, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;

(b) The conditions upon which the petition for a Variation is based are unique to the subject property and are not applicable, generally, to other properties within the same zoning district;

(c) The difficulty or hardship is not created by any person presently having an interest in the property;

(d) The Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

(e) The proposed Variation will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger to the public, or substantially diminish or impair property values within the neighborhood; and

(f) The proposed Variation is consistent with the official comprehensive plan and other development standards and policies of the City. City Ord. 10-8-9(C).

Here, the Application seeks variations to operate a cannabis dispensary within 500 feet of the School, and to permit the Applicant to implement expanded business hours and certain signage at the property. *See* City Ord. §§ 10-4-14(A)(1) (business hours), (A)(3) (signage), and (D)(1) (proximity to schools). However, even though “[a]n adult use shall not be located within seven hundred (700) feet of any zoning district which is zoned for . . . general business district (B-3) [or] agricultural district (A-1),” the Application fails to seek a variance despite being located adjacent to B-3 zoned property. In addition, the cannabis dispensary is inconsistent with the City’s Comprehensive Plan, which designates the surrounding area for Commercial Uses and does not expressly provide for any adult and/or cannabis-related uses of the Subject Property (see plan excerpt attached hereto as **Exhibit C**).

In any event, the Applicant has not and cannot demonstrate any hardship that would result from applying the current B-3 zoning requirements to the Subject Property. Nor are the conditions upon which the variance is requested unique to the Subject Property. Indeed, the difficulty or hardship is created by the Applicant, which is seeking to operate a cannabis dispensary at the Subject Property.

Allowing the Subject Property to operate at the Subject Property would be detrimental the public welfare and injurious to nearby properties, including the Academy’s upper campus.

Ms. Barksdale-Noble, Community Development Director
August 20, 2024

As noted above, a cannabis dispensary cannot be operated within 500 feet of a school consistently with Illinois law. Moreover, a cannabis dispensary opening within 500 feet of a school is on its face a bad idea for the public welfare. *See, e.g., Cannabis and Teens, Centers for Disease Control and Prevention, <https://www.cdc.gov/cannabis/health-effects/cannabis-and-teens.html>* (last visited Aug. 18, 2024) (noting the detrimental effect that cannabis use has on teenagers). The requested variation would also be injurious to the Academy's upper campus, as some parents understandably may not want their children to attend a school located in such close proximity to a cannabis dispensary, which could substantially diminish surrounding property values including the value of the Academy's upper campus. Further, as noted above, the use of the Subject Property as a cannabis dispensary is inconsistent with the current B-3 zoning and the City's Comprehensive Plan. Thus, the Application must be denied.

D. The Application fails to establish the requirements to be entitled to a special use of the Subject Property as a cannabis dispensary.

Finally, the special use sought by the Application must be denied. Under City Ordinance, a special use must meet all the following conditions:

1. The establishment, maintenance or operation of the Special Use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within or near the neighborhood in which it is to be located;
3. The establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
4. Adequate utilities, access roads, drainage or other necessary facilities have been or shall be provided;
5. Adequate measures shall be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and
6. The proposed Special Use is not contrary to the objectives of the City's adopted Comprehensive Plan. City Ord. 10-8-5.

As with the requested variations, the Application also fails to establish that the special use standards have been satisfied in this case. The requested adult use within 500 feet of a school and adjacent to other B-3 zoned properties is forbidden under Illinois law and the City Ordinance as explained above. The operation of a dispensary under such circumstances would be detrimental to the public health, safety, morals, comfort and general welfare and would diminish surrounding property values as discussed above. Since

Ms. Barksdale-Noble, Community Development Director
August 20, 2024

the comprehensive plan does not allow for adult and/or cannabis-related uses of the Subject Property, allowing a special use to operate a cannabis dispensary would also impede the normal and orderly development of the area. Nor has the Applicant established that adequate utilities, roads, facilities, and efforts to minimize traffic congestion in the public streets have been taken. Thus, the Application's requested special use must be denied.

CONCLUSION

For the reasons set forth above, the Applications must be denied. Please note that the Academy will consider all avenues for preventing the use of the Subject Property as a cannabis dispensary, including but not limited to future litigation. Among other avenues, a writ of mandamus action is available to compel a public official to act where officials have a mandatory duty to act and fails to do so. The Academy reserves the right to modify and resubmit this letter at later stages and to other applicable boards if necessary. Please provide the Academy with notice of all determinations concerning the Application.

If there are any questions or concerns, please contact me at (847) 670-9000.

Sincerely,



Antonio J. Senagore

cc: Dr. Ray Epperson, Superintendent, Parkview Christian Academy
Mr. John Purcell, Mayor, Unified City of Yorkville

Encl: Exhibits A-C

1284456.3

Ms. Barksdale-Noble, Community Development Director
August 20, 2024

EXHIBIT A

**Distance Between the Subject Property and the Academy's Upper Campus (per
Kendall County GIS Map)**



EXHIBIT B

ZONING MAP



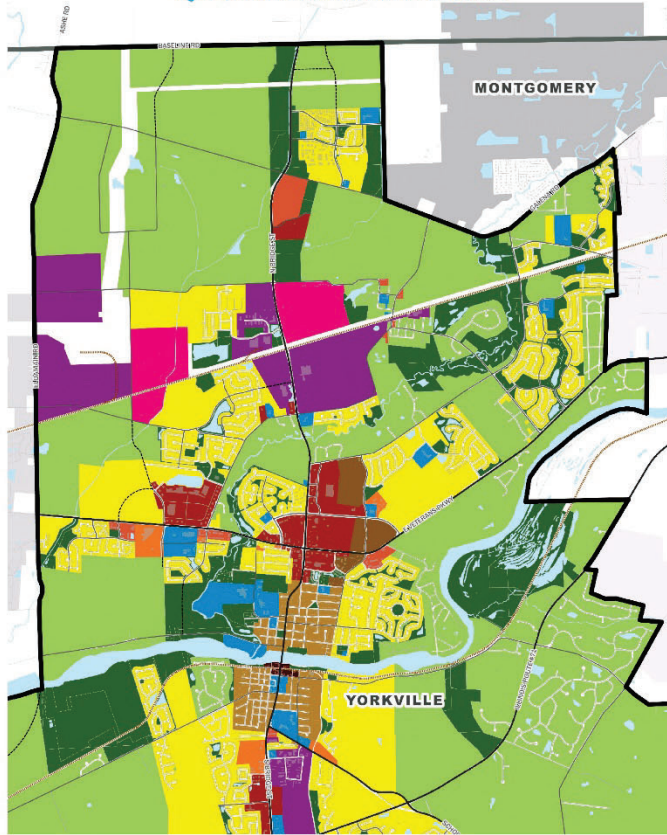
Ms. Barksdale-Noble, Community Development Director
August 20, 2024

EXHIBIT C

EXCERPT FROM CITY'S COMPREHENSIVE PLAN

SECTION 4 - COMMUNITY VISION AND LAND USE STRATEGY

Figure 4.1: Future Land Uses North of the Fox River



LAND USE CHANGES

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

RESIDENTIAL

A Mid-Density Residential land use zone is proposed in order to encourage new multi-family housing types in Yorkville; new housing types could diversify housing opportunities and provide housing at different price points that what is currently offered in Yorkville's housing market. The Rural Neighborhood land use classification in the 2008 Comprehensive Plan is eliminated given that such residential development is unlikely to occur in the southeastern portions of the Yorkville planning area where there are significant infrastructure and market constraints. The primary infrastructure constraint is the need to construct a lift station along a ridge line, generally located south of Illinois Route 71. In its place, an Estate/Conservation Residential land use category has been created to accommodate large-lot residential development in areas where infrastructure exists and smaller-lot single family residential subdivisions are less likely

to be supported by market demand. Conservation subdivisions should also be encouraged in order to preserve significant environmental and topographical features, provide alternative housing types, and provide opportunities to expand Yorkville's open space network. A Metra Station TOD zone is also included to plan accordingly for future development even if the Metra Station is years away from construction.

COMMERCIAL

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

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

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



Figure 4.1 - Future Land Uses North of the Fox River

SECTION 4 - COMMUNITY VISION AND LAND USE STRATEGY





August 22, 2024

Via Email (knoble@yorkville.il.us)

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560
Attn: Krysti Barksdale-Noble, Community Development Director

**RE: Response to Parkview Christian Academy Objection to
Cannabis Dispensary Zoning Application
1508 N. Bridge Street, Yorkville, IL 60560 (the “Subject Property”)**

Dear Ms. Barksdale-Noble:

PTS Corp./Steve Weber (the “**Applicant**”) is in receipt of the August 20, 2024 objection letter (the “**Objection Letter**”) from Mr. Antonio J. Senagore (attorney at Hodges Loizzi Eisenhammer Rodick & Kohn), on behalf of his client, Parkview Christian Academy (the “**Academy**”), as it relates to the Applicant’s requested special use and variance applications to operate a cannabis dispensary at the Subject Property, filed on June 27, 2024 (the “**Applications**”) with the Unified City of Yorkville (the “**City**”).

The Applicant contests the entirety of the Academy’s Objection Letter, as provided below, and reinforces its request for approval for its Applications. Furthermore, the Applicant will not be dissuaded under the Academy’s threat of litigation.

DISCUSSION

A. Response to the Academy’s claim that the Applicant cannot operate at the Subject Property

The Academy incorrectly cites two (2) statutes as support for its position that the Subject Property cannot be operated as a cannabis dispensary.

First, the Academy cites 410 ILCS 705/55-20(b)(1) under the Cannabis Regulation and Tax Act, which states, in part that “[n]o cannabis business establishment nor any other person or entity shall place or maintain, or cause to o be placed or maintained, an advertisement of cannabis or a cannabis-infused product in any form or through any medium: (1) within 1,000 feet of the perimeter of school grounds, a playground, a recreation center or facility, a child care center, a public park or public library, or a game arcade to which admission is not restricted to persons 21 years of age or older[.]” Placing a cannabis dispensary at the Subject Property with standard signage, similar to any other business, is not and, has never been, considered to be an “advertisement”, nor would it fall within the meaning proscribed under the CRTA. Furthermore, the placement of cannabis-infused products within a store is most definitely not an advertisement – contrary to the Academy’s position.

The Academy then proceeds to cite a portion of 410 ILCS 130/130(d) of the Compassionate Use of Medical Cannabis Act, stating that “a medical cannabis dispensing organization “may not be located within 1,000 feet of the property line of a pre-existing public or private preschool or elementary or secondary school.”” However, reading the entire text provides the necessary clarity whereby, it states that a “(d) A [medical cannabis] dispensing organization may not be located within 1,000 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, or part day child care facility. A registered dispensing organization may not be located in a house, apartment, condominium, or an area zoned for residential use. *This subsection shall not apply to any dispensing organizations registered on or after July 1, 2019.*” (emphasis added). Not only is the proposed cannabis use at the Subject Property not a medical cannabis dispensary organization, but this particular statutory language expired over five (5) years ago.

For the purposes contained herein, the Academy’s positions should be ignored and dismissed in their entirety, as both statutes are inapplicable to the Applicant.

B. Response to the Academy’s claim that the operation of the Subject Property as a cannabis dispensary would violate City Ordinance

Similar to part A, the Academy again failed to properly vet the applicability of certain ordinances. Specifically, the Academy claimed that a cannabis dispensary is forbidden within 700 feet of property zoned as general business district (B-3) pursuant to City Ord. 10-4-4(A)(1)(b). Section 10-4-4(A)(1)(b) states that “[a]n adult use shall not be located within seven hundred (700) feet of any zoning district which is zoned for single-family suburban residence district (R-1), single-family traditional residence district (R-2), two-family attached residence district (R-2D), multi-family attached residence district (R-3), general multi-family residence district (R-4), local business district (B-1), mixed use district (B-2), general business district (B-3), agricultural district (A-1).” The Academy failed to provide the definition for “Adult-use” which the City clearly defines as falling into two categories: “A striptease club or pornographic movie theatre whose business is the commercial sale, dissemination, or distribution of sexually explicit material, shows, or other exhibitions or (ii) an adult bookstore or adult video store in which twenty-five (25) percent or more of its stock-in-trade, books, magazines, and films for sale, exhibition, or viewing on-premises are sexually explicit material.” (10-2-1 “A”). A cannabis dispensary is, by definition, not considered an adult-use within the meaning provided by the City and thus this prohibition does not exist for the Applicant to overcome.

Even if the Applicant were subject to this prohibition, which it is not, a Cannabis Dispensing Organization is expressly permitted (under Table 10-3-12(B)) of the City’s UDO), to apply for a Special Use Permit within B-3 and state its case.

In this same section, the Academy states that the Subject Property is within 500 feet of the Academy’s upper campus at 202 E. Countryside Parkway, as provided on Exhibit A of its Objection Letter, and subject to City Ord. 10-4-14(D)(1). This ordinance states that a “[f]acility

may not be located within five hundred (500) feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home, or religious institutions, regardless of corporate boundary.

Commercial/trade schools shall not be classified as a public or private school for purposes of this section.” The Applicant, out of an abundance of caution, and well-within its rights (as stated above), has applied for a variance related to the 500-foot requirement (based on certain measurements suggesting a distance of 494.38 from the Academy’s property line).

However, the ordinance is clear that the prohibition is related to the distance from a *facility* to the property line of a pre-existing school. The distance from the facility on the Subject Property to the Academy’s property line measures **539.10 feet** – meaning that a variance for this distance is not required. *See Exhibit A.*

Even if it is ultimately determined that this variance request must move forward, it is well within the Applicant’s rights to apply for such variance.

For the purposes contained herein, the Academy’s positions should be ignored and dismissed in their entirety.

C. Response to the Academy’s claim that the Application fails to establish any of the requirements for sufficient variations to operate a cannabis dispensary on the Subject Property

The Academy lists the requirements needed for the City to grant a variance. It also provided a footnote asserting certain requirements in line with the *Municipal Code*, however the language provided in 65 ILCS 5/11-13-4 is predicated on municipalities with a population of 500,000 or more – a threshold the City does not meet. In the event it was deemed that such language was applicable to the Applicant, the Applicant can and will satisfy any evidence necessary under 65 ILCS 5/11-13-4.

The Academy’s entire position weakly leans on many of the previously described inapplicable ordinances and a sweeping and subjective opinion that the Applicant cannot satisfy the requirements without any evidence and without the Applicant having been afforded its due process to present any required evidentiary material. Additionally, the Academy claims that because cannabis use is not expressly provided in the City’s Comprehensive Plan, it cannot receive its requested variances. It is the Applicant’s understanding that the entire purpose of a process to receive a variance is, as the City is well aware, to enable the City to weigh certain factors to accept a certain deviation from its proscribed rules. In this instance, it may (or may not, as discussed above) be the need for a variance related to the 500-foot setback from schools, as well as a variance for signage and business hours.

Furthermore, the Academy oddly inserted a misleading reference to cannabis use and teens. Any legal cannabis operator in the State of Illinois is not permitted to sell to individuals



under the age of 21 (save for (i) minors with a medical card and a valid caregiver and (ii) individuals aged 18-20 with a valid medical card).

Thus, the Applicant cannot and will not sell to anyone under 21 and is subject to strict regulations, regulators, and compliance oversight, including, without limitation, ID verification and security cameras.

As a counterpoint of reference to the Academy's concern related to teen usage of cannabis, the Applicant puts forth more recent studies, which have actually shown that cannabis use in teens has flatlined or decreased in states that have legal cannabis programs. The Applicant does not support (and directly opposes) underage usage of these products but strongly advocates for education as to the benefits of legal programs – which tend to stamp out the illicit market (where minors may more easily obtain such products). (See <https://www.nytimes.com/2024/05/20/health/marijuana-weed-adolescents-coley.html>).

Property value diminishment is also unfounded. On the contrary, studies have shown that cannabis organizations have increased surrounding property values by 2% (See <https://www.cannabisbusinesstimes.com/news/cannabis-dispensaries-increase-home-values-2-percent-study/#:~:text=Dispensary-.Study%3A%20Cannabis%20Dispensaries%20Increase%20Home%20Values%20by%202%20Percentage%20Points,and%20Michigan%2C%20show%20positive%20impacts>).

The Applicant can, and will, demonstrate its satisfaction of every requirement necessary to be granted any applicable variance it has applied or will apply for, at the appropriate time and in accordance with the City's procedural guidelines and any and all due process rights.

For the purposes contained herein, the Academy's positions should be ignored and dismissed in their entirety.

D. Response to the Academy's claim that the Application fails to establish the requirements to be entitled to a special use of the Subject Property as a cannabis dispensary.

Similar to Part C, the Academy sweepingly and subjectively asserts an inability to obtain a special use permit without any supportive evidence and prior to the Applicant demonstrating its ability to satisfy the listed requirements from the City's Ordinance 10-8-5.

As mentioned earlier, it is the Applicant's right, as shown in part on Table 10-3-12(B) to apply for a Special Use in Zone B-3.

The Applicant can, and will, demonstrate its satisfaction of every requirement necessary to be granted any applicable special use permit it has applied or will apply for, at the appropriate time and in accordance with the City's procedural guidelines and any and all due process rights.



For the purposes contained herein, the Academy's positions should be ignored and dismissed in their entirety.

CONCLUSION

The Academy's dubious Objection Letter was laden with inaccuracies, unsubstantiated statements, and subjective opinion, and for all of the reasons stated above (and more), should be disregarded in its entirety.

The Applicant operates all of its facilities with the utmost care, and with an emphasis on security, compliance and safety. The Applicant, in all municipalities it operates in, serves as a great corporate citizen, a local benefactor, and local partner. The Applicant knows that each municipality – including the City - has its own special community with distinct and important local goals and norms. The Applicant is eager and optimistic to open its doors in the City and operate in accordance with the City's own, special composition.

The Applicant reserves the right to modify and resubmit this letter at later stages and to other applicable boards and governing bodies, as needed.

Please do not hesitate to reach out to me at 847-404-8847 or via email at mitch@ptsgrows.com.

Thank you.

Sincerely,

Mitchel Kay
General Counsel & Corporate Secretary
PTS Corp.

Cc. Mr. John Purcell, Mayor, Unified City of Yorkville

Encl: Exhibit A

EXHIBIT A



Sold To:
United City of Yorkville - CU00410749
651 Prairie Pointe Drive
Yorkville, IL 60560

Bill To:
United City of Yorkville - CU00410749
651 Prairie Pointe Drive
Yorkville, IL 60560

Certificate of Publication:

Order Number: 7696084
Purchase Order: 7696084 PZC 2024-19

State of Illinois - Kendall

Chicago Tribune Media Group does hereby certify that it is the publisher of the The Beacon-News. The The Beacon-News is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Aurora, Township of Aurora, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the The Beacon-News, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 9/13/2024, and the last publication of the notice was made in the newspaper dated and published on 9/13/2024.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **Sep 13, 2024.**

The Beacon-News

In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

14th Day of September, 2024, by

Chicago Tribune Media Group



Jeremy Gates

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE THE UNITED CITY OF
YORKVILLE PLANNING &
ZONING COMMISSION
PZC 2024-19**

NOTICE IS HEREWITH GIVEN THAT Steve Weber, on behalf of PTS Corp., contract lessee and petitioner, and Fort Smith FD Partners, LLC, owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use authorization for a cannabis dispensary business within the B-3 General Business District for an approximately 1.33-acre parcel located at 1508 N. Bridge Street, within the northeast quadrant of Veterans Parkway (U.S. Route 34) and N. Bridge Street in Yorkville, Illinois.

The petitioner is also requesting the following three (3) variances to Section 10-4-14: Medical and Adult Use Cannabis Use Standards of the Yorkville Unified Development Ordinance (UDO):

1. To decrease the minimum distance a cannabis dispensing organization can be located to a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home, or religious institutions from five-hundred feet (500') to four-hundred fifty feet (450').
2. To change the permitted hours of operation from "10:00 a.m. to 8:00 p.m. Monday through Saturday and 12:00 p.m. to 5:00 p.m. on Sundays" to "9:00 a.m. to 9:00 p.m. Monday through Saturday and 10:00 a.m. to 6:00 p.m. on Sundays".
3. Relief from the maximum one (1) wall-mounted sign per cannabis business to allow the petitioner to follow the current signage regulations for similar B-3 General

Business District uses while maintaining compliance with Illinois State signage regulations for cannabis businesses.

The legal description is as follows:

LOT 1 COUNTRYSIDE CENTER
UNIT 5 RESUB LT 3 CITY OF
YORKVILLE.

Tax PIN: 02-28-176-014

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, October 9, 2024 at 7:00 pm** at the United City of Yorkville, City Council Chambers, 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.

Application and information materials regarding this notice are available for public review and can be accessed by scanning the QR code below. Any questions or written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois 60560. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

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

JORI BEHLAND
City Clerk



Sept. 13, 2024 - 7696084

CHICAGO TRIBUNE

media group



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 #6

Tracking Number

EDC 2024-68

Agenda Item Summary Memo

Title: PZC 2024-23 – Kendall County Petition 24-26 (Timothy A. Tremain)

Meeting and Date: Economic Development Committee – October 1, 2024

Synopsis: 1.5-Mile Review of a map amendment 3.6 +/- acres located between 11327 and 11209 River Road, from R-1 One-Family Residential District to R-3 One-Family Residential 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
Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: September 19, 2024
Subject: **PZC 2024-23 – Timothy A. Tremain (Rezoning)**
1.5 Review

SUMMARY:

Staff has reviewed a request from Kendall County Planning and Zoning Department along with the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville, allowing the City the opportunity to review and provide comments to Kendall County. The petitioner, Timothy A. Tremain is requesting an approval of a map amendment (rezoning) for 3.6 +/- acres located on the north side of River Road and approximately 0.75 miles from East Eldamain Road between 11327 and 11209 River Road from R-1 One-Family Residential District to R-3 One-Family Residential District. The purpose of the request is to construct a maximum of two (2) single-family houses. The real property is located immediately north of River Road and approximately 0.75 miles from East Eldamain Road in unincorporated Kendall County.

PROPERTY BACKGROUND:

The property is located in between 11327 and 11209 River Road in unincorporated Kendall County, within Lot 1 of the Glen Nelson Subdivision. The approximately 3.6 +/- acres of property consists of one (1) parcel totaling ~114,350 sq. ft. Currently owned by Timothy A. Tremain, the property is currently unimproved. The property fronts River Road and has one (1) access point off River Road. The property is immediately west of Yorkville's corporate boundary, approximately 0.94 miles (~4500 feet) from the White Oak Estates Subdivision.



The property is zoned as R-1 One-Family Residential District and underwent a map amendment (rezoning) in 2007 by Kendall County. In 2007, Ordinance 2007-03 granted the rezoning of the property from A-1 Agricultural District to R-1 One-Family Residential District.

REQUEST SUMMARY:

The petitioner, Timothy A. Tremain, is solely requesting the rezoning of the parcel from R-1 One-Family Residential District to R-3 One-Family Residential District. Due to the property being less than 10 acres in size, the property is eligible for rezoning under Section 8:07.H of the Kendall County Zoning Ordinance, which states, “no parcel originally larger than ten (10) acres in size shall qualify for rezoning to this category after January 1, 2001, unless an application has been submitted for such rezoning prior to that date”.

Although, the names of the zoning district are identical, there are significant differences in density between the two zoning districts. To highlight the significant differences between the Bulk and Dimensional Standards of the Kendall County’s R-1 One-Family Residential District, R-3 One-Family Residential District, and the City of Yorkville’s R-3 Multi-Family Attached Residence District. the table below provides a clear comparison.

	Kendall County Regulations for R-1 One-Family Residential District	Kendall County Regulations for R-3 One- Family Residential District	City of Yorkville Regulations for R-3 Multi-Family Attached Residence District
Minimum Lot Size	130,000 sq. ft.	45,000 sq. ft.	9,200 sq. ft.
Minimum Lot Width	200 feet	Width at the established building line equal to forty percent of the depth.	70 feet (90 feet for attached units)
Maximum Lot Coverage	10%	20%	70%
Minimum Front Setback	1. 150 feet from the roadway centerline when fronting on a Federal, State or County roadway or 100 feet from the right-of-way, whichever is greater. 50 feet from the right-of way or access easement on all township or private roadways	50 feet	30 feet
Minimum Side Setback	50 feet	1. Interior lots recorded before October 18, 2005: 10% of the lot width 2. Interior lots recorded after October 18, 2005: 15 feet or 10% of the lot width 3. Side yard adjacent to a street: 30 feet	10 feet (20 feet for side yards adjoining a street)

Minimum Rear Setback	50 feet	50 feet	30 feet
Maximum Building Height	1. One-family detached dwellings: 40 feet and not more than two and one-half stories Other non-residential permitted or conditional buildings and structures: shall not exceed 45 feet and not more than three stories in height	1. One-family detached dwellings: 40 feet and not more than two and one-half stories Other non-residential permitted or conditional buildings and structures: shall not exceed 45 feet and not more than three stories in height	80 feet (30 feet for dwelling unit)

The primary differences between Kendall County's R-1 and R-3 One-Family Residential Districts center around lot size, lot coverage, and density. The R-1 district requires significantly larger lots, with a minimum size of 130,000 square feet and a width of 200 feet, while the R-3 district allows for smaller lots, with a minimum size of 45,000 square feet and a width equal to 40% of the lot's depth. Additionally, R-1 zoning permits less lot coverage, with a maximum of 10%, compared to 20% in R-3, leading to a more spacious, lower-density feel in R-1 areas. Although both districts share similar rear setbacks and building height restrictions, side yard setbacks in R-1 are uniformly 50 feet, whereas R-3 has variable side setbacks depending on the lot's width and when it was recorded.

Lastly, the proposed rezoning request is still much larger than the lot sizes typically found in the City of Yorkville's R-3 Multi-Family Attached Residence District.

YORKVILLE COMPREHENSIVE PLAN:

Yorkville's 2016 Comprehensive Plan designation for this property is Estate/Conservation Residential. The Estate/Conservation Residential future land use is intended to provide flexibility for residential design in areas in Yorkville that can accommodate low-density detached single-family housing but also include sensitive environmental and scenic features that should be retained and enhanced.

The proposed addition of approximately two (2) new single-family homes on 3.6 +/- acres, along with the requested rezoning of the property to the R-3 One-Family Residential District is consistent with Yorkville's Comprehensive Plan land use designation for this property. This consistency is due to the low density nature of the proposed development, which aligns with the Estate/Conservation Residential neighborhood.

STAFF COMMENTS

Staff is seeking input from the Economic Development Committee as the one-and-a-half-mile review allows for the city to make comments and requests to the petitioner and County prior to their public meetings. This review will also be brought to the Planning and Zoning Commission on October 9, 2024 and City Council on October 22, 2024. This item was delivered to the City on August 23, 2024.

ATTACHMENTS

1. Application with Attachments



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 24-26**Timothy A. Tremain****Map Amendment Rezoning from R-1 to R-3****INTRODUCTION**

The Petitioners would like a map amendment rezoning approximately three point six more or less (3.6 +/-) acres located on north side of River Road between 11327 and 11209 River Road from R-1 One Family Residential District to R-3 One Family Residential District in order to build two (2) houses at the property.

The property was rezoned in 2007 by Ordinance 2007-03 and is Lot 1 of the Glen Nelson Subdivision.

The property is less than ten (10) acres in size as is eligible for rezoning under Section 8:07.H of the Kendall County Zoning Ordinance.

As of the date of this memo, the Petitioner has not indicated if they will be dividing the land through a Plat Act Exemption or if they will be pursuing a re-subdivision of the property.

The application materials are included as Attachment 1. The zoning plat is included as Attachment 2.

SITE INFORMATION

PETITIONERS: Tim A. Tremain

ADDRESS: Between 11327 and 11209 River Road, Plano

LOCATION: North Side of River Road Approximately 0.75 Miles East of Eldamain Road



TOWNSHIP: Bristol

PARCEL #s: 02-30-400-013 and 02-31-201-014

LOT SIZE: 3.6 +/- Acres

EXISTING LAND USE: Vacant

ZONING: R-1 One Family Residential District

LRMP:	Future Land Use	Rural Residential (Max 0.60 DU/Acre) (County) Estate/Conservation Residential (Yorkville)
	Roads	River Road is a Township maintained Minor Collector.
	Trails	The zoning plat (Attachment 2) shows a fifteen foot (15') trail easement along the southern portion of the property.
	Floodplain/ Wetlands	There are no floodplains or wetlands on the property

REQUESTED ACTION: Map Amendment Rezoning Property from R-1 One Family Residential District to R-3 One Family Residential District

APPLICABLE REGULATIONS: Section 13:07 – Map Amendment Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	R-1	Rural Residential (County) Estate/Conservation Residential (Yorkville)	A-1 (County)
South	Wooded and Single-Family Residential	R-3	Rural Residential (County) Estate/Conservation Residential (Yorkville)	R-3 (County) There are homes on the south side of the Fox River inside Yorkville within a ½ mile
East	Single-Family Residential	A-1	Rural Residential (County) Estate/Conservation Residential (Yorkville)	A-1, A-1 SU, and R-3
West	Single-Family Residential and Private Road	R-1	Rural Residential (County) Estate/Conservation Residential (Yorkville)	A-1 (County)

The A-1 special use permits to the east is for a campground (PNA Camp).

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation was terminated; there were protected resources in the area, but adverse impacts were unlikely (see Attachment 1, Pages 12 and 13).

NATURAL RESOURCES INVENTORY

The application for NRI was submitted on August 20, 2024 (see Attachment 1, Page 11).

ACTION SUMMARY

BRISTOL TOWNSHIP

Petition information was sent to Bristol Township on August 23, 2024.

UNITED CITY OF YORKVILLE

Petition information was sent to the United City of Yorkville on August 23, 2024.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

Petition information was sent to the Bristol-Kendall Fire Protection District on August 23, 2024.

GENERAL INFORMATION

The Petitioners would like to rezone the property in order to build a maximum of two (2) houses on the property.

BUILDING CODES

The site is currently vacant. Any future buildings would have to meet applicable building codes.

UTILITIES

No utility information was provided.

ACCESS

The property fronts Glen Nelson Drive, which is a private road. The zoning plat (Attachment 2) notes that the property cannot access River Road.

PARKING AND INTERNAL TRAFFIC CIRCULATION

Any parking would be for residential purposes.

ODORS

Based on the proposed uses, no new odors are foreseen.

LIGHTING

Lighting would be for residential purposes and would have to follow applicable ordinances.

LANDSCAPING AND SCREENING

Landscaping would be for residential uses.

SIGNAGE

Signage would be for residential purposes and would have to meet applicable regulations.

NOISE CONTROL

The owners of the property would have to follow applicable noise control regulations based on residential uses.

STORMWATER

Stormwater control would be evaluated as part of the building permit.

FINDINGS OF FACT-MAP AMENDMENT

§13:07.F of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on map amendment applications. They are listed below in *italics*. Staff has ZPAC Memo – Prepared by Matt Asselmeier – August 23, 2024

provided findings in **bold** below based on the recommendation:

*Existing uses of property within the general area of the property in question. **The surrounding properties are used for agricultural purposes and single-family residential purposes.***

*The Zoning classification of property within the general area of the property in question. **The surrounding properties are zoned A-1, R-1, and R-3. In particular, the properties immediate south of the subject property are zoned R-3.***

*The suitability of the property in question for the uses permitted under the existing zoning classification. **One (1) single-family home could be built on the subject property under the present R-1 zoning classification. If a property owner wanted to construct additional homes, a map amendment to a zoning district that allows for small lots, such as the R-3 zoning classification, would be needed.***

*The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. **The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area is a mix of agricultural and single-family residential.***

*Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The subject property is classified as Rural Residential on the Future Land Use Map and the R-3 Zoning District is consistent with this land classification.***

RECOMMENDATION

Staff recommends approval of the proposed map amendment and variance.

ATTACHMENTS

1. Application Materials
2. Zoning Plat



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME Tremain

FILE # _____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)		
Tim A. Tremain		
CURRENT LANDOWNER/NAME(s)		
Tim A. Tremain		
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
3.6318	River Road, Yorkville, IL 60560	02-30-400-013 and 02-31-201-014
EXISTING LAND USE		
vacant land	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
	R1	Residential
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>R-3</u>)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
1PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Daniel J. Kramer		
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER # (Cell, etc.)
2ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
NONE		
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.		
SIGNATURE OF APPLICANT		DATE
<input checked="" type="checkbox"/> [Signature]		8/20/2024

FEE PAID:\$ _____

CHECK #: _____

¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants

Tremain Map Amendment Findings of Fact

1. Contiguous and nearby properties are used for low density Single-Family Residences and a mixture of Agricultural uses, as well as Forested land which remains in its natural state.
2. There is a combination of R-1 Single Family, R-3 Single Family, and A-1 Zoning Districts.
3. The property primarily consists of vacant land R-1 Zoned Residential Land.
4. The trend of development has been slow growth R-1, R-3, and A-1 Allocation Single Family Residences.
5. The proposed use is consistent with the Kendall County Comprehensive Plan providing for low density Single Family Residential uses when there is a low Agricultural productivity and Low Site rating under the Kendall County LESA Rating Systems; as well as the United City of Yorkville Comprehensive Plan which shows low density Single-Family Residences being developed within a Mile and ½ of the City Limits.

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

Lot 1 of Glen Nelson Subdivision, being a Subdivision of Part of the Northeast Quarter of Section 31 and Part of the Southeast Quarter of Section 30, Township 37 North, Range 7 East of the Third Principal Meridian in Bristol Township, Kendall County, Illinois, according to the Plat thereof recorded June 20, 2007 as Document 200700019233,

LEGAL DESCRIPTION OF TRACT "A":

That Part of Lot 1 of Glen Nelson Subdivision, Bristol Township, Kendall County, Illinois, according to the Plat thereof recorded June 20, 2007 as Document 200700019233, described as follows: Beginning at the Northwest Corner of said Lot 1; thence Southerly, along the West Line of said Lot 1, a distance of 198.03 feet; thence Easterly, perpendicular to the last described course 337.60 feet to the East Line of said Lot 1; thence Northerly, along said East Line which forms an angle of $93^{\circ}58'36''$ with the last described course (measured clockwise therefrom), 182.10 feet to the Northeast Corner of said Lot 1; thence Westerly, along the North Line of said Lot 1, a distance of 350.61 feet to the point of beginning in Bristol Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT "B":

Lot 1 of Glen Nelson Subdivision, Bristol Township, Kendall County, Illinois, according to the Plat thereof recorded June 20, 2007 as Document 200700019233, EXCEPT that Part described as follows: Beginning at the Northwest Corner of said Lot 1; thence Southerly, along the West Line of said Lot 1, a distance of 198.03 feet; thence Easterly, perpendicular to the last described course 337.60 feet to the East Line of said Lot 1; thence Northerly, along said East Line which forms an angle of $93^{\circ}58'36''$ with the last described course (measured clockwise therefrom), 182.10 feet to the Northeast Corner of said Lot 1; thence Westerly, along the North Line of said Lot 1, a distance of 350.61 feet to the point of beginning in Bristol Township, Kendall County, Illinois.

RECORDED
INDEXED
KENDALL COUNTY, ILLINOIS
JAN 10 2007
\$15.00

WARRANTY DEED

Statutory (Illinois)

**THE GRANTORS,
GLEN A. NELSON and
PAMALA A. NELSON,
Husband and Wife**

of [REDACTED]
in the [REDACTED]
and [REDACTED]

TICOR - 98188

for and in consideration of Ten and 00/100 Dollars in hand paid, **CONVEY AND WARRANT TO**

TIM TREMAIN

whose address is: [REDACTED]

all interest in the following described Real Estate situated in the County of Kendall In the State
of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Existing easements, covenants, and restrictions of record, and 2006 and
subsequent years real estate taxes.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the
State of Illinois.

Permanent Real Estate Index Number: Part of 02-31-201-008
Address of Real Estate: Vacant land on River Road, Plano, IL 60545

COUNTY OF KENDALL
REAL ESTATE TRANSFER TAX
125.00

Dated this 28th Day of November, 2006.

[REDACTED]

GLEN A. NELSON

[REDACTED]

PAMALA A. NELSON



Ticor Title
674 Veterans Pkwy. #C
Yorkville, IL 60550

Warranty Deed - Statutory

STATE OF ILLINOIS)
) SS.
COUNTY OF Madison)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Glen A. Nelson & Pamala A. Nelson personally known to me to be the same persons whose name s are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 28th Day of November, 2006.


Notary Public

SEND SUBSEQUENT TAX BILLS TO:

Tim Tremain




THIS DOCUMENT PREPARED BY;

Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, IL 60560
630-553-9500

AFTER RECORDING RETURN TO:

Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, IL 60560

November 28, 2006

**METES AND BOUNDS LEGAL DESCRIPTION OF PROPOSED LOT 1 AND PART
OF RIVER ROAD**

GLEN NELSON SUBDIVISION, BRISTOL TWP., KENDALL CO., ILLINOIS:

LEGAL DESCRIPTION OF PROPOSED LOT 1 AND PART OF RIVER ROAD:

That part of the Southeast Quarter of Section 30 and that part of the Northeast Quarter of Section 31, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 268.29 feet to the centerline of River Road; thence Southwesterly, along said centerline, 1337.30 feet to the East Line of a Tract conveyed to Lloyd E. Nelson by a Warranty Deed recorded as Document 72-1896, as said Line is monumented and occupied, for the point of beginning; thence Northerly, along said East Line, 494.81 feet; thence Westerly, along a line which forms an angle of $88^{\circ}42'02''$ with the last described course, measured clockwise therefrom, 350.61 feet; thence Southerly, along a line which forms an angle of $87^{\circ}19'22''$ with the last described course, measured clockwise therefrom, 554.09 feet to said centerline; thence Easterly, along said centerline, 318.97 feet to the point of beginning in Bristol Township, Kendall County, Illinois, containing 4.0000 acres.

PLAT ACT AFFIDAVIT
(FILE WITH THE RECORDER OF DEEDS OF KENDALL COUNTY)

STATE OF ILLINOIS)
COUNTY OF KENDALL)

)ss.

DOCUMENT #

DANIEL J. KRAMER, being duly sworn on oath, states that he resides at

[REDACTED]. That the attached deed represents:

1. The subject property is unsubdivided property.
2. A distinct separate parcel qualifying for a Kendall County building permit prior to August 10, 1971.
3. The division of subdivision of the land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
4. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
5. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
6. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
7. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
8. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
9. The conveyance is made to correct descriptions in prior conveyances.
10. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
11. The sale is of a single lot of less than five acres from a larger tract, evidenced by a survey made by a registered surveyor which single lot is the first sale from said larger tract as determined by the dimensions and configurations thereof on October 1, 1973, and which sale does not violate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

[REDACTED]
DANIEL J. KRAMER, Attorney at Law

SUBSCRIBED AND SWORN to before me

this 28 day of November, 2006

[REDACTED]
Notary Public



**WARRANTY DEED**

201000002510

#SA3739650

Mail to:

Tim Tremain

**DEBBIE
GILLETTE**
KENDALL COUNTY, IL

 RECORDED: 2/8/2010 1:05 PM
 MD: 170.25 RHSPS FEE: 10.00
 PAGES: 3

Name and address of taxpayer:

Tim Tremain

THE GRANTORS, Glen A. Nelson and Pamala A. Nelson, husband and wife, of [REDACTED] for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANTY to Tim Tremain, the following described Real Estate situated in the County of Kendall, in the State of Illinois, to wit:

Legal Description Attached

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, 735 ILCS 5/12-901, et seq. SUBJECT TO: (1) general real estate taxes for 2009 and subsequent years; and (2) covenants, conditions and restrictions of record. THIS IS NOT HOMESTEAD PROPERTY.

 Permanent Index Numbers: 02-30-400-010, ~~02-30-400-012~~ 02-30-400-013
 02-30-400-012, 02-31-201-013

Property Address: Lot 2, Glen Nelson Subdivision, River Rd, Plano, Illinois

DATED this 23rd day of December, 2009.

[REDACTED]

(SEAL)

Seller

Glen A. Nelson

[REDACTED]

(SEAL)

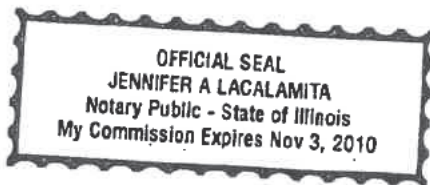
Seller

Pamala A. Nelson**[PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)]**
 CHICAGO TITLE INSURANCE CO.
 FARMER/STOCKYARD CHICAGO

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO
HEREBY CERTIFY that Glen A. Nelson and Pamala A. Nelson, personally known to
me to be the same persons whose names are subscribed to the foregoing instrument,
appeared before me this day in person and acknowledged that they signed and delivered
the said instrument as their free and voluntary act for the uses and purposes therein set
forth, including the release and waiver of the right of homestead.

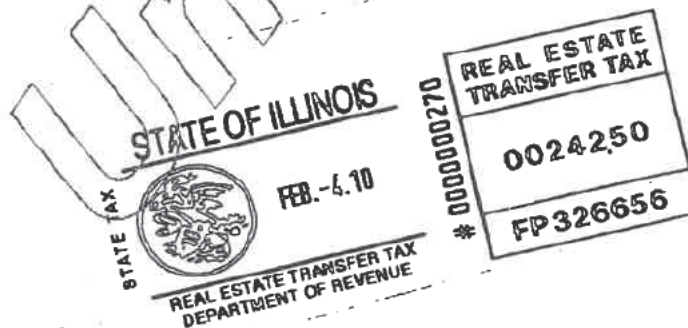
Given under my hand and official seal this 23rd day of December, 2009.



Notary Public

This instrument was prepared by:

Joseph B. Fahey
Attorney At Law
905 Bristol St.
Yorkville, IL 60560



COUNTY OF KENDALL
REAL ESTATE TRANSFER TAX
\$ 121.25 89



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1410 SA3733050 YK

STREET ADDRESS: LOT 2 GLEN NELSON SUBDIVISION,

RIVER ROAD

CITY: PLANO

COUNTY: KENDALL

TAX NUMBER: 02-30-400-010-0000

LEGAL DESCRIPTION:

LOT 2 IN GLEN NELSON SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 31 AND PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, RECORDED JUNE 20, 2007 AS DOCUMENT 200700019233.

Unofficial

NRI#	Date initially rec'd	Date all rec'd	Board Meeting
Fee Due \$	Fee Paid \$	Check #	Over/Under Payment
			Refund Due



Applicant: Tim A. Tremain
Contact: DANIEL J. KRAMER
Address: [REDACTED]

IDNR Project Number: 2502416
Date: 08/20/2024

Project: Tremain
Address: River Road, Yorkville

Description: Rezone property from R-1 to R-3 to build two single family homes

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Fox River INAI Site
Butternut (*Juglans cinerea*)
Mottled Sculpin (*Cottus bairdii*)
Mottled Sculpin (*Cottus bairdii*)
Osprey (*Pandion haliaetus*)
River Redhorse (*Moxostoma carinatum*)
Rusty Patched Bumble Bee (*Bombus affinis*)

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:

37N, 7E, 30

37N, 7E, 31



IL Department of Natural Resources

Contact

Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction

Kendall County Planning, Building, and Zoning
Matt Asselmeier
111 W. Fox Street
Yorkville, Illinois 60560



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Natalie Phelps Finnie, Director

August 20, 2024

DANIEL J. KRAMER
Tim A. Tremain

RE: Tremain
Project Number(s): 2502416
County: Kendall

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Adam Rawe
Division of Ecosystems and Environment
217-785-5500

ZONING PLAT OF LOT 1 BRISTOL TOWNSHIP KENDALL COUNTY ILLINOIS

SCALE
1"=50'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence
- Indicates Contour Elevation
- + 623.19 Indicates Spot Elevation

BENCHMARKS — (NAVD88)

BM#1 — Nail in North Edge of Pavement
at Southwest Corner of Lot 1
Elevation = 624.48

BM#2 — Nail in North Edge of Pavement
at Southeast Corner of Lot 1
Elevation = 624.35

DEVELOPER:

Mr. Tim Tremain

AREA OF TRACT:

3.6318 Acres
(158202 sq.ft.)

PRESENT ZONING:

R1
(One-Family Estate Residence District)

PROPOSED ZONING:

R3
(One-Family Residence District)

SOILS (From USCS Soils Map)

791A Rush Silt Loam, 0 to 2% slopes

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

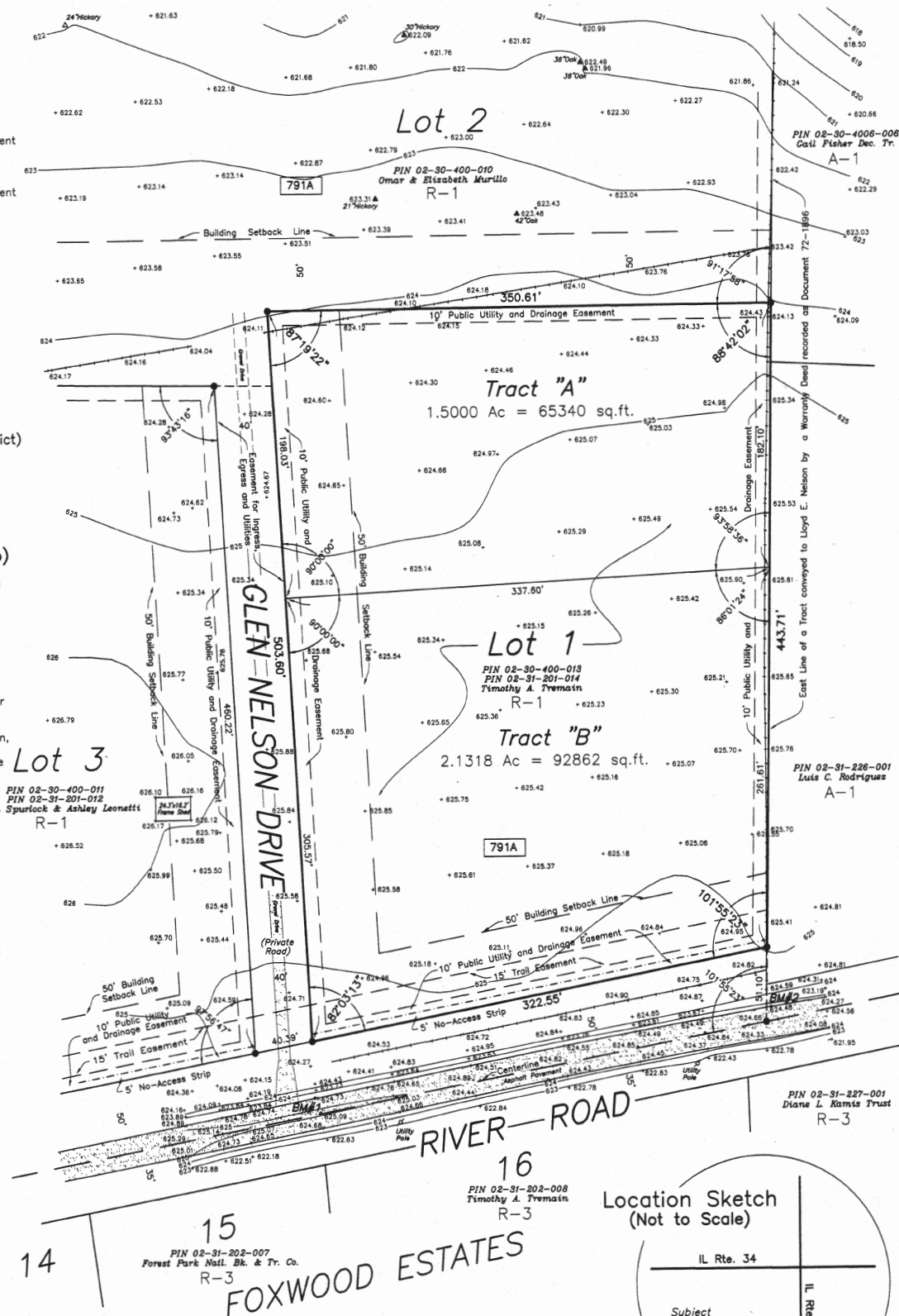
Lot 1 in Glen Nelson Subdivision, being a Subdivision of Part of the Northeast Quarter of Section 31 and Part of the Southeast Quarter of Section 30, Township 37 North, Range 7 East of the Third Principal Meridian, in Bristol Township, Kendall County, Illinois, according to the Plat thereof recorded June 30, 2007 as Document 200700019233.

LEGAL DESCRIPTION OF TRACT "A":

That Part of Lot 1 of Glen Nelson Subdivision, Bristol Township, Kendall County, Illinois, according to the Plat thereof recorded June 20, 2007 as Document 200700019233, described as follows: Beginning at the Northwest Corner of said Lot 1; thence Southerly, along the West Line of said Lot 1, a distance of 198.03 feet; thence Easterly, perpendicular to the last described course 337.60 feet to the East Line of said Lot 1; thence Northerly, along said East Line which forms an angle of 93°58'36" with the last described course (measured clockwise therefrom), 182.10 feet to the Northeast Corner of said Lot 1; thence Westerly, along the North Line of said Lot 1, a distance of 350.61 feet to the point of beginning in Bristol Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT "B":

Lot 1 of Glen Nelson Subdivision, Bristol Township, Kendall County, Illinois, according to the Plat thereof recorded June 20, 2007 as Document 200700019233, EXCEPT that Part described as follows: Beginning at the Northwest Corner of said Lot 1; thence Southerly, along the West Line of said Lot 1, a distance of 198.03 feet; thence Easterly, perpendicular to the last described course 337.60 feet to the East Line of said Lot 1; thence Northerly, along said East Line which forms an angle of 93°58'36" with the last described course (measured clockwise therefrom), 182.10 feet to the Northeast Corner of said Lot 1; thence Westerly, along the North Line of said Lot 1, a distance of 350.61 feet to the point of beginning in Bristol Township, Kendall County, Illinois.



Location Sketch
(Not to Scale)

Subject Property
River Road

August 20, 2024

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

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



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 #7

Tracking Number

EDC 2024-69

Agenda Item Summary Memo

Title: Kendall Co. Petition 24-27 (Steve W. Jeffers on behalf of Revolution Investments, LLC)

Meeting and Date: Economic Development Committee – October 1, 2024

Synopsis: 1.5-Mile Review of a plat of vacation.

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
Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: September 19, 2024
Subject: **PZC 2024-24 – Steve W. Jeffers on behalf of Revolution Investments, LLC**
1.5 Mile Review

SUMMARY:

Staff has reviewed a request from Kendall County Planning and Zoning Department along with the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville, allowing the City the opportunity to review and provide comments to Kendall County. The petitioner, Steve W. Jeffers on behalf of Revolution Investments, LLC, are requesting approval of a Plat of Vacation to vacate the public easements between two (2) parcels (Lots 110 and 111) within the Whitetail Ridge subdivision. The purpose of the request is to construct a home in the center of the combined lots. The real property is located at 5862 and 5834 Championship Court, which is generally located at the north of the East Schoolhouse Road (IL Route 126) between Grove Road and Hopkins Road in unincorporated Kendall County.

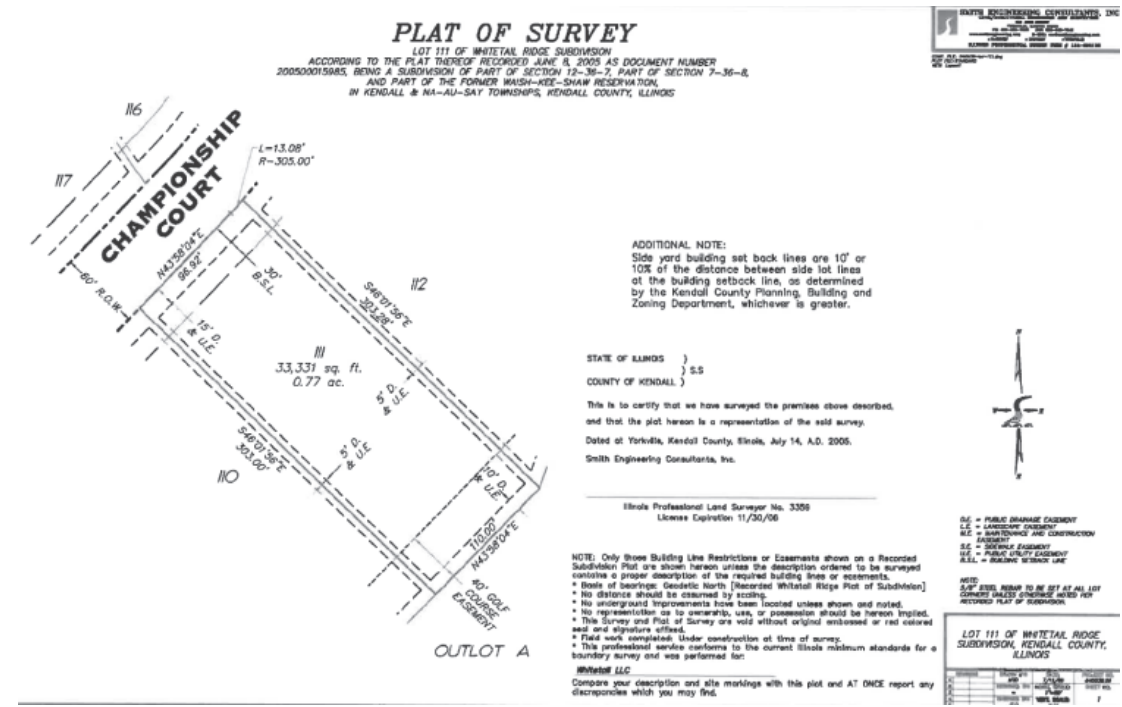
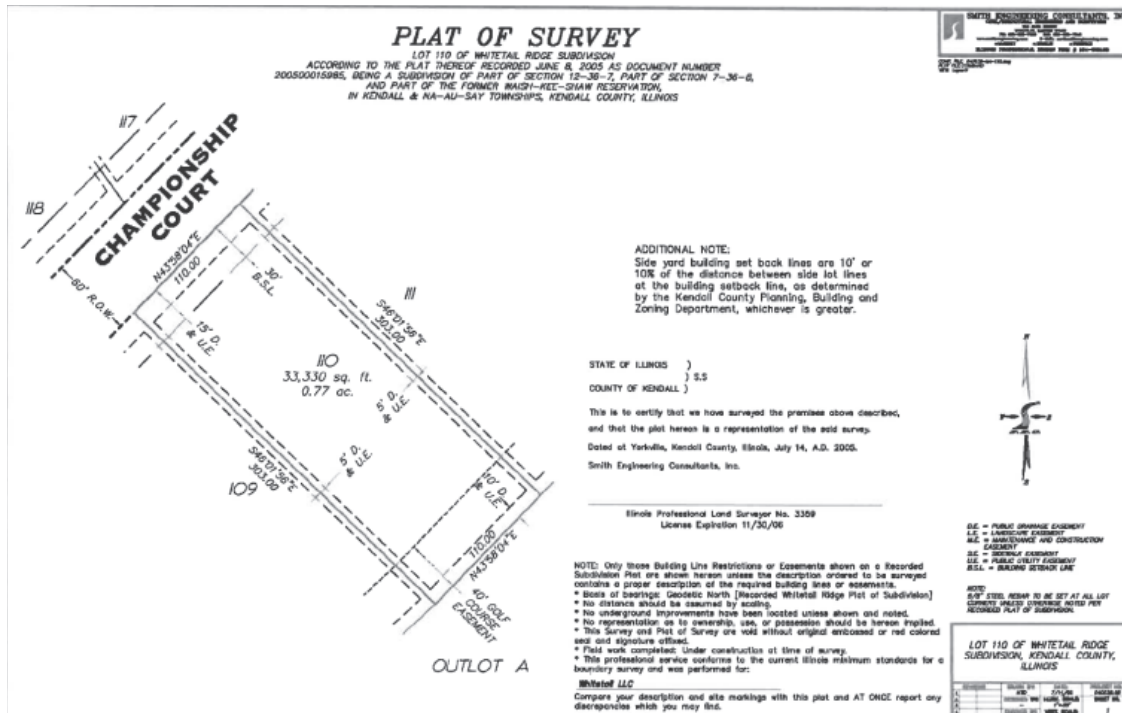
PROPERTY BACKGROUND:

The property is located at 5862 and 5834 Championship Court in unincorporate Kendall County. The approximately 1.5-acre property, platted as two (2) separate parcels each totaling ~66,867 sq. ft. Currently, the property is unimproved. While the parcel is not immediately adjacent to incorporated Yorkville, it is approximately 2.3 miles (~12,200 feet) east of the Prestwick of Ashley Pointe subdivision.



REQUEST SUMMARY:

The petitioners are proposing to vacate the existing combined ten (10) foot drainage and utility easements between Lots 110 and 111 within the Whitetail Ridge for the purpose of constructing a home in the center of the combined lots. The County's engineering consultant, WBK Engineering, reviewed the vacation of the easement from the drainage perspective proposed and does not oppose the request to vacate the easements. The Whitetail Ridge Homeowners Association (HOA) also is agreeable to the request.



YORKVILLE COMPREHENSIVE PLAN:

Yorkville's 2016 Comprehensive Plan designation for this property is Estate/Conservation Residential. This future land use is intended to provide flexibility for residential design in areas in Yorkville that can accommodate low-density detached single-family housing but also include sensitive environmental and scenic features that should be retained and enhanced.

The current land use within an open space golf course development and the proposed detached single-family home on a 1.5-acre lot is consistent with Yorkville's Comprehensive Plan land use designation for

this property. If approved, the proposed plat of vacation does not alter the land use and maintains its consistency with the areas future land use plans.

STAFF COMMENTS

Staff has reviewed the request for easement vacation and generally does not oppose the request. It will not affect the existing drainage within the planned development. Additionally, the land use is consistent with the City's Comprehensive Plan and the vacation of the drainage and utility easements will not affect the future use of the land as it will remain residential in nature.

Staff is seeking input from the Economic Development Committee as the one-and-a-half-mile review allows for the City to make comments and requests to the petitioner and County prior to their public meetings. This review will also be brought to the Planning and Zoning Commission at the October 9, 2024 meeting and the City Council at the October 22, 2024 meeting. This item was delivered to the City on August 23, 2024.

ATTACHMENTS

1. Application with Attachments



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 24-27

**Steve W. Jeffers on Behalf of Revolution Investments, LLC
Plat of Vacation of a Drainage and Utility Easement
in Whitetail Ridge Subdivision**

INTRODUCTION

A ten foot (10') drainage and utility easement presently exists between Lots 110 and 111 in Whitetail Ridge Subdivision. The Petitioner own the subject lots and would like to construct a home in the center of the combined lots.

SITE INFORMATION

PETITIONER Steve W. Jeffers on Behalf of Revolution Investments, LLC

ADDRESS 5682 and 5834 Championship Court, Yorkville (Lots 110 and 111 of Whitetail Ridge)

LOCATION Approximately 0.10 Miles Northwest of the Intersection of Clubhouse Drive and Championship Court on the South Side of Championship Court



TOWNSHIP Na-Au-Say Township

PARCEL #s 06-07-374-004 and 06-07-374-005

LOT SIZE 1.5 +/- Acres

EXISTING LAND USE Residential/Vacant

ZONING RPD-2

LRMP	Current Land Use	Vacant One-Family Residential
	Future Land Use	Rural Residential (Max 0.65 Du/Acre)
	Roads	Championship Court is a Township Road classified as a Local Road
	Trails	None
	Floodplain/Wetlands	None

REQUESTED ACTION Vacate a Ten Foot (10') Drainage and Utility Easement Between Lots 110 and 111

APPLICABLE REGULATIONS Section 7.06 (Subdivision Control Ordinance)

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Single-Family Residential	RPD-2	Rural Residential (Max 0.65 DU/Acre)	N/A
South	Open Space (Golf Course)	RPD-2 SU	Open Space (Golf Course)	N/A
East	Open Space (Golf Course)	RPD-2 SU	Open Space (Golf Course)	N/A
West	Single-Family Residential	RPD-2	Rural Residential	N/A

The RPD-2 special use is for a golf course.

ACTION SUMMARY

NA-AU-SAY TOWNSHIP

Na-Au-Say Township was emailed information on August 23, 2024.

UNITED CITY OF YORKVILLE

The United City of Yorkville was emailed information on August 23, 2024.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

The Bristol-Kendall Fire Protection District was emailed information on August 23, 2024.

GENERAL

The application materials are included as Attachment 1. The plat of vacation is included as Attachment 2. The topographic information is included as Attachment 3.

On August 22, 2024, Greg Chismark sent an email stating that he had no objections to the vacation from a drainage perspective. This email is included as Attachment 4.

On August 22, 2024, a representative from the Whitetail Ridge Homeowners' Association submitted an email stating the HOA had no objections to the requested easement vacation. This email is included as Attachment 5.

As of the date of this memo, the Petitioner was still obtaining approvals from the utilities.

RECOMMENDATION

Staff recommends approval of the requested easement vacation provided that Lots 110 and 111 remain under the same ownership.

ATTACHMENTS

1. Application Materials
2. Plat of Vacation
3. Topographic Information
4. August 22, 2024, Email from WBK Engineering
5. August 22, 2024, Email from Homeowners' Association



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME Revolution Investments, LLC **FILE #:** _____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name) Steve W. Jeffers		
CURRENT LANDOWNER/NAME(s) Revolution Investments, LLC		
SITE INFORMATION ACRES .0695 acres	SITE ADDRESS OR LOCATION Lots 110 and 111 Championship Court, Yorkville, IL 60560	ASSESSOR'S ID NUMBER (PIN) 06-07-374-004 06-07-374-005
EXISTING LAND USE vacant residential lots	CURRENT ZONING PUD	LAND CLASSIFICATION ON LRMP PUD
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezone to _____) <input type="checkbox"/> VARIANCE <input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: _____ <input type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) <input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input checked="" type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.) <input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
PRIMARY CONTACT Attorney Daniel J. Kramer	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER # (Cell, etc.) [REDACTED]
ENGINEER CONTACT Eric at Todd Surveying	ENGINEER MAILING ADDRESS [REDACTED]	ENGINEER EMAIL [REDACTED]
ENGINEER PHONE # [REDACTED]	ENGINEER FAX # [REDACTED]	ENGINEER OTHER # (Cell, etc.) [REDACTED]
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.		
SIGNATURE OF APPLICANT [REDACTED]		DATE August 20, 2024

FEE PAID: \$ _____
CHECK #: _____

¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants

Date Stamp Here If
Checklist Is Complete

KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Revolution Investments, LLC
 Address [REDACTED]
 City [REDACTED] State IL Zip 60541
2. Nature of Benefit Sought Landowner
3. Nature of Applicant: (Please check one)
☐ Natural Person (a)
☐ Corporation (b)
☐ Land Trust/Trustee (c)
☐ Trust/Trustee (d)
☐ Partnership (e)
☒ Joint Venture (f) Limited Liability Company
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
A Limited Liability Company that owns the land
5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:
- | NAME | ADDRESS | INTEREST |
|-----------------|------------|----------|
| Stephen Jeffers | [REDACTED] | 50% |
| Angela Jeffers | [REDACTED] | 50% |
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
Daniel J. Kramer, Attorney for Applicant [REDACTED]

I, Colleen Hanson VERIFICATION, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 21st day of August, A.D. 2024

(seal)



Notary Public



Office of the Secretary of State
ilsos.gov

Business Entity Search

Entity Information

Entity Name	REVOLUTION INVESTMENTS LLC		
Principal Address	8942 WILCOX CT NEWARK, IL 605419119		
File Number	11613802	Status	ACTIVE on 02-07-2024
Entity Type	LLC	Type of LLC	Domestic
Org. Date/Admission Date	03-23-2022	Jurisdiction	IL
Duration	PERPETUAL		
Annual Report Filing Date	02-07-2024	Annual Report Year	2024
Agent Information	ANGIE JEFFERS [REDACTED]	Agent Change Date	03-23-2022

Services and More Information

Choose a tab below to view services available to this business and more information about this business.

Managers

↑ Address

JEFFERS, ANGELA

JEFFERS, STEPHEN



Showing 1 to 2 of 2 entries

Previous 1 Next



WHEATLAND
TITLE COMPANY

5/1/2024 12:01PM
Commitment for Title Insurance
[2021 v. 01.00 (07-01-2021)]

ALTA COMMITMENT FOR TITLE INSURANCE

issued by
Fidelity National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Law Offices of Daniel J. Kramer

By

Authorized Signatory

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Registered Agent: Law Offices of Daniel J. Kramer

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WHEATLAND
TITLE COMPANY

5/1/2024 12:01PM
Commitment for Title Insurance
[2021 v. 01.00 (07-01-2021)]

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Wheatland Title Company 105 W. Veterans Parkway Yorkville, IL 60560 Main Phone: (630) 892-2323 Email: closings@wheatlandtitle.com	Wheatland Title Company 105 W. Veteran's Parkway Yorkville, IL 60560 Main Phone: 630-892-2323 x 9989 Email: closings@wheatlandtitle.com

Name & Address of Title Insurance Agent: Law Offices of Daniel J. Kramer



Issuing Office File Number: WTC-HC-2024KL-11233

Property Address: 5834 & 5862 Championship Court, Yorkville, IL 60560

SCHEDULE A

1. Commitment Date: April 25, 2024
2. Policy to be issued:
 - a. 2021 ALTA® Owner's Policy
Proposed Insured: Revolution Investments, LLC
Proposed Amount of Insurance: \$110,000.00
The estate or interest to be insured: FEE SIMPLE
 - b. 2021 ALTA® Lender's Policy
Proposed Insured:
Proposed Amount of Insurance:
The estate or interest to be insured: FEE SIMPLE
3. The estate or interest in the Land at the Commitment Date is:

FEE SIMPLE
4. The Title is, at the Commitment Date, vested in:

Whitetail Developments, LLC
5. The Land is described as follows:

See Exhibit A Attached

Fidelity National Title Insurance Company

Law Offices of Daniel J. Kramer

By 
Authorized Signatory

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WHEATLAND
TITLE COMPANY

5/1/2024 12:01PM
Commitment for Title Insurance
[2021 v. 01.00 (07-01-2021)]

Exhibit A

LOTS 110 AND 111 OF WHITETAIL RIDGE SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8, AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

END OF SCHEDULE A

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Registered Agent: Law Offices of Daniel J. Kramer [REDACTED]

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AMERICAN
LAND TITLE
ASSOCIATION





WHEATLAND
TITLE COMPANY

5/1/2024 12:01PM
Commitment for Title Insurance
[2021 v. 01.00 (07-01-2021)]

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the company is not able to close or insure any transaction involving Land that is associated with these activities.
6. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow. Please contact your local Title office regarding the application of this new law to your transaction.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
9. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.
10. Satisfy requirements for final utilities and any transfer stamps pursuant to the requirements set forth by municipality for which the subject property lies.
11. The company should be provided a statement from the borrower(s) relative to any mortgage shown on Schedule B disclosing whether the borrower(s) have entered into any forbearance or loan modification agreement with the lender relative to delayed or past postponed payments or other restructuring of the debt secured by the mortgage.
12. Any recorded lien shown in Schedule B-2 will appear as an exception in the policy unless a sufficient release of said lien is recorded in the county where the subject premises is located.

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Registered Agent: Law Offices of Daniel J. Kramer [REDACTED]

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13. We should be furnished (A) a certification from the Illinois Secretary of State that Whitetail Developments, LLC has properly filed its articles of organization; (B) a copy of the articles of organization together with any amendments thereto; (C) a copy of the operating agreement together with any amendments thereto; (D) a list of incumbent managers or a roster of current members if managers have not been appointed; and (E) a certification that no event of dissolution has occurred.

In the event of a sale of all or substantially all of the assets of said limited liability company, we should be furnished a copy of the resolution adopted by the members of said limited liability company authorizing the sale and the execution and delivery of the anticipated deed. This commitment is subject to such additional requirements and/or exceptions as may be deemed necessary upon our review of these exhibits.

14. Upon any conveyance or mortgage of the land, a statement from the Secretary of the Board of Managers that there are no unpaid assessment liens arising by reason of the nonpayment of assessments should be furnished.

END OF SCHEDULE B, Part I

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Registered Agent: Law Offices of Daniel J. Kramer [REDACTED]

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. The effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. Loss or damage by reason of there being recorded in the Public Records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.

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SCHEDULE B, PART II, CONTINUED

7. Taxes and assessments for the year 2023 and all subsequent years are a lien but not yet due and payable.

8. Tax Year: 2022

Tax ID #: 06-07-374-005
Taxes Assessed in the Name of: Whitetail Development LLC
18 Stonehill Rd
Oswego, IL 60543
Total Annual Tax: \$1.26
First Installment Amount: \$0.63
First Installment Status: Paid
Second Installment Amount: \$0.63
Second Installment Status: Paid

Note: Property is subject to a Special Assessment.

Tax Year: 2022

Tax ID #: 06-07-374-004
Taxes Assessed in the Name of: Whitetail Development LLC
18 Stonehill Rd
Oswego, IL 60543
Total Annual Tax: \$1.26
First Installment Amount: \$0.63
First Installment Status: Paid
Second Installment Amount: \$0.63
Second Installment Status: Paid

Note: Property is subject to a Special Assessment.

9. Intentionally Left Blank

10. Building setback line of 30 feet from the northwesterly lot line, 10 feet from the northeasterly and southwesterly lot line, and 50 feet from the southeasterly lot line as shown on the Plat of Subdivision recorded June 9, 2005 as Document No. 200500015985.

11. Easement for public utilities and drainage over and across the northwesterly 15 feet, northeasterly and southwesterly 5 feet, and southeasterly 10 feet of subject property as shown on the Plat of Subdivision recorded June 9, 2005 as Document No. 200500015985.

12. Easement for golf course over and across the southeasterly 40 feet of subject property as shown on the Plat of Subdivision recorded June 9, 2005 as Document No. 200500015985.

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13. Building Lines and Easements as shown on the Plat of Subdivision recorded June 9, 2005 as Document No. 200500015985; Document No. 200500015985.

14. Covenants, conditions, restrictions and easements contained in Declaration of Protective Covenants for Whitetail Ridge Homeowners Association, recorded on June 9, 2005 as Document No. 200500015992; Document No. 200500015992.

Note: See document copy for particulars.

15. Amendment to Declaration of Protective Covenants for Whitetail Ridge Subdivision Homeowners' Association recorded September 16, 2020 as Document Number 202000017966

Note: See document copy for particulars.

16. Terms and conditions contained in By-Laws for Whitetail Ridge Subdivision Homeowners' Association recorded July 1, 2011 as Document No. 201100010720 in the Kendall County Recorder's Office.

17. Terms and conditions contained in Consent to Creation of Special Service Tax Area dated March 16, 2005 and recorded June 9, 2005 as Document No. 200500015986 made by Whitetail Development, LLC recorded in the Kendall County Recorder's Office.

18. Terms and conditions contained in an Ordinance establishing a back-up Special Tax Service Area Number 2005-32 for Whitetail Ridge Subdivision recorded June 9, 2005 as Document No. 200500015987 recorded in the Kendall County Recorder's Office.

19. Terms and conditions contained in an Ordinance Establishing a back-up Special Tax Service Area Number 2005-33 recorded June 9, 2005 as Document No. 200500015988 made by the County of Kendall, recorded in the Kendall County Recorder's Office.

20. Terms and conditions contained in an Ordinance Establishing Back Up Special Tax Service Area 2005-30 recorded June 9, 2005 in Document No. 200500015990 made by County of Kendall, recorded in the Kendall County Recorder's Office.

21. Terms and conditions contained in an Ordinance enabling creation of Special Service Area 2005-31 recorded June 9, 2005 in Document No. 200500015991 made by County of Kendall, recorded in the Kendall County Recorder's Office.

22. Terms and conditions contained in a Grant of Conservation Easement dated May 16, 2005 and recorded June 9, 2005 as Document No. 200500015993 made by Whitetail Development, LLC to Whitetail Ridge Homeowners Association LLC recorded in the Kendall County Recorder's Office.

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Registered Agent: Law Offices of Daniel J. Kramer [REDACTED]



WHEATLAND
TITLE COMPANY

5/1/2024 12:01PM
Commitment for Title Insurance
[2021 v. 01.00 (07-01-2021)]

-
23. Terms, conditions and provisions contained in Grant of Conservation Easement dated May 16, 2005 and recorded June 9, 2005 in Document No. 200500015994 made by Whitetail Development, LLC to Whitetail Ridge Golf Club, LLC recorded in the Kendall County Recorder's Office.
 24. Rights of the public, the State of Illinois, the County, the Township and the Municipality in and to that part of the land, if any, taken or used for road purposes.
 25. Rights of way for drainage ditches, tiles, feeders and laterals, if any.

END OF SCHEDULE B, Part II

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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Registered Agent: Law Offices of Daniel J. Kramer [REDACTED]

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5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.

Registered Agent: Law Offices of Daniel J. Kramer

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9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Registered Agent: Law Offices of Daniel J. Kramer [REDACTED]

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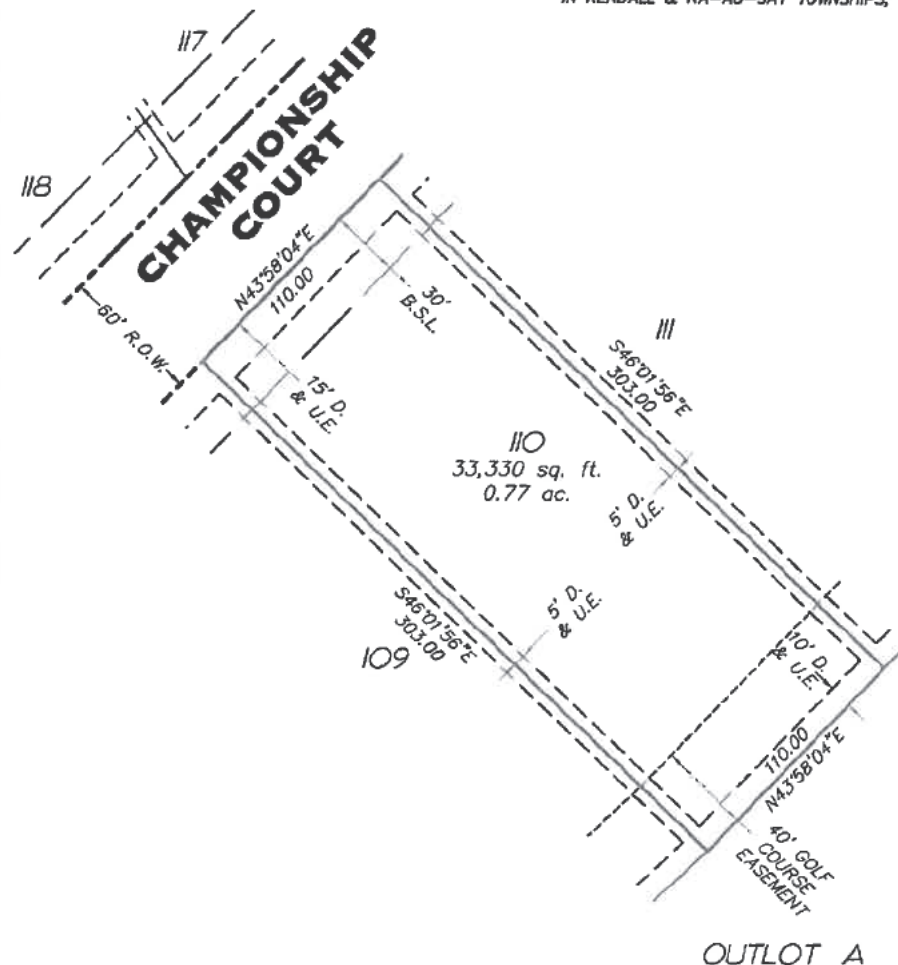
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PLAT OF SURVEY

LOT 110 OF WHITETAIL RIDGE SUBDIVISION
 ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 2005 AS DOCUMENT NUMBER
 200500015985, BEING A SUBDIVISION OF PART OF SECTION 12-36-7, PART OF SECTION 7-36-8,
 AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION,
 IN KENDALL & NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS

SMITH ENGINEERING CONSULTANTS, INC.
 CIVIL/MECHANICAL/ELECTRICAL AND SURVEYING
 201 WEST 10TH STREET
 YORKVILLE, ILLINOIS 62458-1000
 (618) 835-1100 FAX (618) 835-1101
 E-MAIL: SMITH@SMITH-ENGINEERS.COM
 ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSE NO. 3359
 CADD FILE: 040320-01-105.dwg
 PLOT: 040320-01-105.dwg
 DATE: 07/14/05



ADDITIONAL NOTE:

Side yard building set back lines are 10' or 10% of the distance between side lot lines at the building setback line, as determined by the Kendall County Planning, Building and Zoning Department, whichever is greater.

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

This is to certify that we have surveyed the premises above described,
 and that the plat hereon is a representation of the said survey.

Dated at Yorkville, Kendall County, Illinois, July 14, A.D. 2005.

Smith Engineering Consultants, Inc.

Illinois Professional Land Surveyor No. 3359
 License Expiration 11/30/06

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
 * Basis of bearings: Geodetic North [Recorded Whitetail Ridge Plat of Subdivision]
 * No distances should be assumed by scaling.
 * No underground improvements have been located unless shown and noted.
 * No representation as to ownership, use, or possession should be hereon implied.
 * This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
 * Field work completed: Under construction at time of survey.
 * This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

Whitetail LLC

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



D.E. = PUBLIC DRAINAGE EASEMENT
 L.E. = LANDSCAPE EASEMENT
 M.E. = MAINTENANCE AND CONSTRUCTION EASEMENT
 S.E. = SIDEWALK EASEMENT
 U.E. = PUBLIC UTILITY EASEMENT
 B.S.L. = BUILDING SETBACK LINE

NOTE:
 5/8\"/>

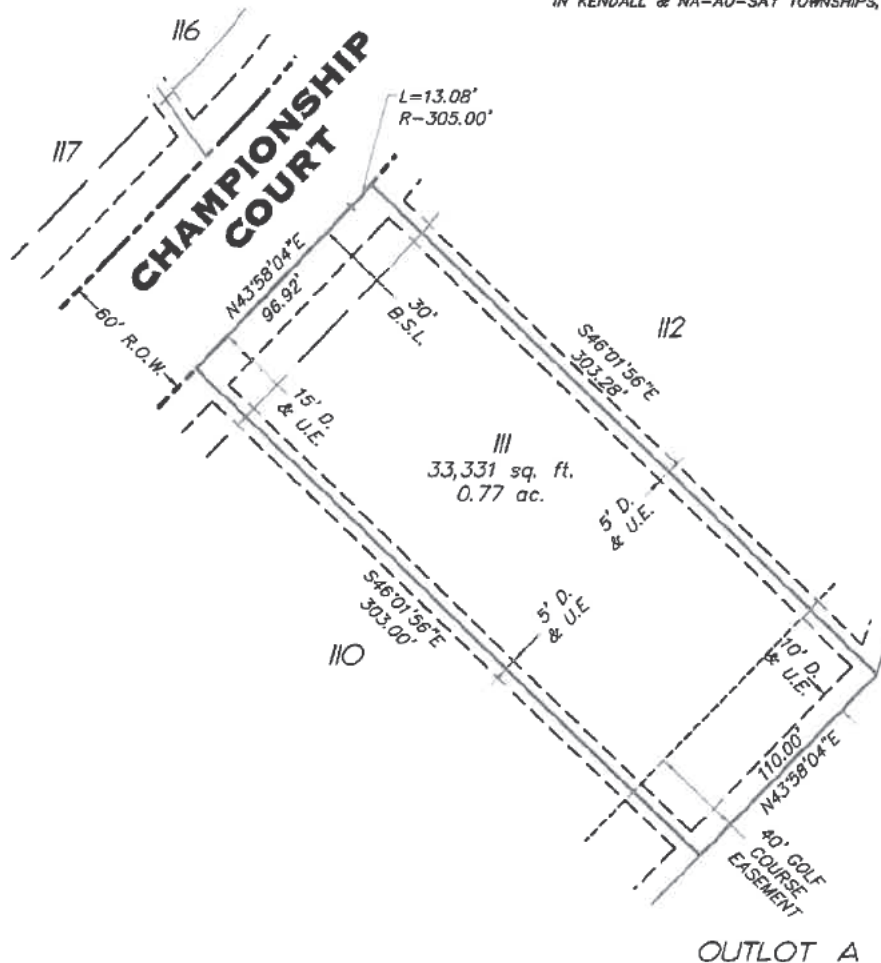
LOT 110 OF WHITETAIL RIDGE
 SUBDIVISION, KENDALL COUNTY,
 ILLINOIS

REVISION	DATE BY	DATE	PROJECT NO.
1.	REV	7/14/05	040320-01
2.	CHANGED BY	7-14-05	1
3.	CHANGED BY	7-14-05	
4.	CHANGED BY	7-14-05	

PLAT OF SURVEY

LOT 111 OF WHITETAIL RIDGE SUBDIVISION
 ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 2005 AS DOCUMENT NUMBER
 200500015985, BEING A SUBDIVISION OF PART OF SECTION 12-36-7, PART OF SECTION 7-36-8,
 AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION,
 IN KENDALL & NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS

SMITH ENGINEERING CONSULTANTS, INC.
 CIVIL/ENGINEERING CONSULTANTS AND ARCHITECTS
 100 WEST MONROE
 CHICAGO, ILLINOIS 60604-3044
 WWW.SMITHENGINEERING.COM
 312.467.1000
 ILLINOIS PROFESSIONAL ENGINEER NO. 014-000100
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3359
 COMP. PLOT: 06/08/06-141-113.dwg
 PLOT: 7/10/06
 NEW Layout



ADDITIONAL NOTE:

Side yard building set back lines are 10' or 10% of the distance between side lot lines at the building setback line, as determined by the Kendall County Planning, Building and Zoning Department, whichever is greater.

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

This is to certify that we have surveyed the premises above described, and that the plat hereon is a representation of the said survey.

Dated at Yorkville, Kendall County, Illinois, July 14, A.D. 2005.

Smith Engineering Consultants, Inc.

Illinois Professional Land Surveyor No. 3359
 License Expiration 11/30/06

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
 * Basis of bearings: Geodetic North [Recorded Whitetail Ridge Plat of Subdivision]
 * No distance should be assumed by scaling.
 * No underground improvements have been located unless shown and noted.
 * No representation as to ownership, use, or possession should be hereon implied.
 * This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
 * Field work completed: Under construction at time of survey.
 * This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

Whitetail LLC

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



D.E. = PUBLIC DRAINAGE EASEMENT
 L.E. = LANDSCAPE EASEMENT
 M.E. = MAINTENANCE AND CONSTRUCTION EASEMENT
 S.E. = SIDEWALK EASEMENT
 U.E. = PUBLIC UTILITY EASEMENT
 B.S.L. = BUILDING SETBACK LINE

NOTE:
 5/8" STEEL REBAR TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED PER RECORDED PLAT OF SUBDIVISION.

LOT 111 OF WHITETAIL RIDGE SUBDIVISION, KENDALL COUNTY, ILLINOIS

DATE	BY	REVISION	DATE
7/10/06	SMITH	1	7/10/06

← BACK

revolution investments

Results: 8

Document No	Document Type	Recorded Date	Party1	Party2	Legals
P202400006...	PTAX	6/18/2024 1...	WHITETAIL ...	REVOLUTIO...	Sub: WHITET...
2024000068...	WARRANTY ...	6/18/2024 1...	WHITETAIL ...	REVOLUTIO...	Sub: WHITET...

202400006856

Parties

Legals

Additional

6/18/2024 12:37:41 PM

WARRANTY DEED

[Purchase more information and the image for this document](#)

Party 1:
WHITETAIL
DEVELOPMENT
LLC
Party 2:
REVOLUTION
INVESTMENTS
LLC

WHITETAIL
RIDGE L 110
WHITETAIL
RIDGE L 111

P202400002...	PTAX	3/7/2024 12:...	WIENCKOW...	REVOLUTIO...	Sub: WHITET...
2024000024...	WARRANTY ...	3/7/2024 12:...	WIENCKOW...	REVOLUTIO...	Sub: WHITET...
2023000015...	WARRANTY ...	2/14/2023 8:...	CAK INVEST...	REVOLUTIO...	Sub: 181 WO...
2022000085...	ASSIGNMEN...	5/16/2022 1...	REVOLUTIO...	BUSEY BANK	Sub: 181 WO...
2022000085...	MORTGAGE	5/16/2022 1...	REVOLUTIO...	BUSEY BANK	
2022000085...	WARRANTY ...	5/16/2022 1...	CAK INVEST...	REVOLUTIO...	

Contact

FAQ

2024-0533 Release

Topographic Exhibit

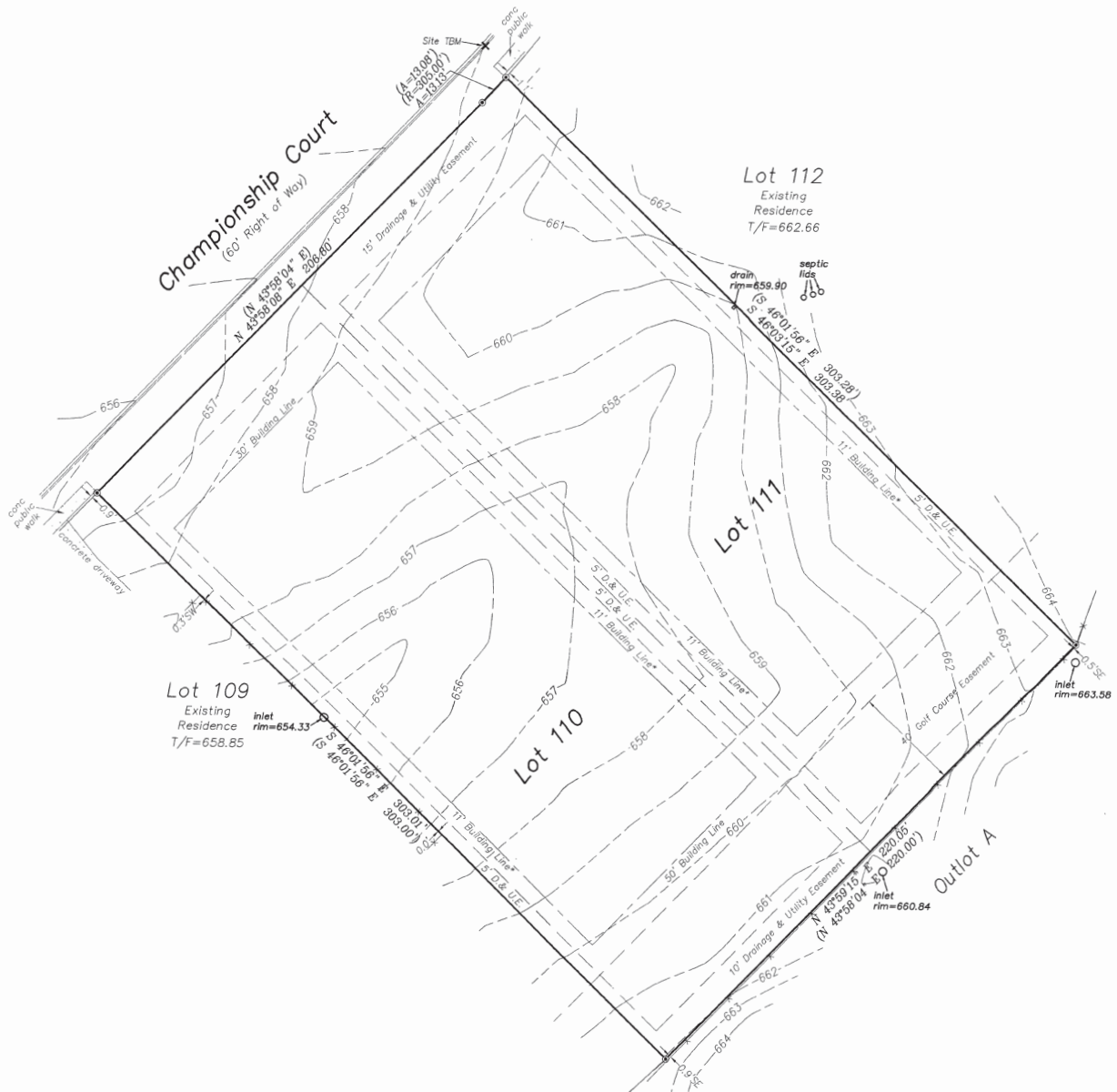
LOTS 110 AND 111 OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36, RANGE 7, PART OF SECTION 7, TOWNSHIP 36, RANGE 8, AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5862 & 5834 CHAMPIONSHIP COURT, YORKVILLE, ILLINOIS.

PROPERTY CONTAINS: 1.53 ACRES / 66,667.6 SQUARE FEET, MORE OR LESS

SURVEYOR'S NOTE:

* 10% OF LOT WIDTH



PREPARED ON JULY 25, 2024 BY:

ERIC C. POKORNY
I.P.L.S. NO. [REDACTED]



Scale: 1" = 30'
 ● = Found 5/8" Dia. Iron Rod
 (XXX') = Record Distance
 XXX' = Measured Distance
 N = North E = East
 S = South W = West
 R = Radius A = Arc Length
 -X-X-X- = Fence
 [] = Concrete/Asphalt
 D.U.E. = Drainage & Utility Easement

Michel C. Ensalaco, P.L.S. Exp. 11/30/2024
 Eric C. Pokorny, P.L.S. Exp. 11/30/2024

TODD SURVEYING
 Professional Land Surveying Services
 "Cornerstone Surveying PC"
 759 John Street, Suite D
 Yorkville, IL 60560
 Phone: 630-892-1309

Client: Revolution Builders
 Book # sheets Drawn By: JGJH Plot # 7249
 Reference:
 Field Work Completed: 7/19/2024
 Rev. Date Rev. Description
 Project Number:
 2024-0533

Survey is only valid if original seal is shown in red.

Matt Asselmeier

From: Greg Chismark <gchismark@bodwegroup.com>
Sent: Thursday, August 22, 2024 7:06 AM
To: Matt Asselmeier
Subject: [External]RE: Kendall County Petition 24-27

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.

Matt,

I have no concerns. I checked the original subdivision plans and see no utilities. Drainage patterns should remain unaffected. Let me know if you want something more than this e-mail.

Greg

Greg Chismark, PE

Mobile 847-344-5619 | Office 630-338-8527 | gchismark@bodwegroup.com

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>

Sent: Wednesday, August 21, 2024 1:08 PM

To: Greg Chismark <gchismark@bodwegroup.com>

Subject: Kendall County Petition 24-27

Greg:

The County received a request to vacated the public utility and drainage easement between lots 110 and 111 in Whitetail Ridge.

The topo is attached.

Do you have any concerns regarding this vacation from a stormwater perspective?

Thanks,

Matthew H. Asselmeier, AICP, CFM

Director

Kendall County Planning, Building & Zoning

111 West Fox Street

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

Matt Asselmeier

From: Debbie Mika <[REDACTED]>
Sent: Thursday, August 22, 2024 7:53 AM
To: Matt Asselmeier
Subject: [External]Re: 5862 Championship Court

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.

Hi Matt,

The HOA has no issues.

Thanks,

Debbie Mika

From: Matt Asselmeier <masselmeier@kendallcountyl.gov>
Sent: Wednesday, August 21, 2024 1:09:48 PM
To: Debbie Mika <tdmika@live.com>
Subject: 5862 Championship Court

Debbie:

The County received a request from Steve Jeffers on Behalf of Revolution Investment, LLC to vacate a public utility and drainage easement between Lots 110 and 111 in Whitetail Ridge in order to be able to construct a house in the middle of the combined lots.

Does the HOA have any objections to this vacation?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179



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 #8

Tracking Number

EDC 2024-70

Agenda Item Summary Memo

Title: Economic Development Consultant Contract with DLK, LLC

Meeting and Date: Economic Development Committee – October 1, 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: Bart Olson Administration
Name Department

Agenda Item Notes:



Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: September 26, 2024
Subject: Economic Development Consultant contract

Summary

Consideration of a contract with Lynn Dubajic-Kellogg of DLK, LLC for economic development consulting services.

Background

This item was last discussed in January 2022, when the City approved a 3-year contract that expires in December 2024. After no change in the hourly rate of \$145 between 2015 and 2022, the City Council approved a contract that bumped the hourly rate to \$148 in 2022, \$149 in 2023, and \$150 in 2024. Those increases represented less than 1% change per year. For this year's contract, we are proposing a more common 3% inflationary factor each year, bringing the final hourly rate in 2027 to \$160.90.

No other changes are proposed in this contract. It still includes a minimum of 15 hours of work per week, a 30-day termination clause for either party, and quarterly true-ups or payouts for hours worked over or under contract. For the last three years, the City averaged around \$14,100 per quarter in supplemental payments.

Recommendation

Staff recommends approval of the contract with Lynn Dubajic-Kellogg of DLK, LLC for economic development consulting services.

Resolution No. 2024-_____

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS
APPROVING AN AGREEMENT FOR ECONOMIC DEVELOPMENT CONSULTING
SERVICES WITH DLK, LLC**

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "City"), is a duly organized unit of government of the State of Illinois within the meaning of Article VII, Section 10 of the 1970 Illinois Constitution; and

WHEREAS, the City's Municipal Code provides that the City may approve contracts that have not been competitively bid by a two-thirds affirmative vote of the City Council; and

WHEREAS, the City requires the assistance of a consultant in in economic development; and

WHEREAS, the City has previously retained DLK, LLC, an Illinois limited liability company, for the purposes of consulting in economic development matters; and

WHEREAS, the City's contract with DLK, LLC is set to expire in December of 2024; and

WHEREAS, the DLK, LLC has a good relationship with the City and has provided positive outcomes for a reasonable fee; and

WHEREAS, the City wishes to enter into a new agreement with DLK, LLC, to continue to provide economic development services through the year 2027.

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

Section 1. The recitals set forth above are incorporated into this Resolution as if fully restated herein.

Section 2. That the competitive bidding requirement is hereby waived, and the *Economic Consultant's Agreement*, by and between the City and DLK, LLC, attached hereto as Exhibit A and made a part hereof by reference, is hereby approved, and the Mayor and City Clerk are hereby authorized to execute said agreement on behalf of the United City of Yorkville.

Section 3. That this Resolution shall be in full force and effect from and after its passage 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

Attest:

CITY CLERK

ECONOMIC CONSULTANT'S AGREEMENT

This Economic Consultant's Agreement ("Agreement") is dated this 8th day of October, 2024, between United City of Yorkville (City) and DLK, LLC of Yorkville, Illinois ("Consultant"). City agrees to retain the services of Consultant to fill the position and perform the duties described below. Consultant agrees to furnish the City the services for the Term and under the conditions set forth in this Agreement. It is expressly understood that Consultant is an Economic Consultant and not an employee.

A. Position:

The following agreement describes the contractual services to be provided by Consultant for the City performing the services of Economic Development Consultant.

Consultant is not an agent of, or authorized to transact business, enter into agreements, or otherwise create any obligation, expressed or implied, on behalf of the City, unless expressly authorized by the Mayor. Consultant agrees to obtain, at her own expense all materials necessary to perform her duties and provide the services required under this Agreement. Any documents made available to Consultant in order to perform services under this Agreement shall be kept confidential and returned to the City upon the termination of the Agreement.

B. Scope of Work:

Consultant shall perform the following services:

1. Perform the duties of Economic Development Consultant for the City including attracting new businesses to the City, attending meetings and conferences on economic development, perform, preparing and presenting economic and community development plans, programs and services.
2. This position is responsible for working closely with the Community Development Consultant and other City staff in promoting the business and economic development interests within the City. This position will include working with all departments in providing guidance to individuals and companies to establish, relocate or expand their businesses within the City. The position will include assistance in the planning and coordination of City development projects, assisting business and residential applications with local and State permitting processes and providing research for City sponsored programs.
3. The Consultant shall not work for another municipality during the term of this Agreement.
4. This position reports directly to the City Administrator.

C. Services to be provided

1. Directs economic development initiatives to achieve the goals and objectives for economic development,
2. Provides assistance in the development of short and long term economic development plans, as well as the gathering of information and preparation of studies, reports and recommendations to achieve such goals,

3. Provides professional economic development advice, assist in the application and permitting process and serve as an advocate for economic development in line with the Comprehensive Plan, zoning ordinances and goals as established by the City,
4. Works closely with the City staff to identify areas of concern in the promotion of business location and expansion within the City,
5. Maintains a liaison with various local, State and Federal agencies to coordinate projects with those agencies,
6. Provides information on economic development issues, programs, services and plans,
7. Becomes familiar with the existing inventory of available buildings and business and residential development sites within the City,
8. Provide the City with a monthly report of all activities, contacts, services, meetings and conferences attended.

Consultant is to perform the above services as the City's Economic Development Consultant for not less than fifteen (15) hours per week.

D. Materials:

Consultant will furnish all materials, equipment and supplies used to provide the services required by this Agreement.

E. Term:

The term of this Agreement shall begin on January 1, 2025 and shall terminate on December 31, 2027.

F. Fees:

For the services provided by Consultant under this Agreement for the term of this Agreement, the City agrees to pay Consultant \$154.50 per hour in calendar year 2025, \$159.14 per hour in calendar year 2026, and \$160.90 per hour in calendar year 2027. Consultant will be responsible for all expenses incurred while performing services under this Agreement including travel expenses except for out of State travel which shall be reimbursed by the City. For in-state and out-of-state conferences and seminars where the City directs Consultant to attend on the City's behalf, the City shall pay the conference or seminar registration fees.

The Consultant will invoice the City on a monthly basis for all work performed during the preceding month. Each invoice shall provide an itemization of the time of all work performed. Invoices shall be paid by the City within thirty (30) days of receipt. Within ten (10) days of the close of each calendar quarter during the term of this Agreement the time worked by the Consultant during the prior three (3) months will be reviewed and in the event the Consultant worked more than fifteen (15) hours per week, the City agrees to compensate the Consultant for the work performed in excess of fifteen (15) hours per week at the applicable per hour rate. If the Consultant works less than fifteen (15) hours per week, the time must be made up within the following calendar quarter.

The City will not pay or withhold federal, state, or local income or payroll tax on behalf of Consultant. As an Economic Consultant, Consultant is responsible for paying all taxes and waives all rights to any employee benefits offered by the City or any other entity affiliated with the City to its employees. In the event taxes are assessed against the City arising out of any money paid to Consultant, Consultant agrees to assume all responsibility for the payment of such taxes and to indemnify and hold harmless the City for any such tax liabilities, including penalties.

G. Insurance:

The City will not obtain worker's compensation insurance or other insurance coverage of any kind for or on behalf of Consultant.

H. Liability:

Each party agrees to be responsible for its own actions and activities, including the negligence of its employees or agents. It is understood and agreed that neither party shall be legally liable for any negligent or wrongful acts either of commission or omission, chargeable to the other, unless such liability is imposed by law, and this Agreement shall not be construed as seeking to either enlarge or diminish any obligation or duty owed by one party against the other or against third parties.

I. Termination:

Either party may terminate this Agreement immediately for breach. If the City terminates this Agreement for a breach, no compensation or expenses shall be paid by the City to Consultant, under the terms of this Agreement, beyond the date of termination. Additionally, either party may terminate this Agreement upon presentation of written notice of intent to terminate with at least one (1) month's written notice to the other. In such event Consultant shall be obligated to continue to provide services until the one (1) month's notice period has expired and the City shall be obligated to pay compensation until the one (1) month's' notice period has expired.

J. Choice of Law:

This Agreement shall at all times be governed by and construed in accordance with the laws of the State of Illinois.

K. Saving Clause:

If any provision of this Agreement is declared invalid or unenforceable under applicable law, such provision shall be deemed severed from the Agreement and all other provisions of this Agreement shall remain in full force and effect.

L. Entire Agreement:

This Agreement contains the entire agreement of the parties and supersedes all prior agreements and understandings between the parties. This Agreement may be amended, modified or supplemented only by a written instrument executed by both parties.

Signed:

Consultant

Date

Mayor

Date

Attest: _____
City Clerk



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input checked="" 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 #9

Tracking Number

EDC 2024-71

Agenda Item Summary Memo

Title: Konica Minolta – Change Order Request

Meeting and Date: Economic Development Committee – October 1, 2024

Synopsis: Budget amendment to complete Phases II & III of the scanning project for building, engineering, and community development archived files.

Council Action Previously Taken:

Date of Action: CC – 12/13/22 Action Taken: Ordinance was passed approving the scanning of Community Development files.

Item Number: ADM 2022-56

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 memo.



Memorandum

To: Economic Development Committee
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Rob Fredrickson, Finance Director
Date: September 23, 2024
Subject: **Konica Minolta – Change Order Request (Budget Amendment)**
Comm Dev Scanning Project

Summary:

The purpose of this memorandum is to request City Council approval for a budget amendment to cover a necessary change order to complete the Konica Minolta (KMBS) scanning project, which remains within the current fiscal year's available budget.

Background:

The City initiated two projects with Konica Minolta Business Solutions (KMBS) to scan and digitize essential records within the Community Development Department, including building, engineering, and planning related documents and plans.

Project #1:

- Approved Budget: \$136,220
- Scope: Scanning of archived and current residential and commercial Building Department files.
- Status: 100% completed and fully paid (366 of 366 boxes scanned).
- Estimated credit of \$34,916 expected to be applied to Project #2; however, the actual credit was only \$8,483 due to a miscalculation in number and size of documents within Project #1 by KMBS.

Project #2:

- Approved Budget: \$109,376
- Scope: Three (3) phases, including scanning of engineering files, subdivision/commercial landscape plans, archived packets from various commissions, and additional project files.
- Status: 90% completed (401 of 450 boxes scanned). Project halted in July 2024.
 - KMBS has invoiced \$128,658.69 for Phases I and nearly all of Phase II, surpassing the budget by \$19,282.69.
 - Phase III has yet to start, with an estimated cost of \$15,300. KMBS has agreed to waive \$10,642 in transportation expenses for this phase.
- Total paid to date: \$108,298.29, with \$1,077.71 remaining in the approved budget.

Budget Amendment Request:

The City needs to cover an outstanding invoice of \$20,360.40 to complete Phase II, which would put the project \$19,282.69 over the approved budget. Additionally, an estimated \$15,300 is required to complete Phase III.

Therefore, a budget amendment/change order of **\$34,582.69** is requested to cover both the outstanding balance from Phase II and the estimated cost of Phase III. KMBS has agreed to a written commitment that the final cost for Phase III will not exceed \$15,300 and that any additional expenses will not be passed on to the City.

Staff Recommendation:

It is staff's recommendation the City Council approve a budget adjustment of \$34,582.69 to ensure completion of the Konica Minolta scanning project. This amount can be accommodated within the current fiscal year's budget, allowing the City to close out the project without further delays or costs.

Staff will be available at Tuesday night's meeting to discuss further and answer any questions.

Attachments:

1. Proposed Konica Minolta Change Order Agreement
2. Project 2 – Project Status Report as of 06/20/2024
3. Project 1 Approved Agreement
4. Project 2 Approved Agreement

Konica Minolta Change Control



Title:	The United City of Yorkville	Project:	Project Files, Property Maintenance Files, and Misc. Files
Date:	8/16/2024		
Author:	Cari Wickstrom	Organization:	Konica Minolta Business Solutions
Originator:	Clement Klima	Organization:	<i>Konica Minolta Business Solutions</i>

Project Specification: Property Maintenance Files

The project specifications listed below will be reviewed and agreed upon during a document review.

- It is assumed that document preparation will require the unfolding of large-format plans, a minimal to moderate removal of staples or clips, taping-up of post-it notes on separate sheets, application of bar-coded slip sheets, and the extraction and recording of index values.
- The overall page condition is relatively good and will not require repair (such as mending or taping services) to facilitate scanning services.
- The files will be unitized at the folder level; every page will be its own PDF image file.
- It is assumed that there is an approximate average of 40 images per folder.
- The files contain primarily 8½"x11" pages but will contain large-format plans with sizes larger than 11"x17".
- The documents will be indexed on one value:
 - Folder Tab
- The files contain a mixture of black and white (bitonal) and color pages. All pages will be captured in color.

Project Specification: Miscellaneous Info Files

The project specifications listed below will be reviewed and agreed upon during a document review.

- It is assumed that document preparation will require the unfolding of large-format plans, a minimal to moderate removal of staples or clips, taping-up of post-it notes on separate sheets, application of bar-coded slip sheets, and the extraction and recording of index values.
- The overall page condition is relatively good and will not require repair (such as mending or taping services) to facilitate scanning services.
- The files will be unitized at the folder level; every page will be its own PDF image file.
- It is assumed that there is an approximate average of 40 images per folder.
- The files contain primarily 8½"x11" pages but will contain large-format plans with sizes larger than 11"x17".
- The documents will be indexed on one value:
 - Folder Tab
- The files contain a mixture of black and white (bitonal) and color pages. All pages will be captured in color.

Project Specification: Project Files (Small and Large Project Files)

The project specifications listed below will be reviewed and agreed upon during a document review.

- It is assumed that document preparation will require the unfolding of large-format plans, a minimal to moderate removal of staples or clips, taping-up of post-it notes on separate sheets, application of bar-coded slip sheets, and the extraction and recording of index values.
- The overall page condition is relatively good and will not require repair (such as mending or taping services) to facilitate scanning services.
- The files will be unitized at the folder level; every page will be its own PDF image file.
- It is assumed that there is an approximate average of 40 images per folder.
- The files contain primarily 8½"x11" pages but will contain large-format plans with sizes larger than 11"x17".
- The documents will be indexed on one value (located on either the file folder tab or on the 1st page of a clipped/stapled document set, in a consistent location)
Found on Folder Tab
- The files contain a mixture of black and white (bitonal) and color pages. All pages will be captured in color.

Project Estimated Pricing Summary

Imaging Services Estimated Extended Pricing

The United City of Yorkville has a backfile of hardcopy documents estimated at over **125,000** pages, detailed below. The pricing estimates are based on the number of pages estimated by Konica Minolta based on the number of boxes received when packing/shipping materials. The United City of Yorkville will be billed based on the unit pricing below for **actual** pages processed, but the cost will be \$15,300, and KM will scan all images without exceeding the estimate.

BACKFILE CAPTURE – UNIT PRICING

Service and Description	Unit Pricing
Scanning standard-size pages, size 11" x 17" or smaller, at 300 DPI (per page)	6¢
Scanning Large-Format plans, page sizes larger than 11" x 17" at 600 DPI (per sheet)	\$1.75
Slip Sheet Printing (per document)	3.1¢
Indexing (per field, per document, maximum 15 characters per field)	5¢
Document Preparation (per hour)	\$25
Special handling for documents in poor or fragile condition, if required (per hour)	\$28
OCR for full-text search capability	.5¢
Image/Index QA and Publication, including Delivery Media Master (per GB)	\$75

Backfile pricing is based on the assumptions and delivery specifications included in the Project Specifications section of this Proposal. If the actual conditions differ from these assumptions and specifications, the unit prices are subject to change. Should additional services be required, the customer is subject to additional charges as listed in this Proposal.

SUMMARIZED EXTENDED BACKFILE COST-

Project Name	Pages	Documents	Box Qty.	Extended Estimated Price:
Project Files	97,500	63	39	\$11,700
Property Maintenance	20,000	663	8	\$3,000
Miscellaneous Info	7,500	188	2	\$600
Totals:			49	\$15,300
*KM estimates the amount above and will not exceed the \$15,300 estimate above. If the scanning cost is less than estimated, KM will only charge for images scanned without exceeding the estimated price.				

Services	Extended Estimated Price:
White-glove packing service, transportation, and supplies for 437 boxes	\$7,142
Return Shipment– 437 boxes shipped via UPS.	\$3,500
KM CREDIT: White-glove packing service, transportation, and supplies for 437 boxes	-\$7,142
KM CREDIT: Return Shipment– 437 boxes shipped via UPS.	-\$3,500
Totals:	\$0.00

Approved	Defer Until:	Declined
Y/N	Date:	Y/N
Reasons/Comments:		
Payment Terms:		

FINAL APPROVALS

CLIENT: **The City of Yorkville**

AGREED AND ACCEPTED by an authorized representative of each party.

Company Title Approval

Title

Approver

Signature

Date Signed

Konica Minolta Approval

Title

Approver

Signature

Date Signed

PROJECT SUMMARY

REPORTING PERIOD:	9/1/2023 – 6/20/2024
CLIENT:	City of Yorkville
PROJECT:	Scanning Project #2
PREPARED BY:	Cari Berry Wickstrom

STATUS SUMMARY

SCOPE	SCHEDULE	BUDGET	ISSUES
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These indicators provide a quick method of representing the overall status of the project as a whole.

- Green represents an indicator that is on track.
- Yellow represents a cautionary alert for the indicator.
- Red represents a warning alert for the indicator.

RISKS

Description	Date	Impact	Progress	Status

WEEK'S SUMMARY

Tasks that have been worked on:

- COY signed BPO Change Control Form – 6/30/2023
- KM received priority processing list from Krysti on 7/28/2023
- COY- Sent an updated priority list on 8/14/2023.
- KM received approval for all of Phase #1 except Flat Rolled Drawing – 10/19/2023.
- KM will process the of the priority list Krysti has provided.
 - KM has started processing Phase #1 and received approval for all of Phase #1.
- KM received approval to proceed with processing Phase #2 of the project.
- KM will be returning file from the Project #1 at the new facility location.
 - Returned date: 4/16/2024
- KM will billed the remaining amount left out of the \$109, 376 early April 2024.

Action Items/Upcoming Customer Tasks:

- COY will review files uploaded via SFTP and provide a QA check for indexing and image quality.
- COY is having issue extracting the sample files from the FTP Portal. Krysti will work with her team to extract those files for review. Krysti will review the file with Gina.

Action Items/Upcoming KMBS Tasks:

- KM will review/monitor COY budget and provide a weekly update via Project Status Report to the City of Yorkville.
- KM will to proceed with processing until the City of Yorkville has approved the samples uploaded via the FTP portal.
- File Return Location Below:
 - Location: In Town Self Storage
 - 132 Indian Springs Drive

▪ Sandwich, IL 60548

PROJECT OVERVIEW

The Planned dates identified in this schedule are the anticipated end dates for each task. Planned dates will be adjusted throughout the project life cycle, as they are impacted by internal or external events.

Budget Chart:

The United City of Yorkville: Project #2							
Phase 1 Priority							
Project Name (Document Type):	Estimated Pages:	Estimated Documents:	Estimated Box:	Actual Box Count:	Estimated Price:	Project Complete Y/N:	Billed Amount:
Engineering Files (from Flat File Room)	52,500	1,313	21	17	\$6,300	Y	\$5,738.66
Rolled File Drawing (from Flat File Room)	4,200	210	21	34	\$7,350	Y	\$21,556.50
Flat File Drawings (from Flat File Room)	4,000	200	20	20	\$7,000	Y	\$13,486.00
Residential - Landscape and Archive	10,000	251	4	4	\$1,200	Y	\$1,041.00
Commercial - Landscape	7,500	188	3	3	\$900	Y	\$689.99
Totals:	78,200	2,162	69	78	\$22,750		\$42,512.15
Phase 2 Priority							
Project Name (Document Type):	Estimated Pages:	Estimated Documents:	Estimated Box:	Actual Box Count:	Estimated Price:		Billed Amount:
Community Development (Development Files)	562,500	14,063	225	303	\$67,500	N	\$55,431.07
Community Development - Drawings	2,000	2,000	10	Mixed in Community Development box count ^^	\$3,500	N	\$16,395.75
Engineering Files - Books	-	-	13	13	\$4,388	Y	\$3,837.07
Commercial Boxes - Added to the Commercial Landscape Chart	-	-	5	5	\$2,100	Y	\$1,617
Project Files (Drawing Room Cabinets/Books)	300,000	7,500	120	39	\$36,000	N	
Totals:	862,500	21,563	363	360	\$109,988		\$77,280.73
Phase 3 Priority							
Project Name (Document Type):	Estimated Pages:	Estimated Documents:	Estimated Box:	Actual Box Count:	Estimated Price:		Billed Amount:
Misc. Project Files	7,500	7,500	3	3	\$900		
Property Maintenance Files	25,000	25,000	10	9	\$3,000		
Totals:	32,500	32,500	13	12	\$3,900		0
Packing and Transportation of files Cost:						\$10,642	
Estimated leftover budget from Project #1						-\$34,916	
Actual leftover budget from Project #1						\$8,483	
COY- Budget Tracking:							
Project 2 Budget Net of Project 1:						\$117,859	
Billed Amount:						\$119,793	
Projected Dollars to be Billed:						\$50,833	
Budget Projected Balance:						-\$52,767	

Project total:

Total Project Overview	Current Total	Projected Total	Original Estimate	Difference
Boxes	529	678	442	(236)
Documents	33,429	34,478	30,149	(4,330)
Pages	467,206	599,798	987,700	387,902
Calculated Imaging Cost	\$119,793	\$139,813	\$135,750	-\$4,063
Actual Leftover Budget From Project #1	-\$8,483	-\$8,483	-\$34,916	-\$26,433
White-Glove Pack & Ship	\$7,142	\$7,142	\$7,142	\$0
Return Shipment	\$3,500	\$3,500	\$3,500	\$0
Total Cost	\$121,952	\$141,972	\$111,476	-\$30,496

Phase #1: (Listed in Priority order)

Engineering Project Overview	Current Total	Projected Total	SOW Estimate	Difference
Engineering Boxes	30	30	21	(9)
Engineering Documents	1,534	1,534	1,313	(222)
Engineering Pages	50,886	50,886	52,500	1,614
Avg. Pages per Document	33	33	40	(7)
Avg. Documents per Box	51	51	62.50	11
Avg. Pages per Box	1,696	1,696	2,500	804
Calculated Imaging Cost	\$9,576	\$9,576	\$6,300	-\$3,276

Rolled Drawings had 13 more boxes than projected in estimate

Rolled Drawings Project Overview	Current Total	Projected Total	SOW Estimate	Difference
Rolled Drawings Boxes	34	34	21	(13)
Rolled Drawings Documents	12,318	12,318	210	(12,108)
Rolled Drawings Pages	12,318	12,318	4,200	(8,118)
Avg. Pages per Document	1	1	20	(19)
Avg. Documents per Box	362	362	10.00	(352)
Avg. Pages per Box	362	362	200	(162)
Calculated Imaging Cost	\$21,557	\$21,557	\$7,350	-\$14,207

Flat Drawings Project Overview	Current Total	Projected Total	SOW Estimate	Difference
Flat Drawings Boxes	20	20	20	-
Flat Drawings Documents	7,706	7,706	4,000	(3,706)
Flat Drawings Pages	7,706	7,706	4,000	(3,706)
Avg. Pages per Document	1	1	20	(19)
Avg. Documents per Box	385	385	200.00	(185)
Avg. Pages per Box	385	385	200	(185)
Calculated Imaging Cost	\$13,486	\$13,486	\$7,000	-\$6,486

Residential Files- Landscape and Archive Misc. Project	Current Total	Projected Total	SOW Estimate	Difference
Residential Files- Landscape and Misc. Boxes	4	4	4	-
Residential Files- Landscape and Misc. Documents	294	294	251	(43)
Residential Files- Landscape and Misc. Pages	4,600	4,600	10,000	5,400
Avg. Pages per Document	16	16	2,500.00	(2,484)
Avg. Documents per Box	74	74	62.75	(11)
Avg. Pages per Box	1,150	1,150	2,500.00	1,350
Calculated Imaging Cost w/ Billing Credit Deducted	\$1,041	\$1,041	\$1,200	\$159

Commercial Landscape- This now includes Large Format images cost and includes the additional 5 Commercial boxes that were found when sorting through the remaining boxes. Billed separately and uploaded as separate batches.

Commercial Landscape and 5 Comm Reg. Boxes Found Project Overview	Current Total	Projected Total	SOW Estimate	Difference
Commercial Landscape Boxes	8	8	8	-
Commercial Landscape Documents	347	347	500	153
Commercial Landscape Pages	7,137	7,137	20,000	12,863
Avg. Pages per Document	21	21	40	(19)
Avg. Documents per Box	43	43	62.50	19
Avg. Pages per Box	892	892	2,500	1,608
Calculated Imaging Cost	\$2,307	\$2,307	\$3,000	\$693

Phase #2:

Community Development Project Overview	Current Total	Projected Total	SOW Estimate	Difference
Community Development Boxes	224	303	225	(78)
Community Development Documents	2,213	2,993	14,063	11,069
Community Development Pages	375,195	507,518	562,500	54,982
Avg. Pages per Document	170	170	40	130
Avg. Documents per Box	10	10	62.50	53
Avg. Pages per Box	1,675	1,675	2,500	825
Calculated Imaging Cost	\$55,431	\$74,980	\$67,500	-\$7,480

Community Drawings Project Overview	Current Total	Projected Total	SOW Estimate	Difference
Community Drawings Documents	9,364	10,081	2,000	(8,081)
Community Drawings Pages	9,364	10,081	2,000	(8,081)
Avg. Pages per Document	1	1	20	(19)
Avg. Documents per Box	45	45	200.00	155
Avg. Pages per Box	45	45	200	155
Calculated Imaging Cost	\$16,396	\$17,651	\$3,500	-\$14,151

Project Files – The final box count was 65, is the boxes labeled small project (31 boxes) and large projects (16 boxes) in this category?

Project Files Project Overview	Current Total	Projected Total	SOW Estimate	Difference
Project Files Boxes	-	39	120	81
Project Files Documents	-	-	7,500	7,500
Project Files Pages	-	-	300,000	300,000
Avg. Pages per Document	-	-	40	(40)
Avg. Documents per Box	-	-	62.50	63
Avg. Pages per Box	-	-	2,500	2,500
Calculated Imaging Cost	\$0	\$0	\$36,000	\$36,000

Phase #3:

Property Maintenance- 12 boxes higher than estimated

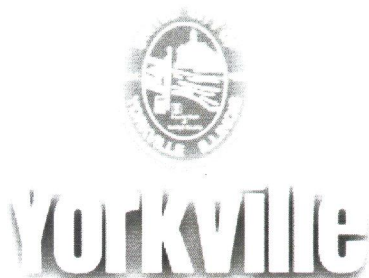
Property Maintenance Project Overview	Current Total	Projected Total	SOW Estimate	Difference
Property Maintenance Boxes	-	22	10	(12)
Property Maintenance Documents	-	-	625	625
Property Maintenance Pages	-	-	25,000	25,000
Avg. Pages per Document	-	-	40	(40)
Avg. Documents per Box	-	-	62.50	63
Avg. Pages per Box	-	-	2,500	2,500
Calculated Imaging Cost	\$0	\$0	\$3,000	\$3,000

Miscellaneous Info Project Overview	Current Total	Projected Total	SOW Estimate	Difference
Miscellaneous Info Boxes	-	3	3	-
Miscellaneous Info Documents	-	-	188	188
Miscellaneous Info Pages	-	-	7,500	7,500
Avg. Pages per Document	-	-	40	(40)
Avg. Documents per Box	-	-	62.50	63
Avg. Pages per Box	-	-	2,500	2,500
Calculated Imaging Cost	\$0	\$0	\$900	\$900

Not in Change Control Form:

Small Projects - Project Overview	Current Total	Projected Total	SOW Estimate	Difference
Small Projects Boxes	-		31	31
Small Projects Documents	-	-		-
Small Projects Pages	-	-		-
Avg. Pages per Document	-	-		-
Avg. Documents per Box	-	-	-	-
Avg. Pages per Box	-	-	-	-
Calculated Imaging Cost	\$0	\$0	\$0	\$0

Large Projects - Project Overview	Current Total	Projected Total	SOW Estimate	Difference
Large Projects Misc Boxes	-		16	16
Large Projects Documents	-	-		-
Large Projects Pages	-	-		-
Avg. Pages per Document	-	-		-
Avg. Documents per Box	-	-	-	-
Avg. Pages per Box	-	-	-	-
Calculated Imaging Cost	\$0	\$0	\$0	\$0



The United City of Yorkville

Backfile Scanning Proposal

Submitted by:
Clem Klima
and
Lisa Jones

Submitted Date:
12/8/22

Executive Summary

Introduction & Background

Konica Minolta Business Solutions U.S.A., Inc. (Konica Minolta) is pleased to provide this Proposal for Document Imaging Services ("Proposal") in response to the United City of Yorkville's request for backfile scanning services of its Commercial and Residential Property files. Per the project volume description provided by the City of Yorkville on 9/7/22, it has a large volume of Property documents requiring digitization services within its Community Development Department. The project description provided by the City to KMBS is listed below. As part of its project management due diligence, KMBS will schedule a project review meeting with the United City of Yorkville upon receipt and examination of the City's document boxes at the scanning facility. The purpose of this meeting is to confirm volume estimates and required project specifications with the City prior to commencing production services. The United City of Yorkville will be billed based upon unit pricing and the number of prep hours required for the **actual** number of pages processed.

- It is estimated that there are an approximate total of 465 standard-size Banker's boxes that each measure 15 inches in length.
- It is estimated that half of the document-box population, approximately 232 boxes, contain standard-size pages. (Standard-size pages are defined as any page size that is 11" x 17" or smaller).
- It is also estimated that the other half of the document-box population, approximately 233 boxes, contain folded large-format plans. (Large-format plans are defined as any page size that is larger than 11" x 17").
- For the purposes of quoting this project, it is estimated that there are approximately 150 folded large-format plans per box contained within 233 of the document boxes.
- It is assumed that there are little to no duplex pages (content that appears on both sides of a page).
- It is assumed that each Commercial or Property folder has on average 50 pages per folder.
- It is assumed that the Commercial and Residential folders are currently stored separately in cabinet drawers or Banker's boxes so that each record category can be identified separately.
- Based on the indexing instruction chart provided by Yorkville, it appears that each Commercial or Residential property folder will be broken out into 3 document types: Permits, Violations, and Plats.
- It is assumed that each of the document types is clearly identified and unitized within a Property folder by way of a folder tab or divider tab, for example..
- It is assumed that index values are labeled on the folder tab or 1st page of a document set in a consistent location, no searching is required.

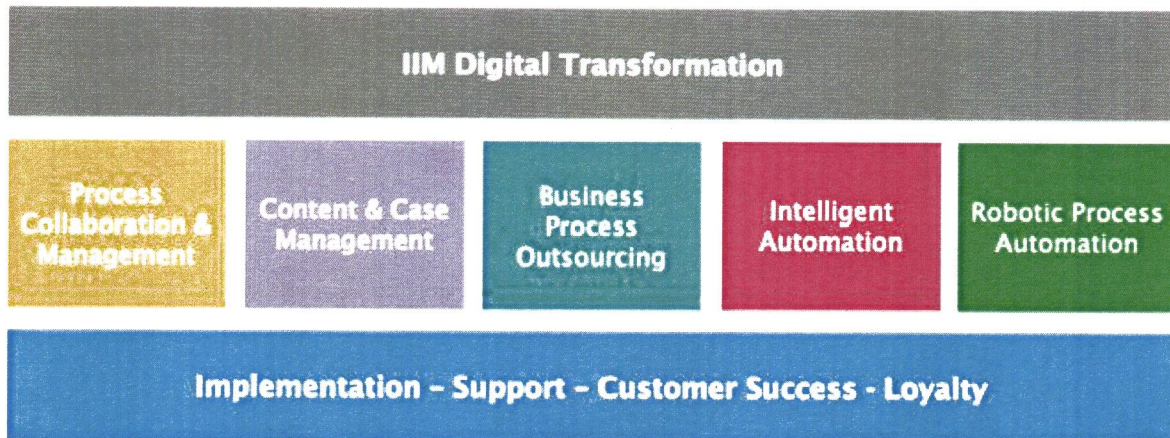
This Proposal presents Konica Minolta's findings and recommendations to improve Document Management and document retrieval at the United City of Yorkville. These findings and recommendations are based upon the information provided during Konica Minolta's brief walk-

though of your office and a conference call with the City on 9/7/22. In the event that material changes occur in your environment, or additional key information is missing from this analysis, these recommendations may no longer apply and should be re-examined.

About Us

Konica Minolta Business Solutions U.S.A., Inc. is a leader in content management, technology optimization and cloud services. Our solutions help organizations improve their speed to market, manage technology costs, and facilitate the sharing of information to increase productivity.

Konica Minolta Content Management designs roadmaps through process collaboration, deploys solutions and utilizes support tools to help manage content, enhance security, integrate with core business systems, replace legacy systems, and accelerate processes with intelligent and robotic process automation. Our solutions capture and distribute documents in any form, automate routing, maintain compliance, preserve records and more -- to speed the flow of information, control costs and make all essential business processes more productive.



From business process outsourcing to content management, we guide our customers to the best solution for their digital transformation. Through our consultative process, we mutually identify your challenges and needs then co-author the plan for the platform and services that you will need to achieve your goals.

The world runs on innovation. We shape it.

Solution Assessment Review

CURRENT STATE

United City of Yorkville currently manages a variety of documents in hard copy. These documents are either filed in traditional file cabinets or stored in boxes. There are two record categories and three document types for each as listed below:

- Commercial Properties:
 - Permits
 - Violations
 - Plats
- Residential Properties:
 - Permits
 - Violations
 - Plats

Desired Outcome

The benefits of digitization include reducing the time and effort associated with retrieving these records and saving senior knowledge workers time as they conduct their work in reliance of this vital information. The incidence of lost or misfiled files will be reduced, the long-term archival of the documents will be accomplished, and responsiveness to outside requests will be materially faster.

Critical Success Factors

- KMBS will schedule a project review meeting with the United City of Yorkville upon receipt and examination of the City's document boxes at the Konica Minolta scanning facility.
- The purpose of this meeting is to confirm volume estimates and required project specifications with the City prior to commencing production services.
- The United City of Yorkville will be billed based upon unit pricing and the number of prep hours required for the **actual** number of pages processed.
- This project proposal is based on the following project assumptions that will need to be validated upon KMBS's receipt of the City of Yorkville document boxes:
 - Page volumes are based on 465 standard-size boxes, half of which contain standard size pages and the other half contain large-format plans.
 - It is assumed that there are approximately 150 folded large-format plans in half of the document boxes.
 - Residential and Commercial Property files are stored separately so that each record category is easily identifiable.
 - Each property folder will be broken out into 3 document types: Permits, Violations, Plats.
 - The approximate average number of pages per document type is 17 pages.
 - Document types within the Property folders are clearly identifiable and unitized with the folder.
 - Index values are clearly located on the folder tab or on the 1st page of a document set in a consistent location, no searching by KMBS is required.
 - There will be 4 index values per document

- Overall condition of pages and plans are in moderately good condition, not requiring manual repair to facilitate the scanning process.

Proposed Solution Summary

Konica Minolta recommends the United City of Yorkville entrust their document imaging to us. Documents will be scanned and indexed by Konica Minolta and delivered to the United City of Yorkville's preferred retrieval solution. The benefits of outsourcing this work to Konica Minolta include:

History – We have been delivering top-quality imaging services to organizations like yours for more than two decades.

Quality – We have developed many proprietary quality assurance systems, some of which have been licensed to other capture companies and existing customers. We have a national reputation for our quality. Since many of these systems are automated, we can provide extra quality assurance steps at no additional cost to our clients. Most other BPO centers charge extra for these additional quality assurance measures.

Speed – We are able to complete the capture and delivery processes in a highly compressed timeframe.

Cost – We provide an exceptional price-performance value, considering the overall quality and the value of our on-time and on-budget project management services.

Geographic Diversity – We have processing facilities on both coasts and centrally located, allowing us to serve clients throughout the country.

Dedicated Project Management – We assign a Project Manager and Certified Document Imaging Architech™ (CDIA)/Enterprise Content Management Specialist (ecm^S) to your organization for the duration of the capture process so your organization reaps the benefits of a quality, valued solution on time and on budget.

Konica Minolta can continue to perform ongoing, go-forward imaging work, and also work with United City of Yorkville to establish an internal imaging operation. Ad hoc scanning can be performed by users under either go-forward scenario.

Project Estimated Pricing Summary

Imaging Services Estimated Extended Pricing

The United City of Yorkville currently has a backfile of hardcopy documents estimated at over 638,382 pages. These are detailed below. The estimates provided for the purposes of pricing are based upon the number of pages estimated by Konica Minolta based upon the project description provided by the City during a conference call on 9/7/22. The United City of Yorkville will be billed based upon the unit pricing below for **actual** pages processed.

BACKFILE CAPTURE – UNIT PRICING

Service and Description	Unit Pricing
Scanning standard-size pages, size 11" x 17" or smaller, at 300 DPI (per page)	6¢
Scanning Large-Format plans, page sizes larger than 11" x 17," at 600 DPI (per sheet)	\$1.75
Slip Sheet Printing (per document)	3.1¢
Indexing (per field, per document, maximum 15 characters per field)	5¢
Document Preparation (per hour)	\$25
Special handling for documents in poor or fragile condition, if required (per hour)	\$25
OCR for full-text search capability	.5¢
Image/Index QA and Publication, including Delivery Media Master (per GB)	\$75

Backfile pricing is based on the assumptions and delivery specifications included in the Project Specifications section of this Proposal. If the actual conditions differ from these assumptions and specifications, the unit prices are subject to change. Should additional services be required, the customer is subject to additional charges as listed in this Proposal.

ORIGINAL BUDGETARY ESTIMATE THAT RECEIVED BOARD APPROVAL IN NOVEMBER 2022.

Project Name	Pages	Documents	Extended Estimated Price
The budgetary estimated shown was based assuming each property folder would be scanned at the folder level, and 2 index values per document:			
232 Bankers boxes (15" L) containing Standard-Size pages (sizes 11" x 17" or smaller)	603,432	11,832	\$64,027
233 Bankers boxes (measuring 15" in length) containing folded Large-Format plans (sizes are larger than 11" x 17"). Estimate assumes approximately 150 folded large-format plans per box.	34,950	-	\$61,197
The Original Budgetary Estimate Total Provided in Sept 2022:			\$125,224
Revised Project Estimate shown below is based on there being 3 document types per Property folder and 4 index values per document, resulting in an estimated project increase of \$16,572, as shown below:			
232 Bankers boxes (15" L) containing Standard-Size pages (sizes 11" x 17" or smaller)	627,096	35,496	\$77,930
233 Bankers boxes (measuring 15" in length) containing folded Large-Format plans (sizes are larger than 11" x 17"). Estimate assumes approximately 150 folded large-format plans per box.	34,950	-	\$61,197
Estimated Project Total based on additional document types and index values:			\$139,093

Additional Pricing (Applies only if required and authorized by the City)

Additional Services and Pricing		Unit Pricing
Disaster Recovery Archival CD Copy (per CD – if applicable)		\$20
Disaster Recovery Annual Storage (per CD, per year – if applicable)		\$15
Shredding and Disposal of documents (per pound)		25¢
Extended Box Storage (per box, per month)		\$9
Photocopying for poor quality		20¢
Retrieval and faxing of requested documents*		\$35/hour

Disaster Recovery

In the event of a disaster, data recovery becomes paramount in re-establishing business operations. Konica Minolta will optionally provide an ANSI standard Archival CD Copy of your data and will store it at our facility, in compliance with disaster recovery standards. CDs are used for archival masters because the ANSI standard guarantees backwards compatibility with readers. This standard does not exist for DVDs, making them subject to obsolescence over time. Pricing has been included below for the second master CD copy as well as the annual disaster recovery storage at our facility.

Box Disposition

There are several options with respect to document disposition.

- Documents may be returned to your office following processing.
- Documents may be stored for 30-days following data delivery at no cost. Documents are delivered on a rolling basis throughout the term of the project as boxes are completed. The 30-day customer QA and destruction cycle are based on each completed and delivered box.

Konica Minolta is authorized to shred all original documents pertaining to the project(s) under this proposal 30-days after the completed work has been delivered. Box destruction will occur on a rolling basis throughout the term of the project based on the delivery of each box.

Konica Minolta will send a Destruction Certificate confirming the destruction. In the event more time is needed for quality assurance testing, the United City of Yorkville will notify Konica Minolta seven-days prior to destruction to hold the content queued for destruction.

If the United City of Yorkville requires boxes to be stored beyond 30-days, Konica Minolta will continue to store the boxes at the prevailing rate.

White-Glove Packing

The United City of Yorkville may choose to manage transportation and logistics associated with relocating the boxes to be scanned to the Konica Minolta processing facility. In the event the United City of Yorkville engages Konica Minolta to provide white-glove packing and transportation, the following services can be provided:

- On-site inventory and box labeling.
- Management of un-shelving and loading for transportation.
- Creation of box-level manifests including box number and first and last folder tab.
- Detailed chain-of-custody form.

The range of services to be provided by Konica Minolta, and associated costs, are presented below.

Transportation

The following represents the typical description of services if Konica Minolta is engaged to facilitate the packing transportation of documents:

If Konica Minolta provides the transportation, the documents will be transported to the Konica Minolta processing center via a secure cargo truck. Our drivers do not make any additional pickup stops during transit and will not leave the truck unattended at any time. Prior to transporting documents, both the United City of Yorkville and Konica Minolta will review and sign-off on the final manifest. Both the United City of Yorkville and Konica Minolta will retain a physical copy of the signed manifest. This manifest will be reviewed upon arrival at the Konica Minolta processing center to ensure all contents are accounted for. Each document container is then logged into the Konica Minolta batch/container management system for tracking throughout the capture and return process.

Processing Center Receipt and Tracking

Storage at our facility will include secure, climate-controlled box storage in our controlled and monitored staging area as well as controlled access in our production area during the scanning and data entry processes.

The procedures for storage at the Konica Minolta processing center during the production life-cycle include specified chain-of-custody processes that involve employee sign-offs for the acceptance and transfer of the records, and control of the records and data during the entire conversion process to ensure that no data or documents are copied or disclosed for any reason other than the communication of technical details or staff questions during the conversion process.

Destruction Services

Depending on the specific needs of the United City of Yorkville, there are three methods used for destruction:

- **In-house shredding** – For small batches, Konica Minolta staff perform shredding tasks using a shredder with a security rating of P-4, exceeding the requirements for HIPAA.
- **In-house third-party shredding** – For large destruction engagements, typically following a backfile capture, Konica Minolta contracts with a partner with high-capacity mobile destruction capability. The partner's shred trucks perform the destruction on-site at the Konica Minolta BPO processing center.
- **External third-party shredding** – Under certain conditions, Konica Minolta transports high-volume destruction work to our partner's facility for destruction.

All shredded documents are recycled. A destruction certificate, listing all boxes destroyed, is sent to the United City of Yorkville upon completion of shredding.

Packing, Transportation and Destruction Pricing*		Estimated Cost
White-glove packing service: KMBS packs all documents into boxes, labels boxes, provides a shipping manifest, estimate is based on 465 standard-size boxes at a cost of \$825.		\$4,373
White-glove transportation and supplies: KMBS provides all packing supplies, loads all boxes into trucks, and transports them to the KMBS scanning facility, estimate is based on 1 trip to transport an estimate of 465 standard-size boxes at a cost of \$3,548.		
(Optional Service) Return Transportation of completed boxes – Estimate assumes 1 Trip, to return 465 boxes to the client location.		\$2,863
(Optional Service) Certified Document Destruction – Estimate assumes 465 boxes weighing 30 pounds each at a cost of 25¢ per pound to shred, a Certificate of Destruction will be provided to the City for its records.		\$3,488

*The price quoted above is subject to change if the actual conditions related to packing and/or shipping differ from the description above.

Post Delivery Data Purge

All customer data is purged from Konica Minolta servers, including the SFT site, 60-days following the successful delivery of digitized content. As a result, it is imperative that any delivery issues be addressed prior to the data purge.

Client Initials Acknowledging Data Purge Timing: 

Security

From building security to redundant data backup, Konica Minolta understands the importance of security as it relates to data and documents. A plethora of security practices and procedures are in place at Konica Minolta to ensure data and documents are secure during the capture process.

Facility security is at the forefront of every customer's mind. Rest assured, from secure-card building to secure-card door entry to operations, Konica Minolta has the necessary security to ensure documents are protected at every phase of capture processing.

Video surveillance provides round-the-clock, digitally captured recordings of all office entrances and exits as well as the operations area. Moreover, no technology devices are permitted in the operations area (e.g., cell phones, USB devices, etc.). Additionally, the data center is firewalled within the operations area. No web hosting or FTP services are provided through Konica Minolta servers.

Konica Minolta provides a fault-over capability for all client data by taking a snapshot every 15 minutes of the main server. As a further protection against a technical failure, Konica Minolta retains all paper documents on-site until all quality assurance steps are completed and the source documents are no longer required. Finally, the server is backed up weekly and the resulting backup is stored off-site.

Serving customers in the government, education, medical, financial, and legal communities, certain standards must be followed. Every Konica Minolta employee signs a confidentiality agreement, acknowledging the proprietary nature of the information being processed and documenting the legal repercussions for failing to comply with this policy.

Change Control Process

Konica Minolta realizes that from time to time, certain job specifications may need to change. To accommodate project change and facilitate communication of the changes, Konica Minolta utilizes a Change Control Process (document attached). This process allows for any changes to project specifications in a controlled and managed environment. The document outlines any impact on project cost, resources, timelines, etc. and is signed by the United City of Yorkville and Konica Minolta representatives.

Scanned content will be delivered in a format to support the document management software ingestion requirements.

Project Specifications - General

The processes listed below will be utilized for all projects under this Proposal, subject to the United City of Yorkville and Konica Minolta approval or adjustment. The project scope-of-work will be agreed upon during the Kickoff meeting.

- There will be one person at the United City of Yorkville and one person at Konica Minolta who will be responsible for the logistics and transportation of the documents.
- Shipping will be billed as incurred.
- Konica Minolta will scan the standard-size documents at 300 DPI.
- Konica Minolta will scan the large-format plans (page sizes larger than 11" x 17") at 600 DPI.
- All documents will be captured in black and white.
- Auto-Rotation will be applied to all images. This automated page orientation function will attempt to orient the page based on text detected. Auto-Rotation does not guarantee a 100% correct orientation of every page scanned.
- All data and images will be thoroughly tested via software to ensure all the images associated with the database are viable and uncorrupted.
- Destination document repository:

- Square9 (Quoted separately by KMBS)

- Data output will be full-text, multipage PDFs.
- All data deliveries will be made via Secure FTP (SFTP) where the Square9 professional services team will implement and import the scanned data into the Square9 repository (quoted separately by KMBS).
- For projects that have double-sided (duplex) pages, Konica Minolta will apply our proprietary auto-assisted manual blank page review, Blank Page Eradicator (BPE). Most vendors use a method referred to as auto drop-out to delete suspected blanks. The typical threshold used is 2,500 bytes.
We have found content, such as signature pages or fax headers/footers that are less than 850 bytes. Using a 2,500-byte threshold would cause the loss of vital data. Using a threshold of less than 850 bytes would result in the delivery, and payment for, a high number of blank pages.
Konica Minolta uses BPE to ensure only blanks are deleted and that no content is lost. This process also ensures that the majority of pages with "bleed-through" that would have survived a 2,500-byte drop-out are deleted.
- Konica Minolta performs a proprietary post-process review that identifies and corrects possible "piggy-back" documents. Piggy-back documents occur when a barcode slip sheet is not detected by the scanner resulting in two files being combined. This condition effectively loses the second document, making it almost impossible to find post-scan.

- Konica Minolta provides a scan-on-demand service to provide access to documents while they are in the capture process.

Konica Minolta provides a secure, hosted repository for access to images/data during document processing and prior to ingestion into the document management system.

User IDs will be issued based on the instructions provided by the customer's project team leaders. Documents will be accessible within two (2) business hours of the request, or, upon special arrangement between the Konica Minolta project manager and the customer's project manager, if access is required outside of normal business hours, Monday through Friday from 8:00 a.m. to 5:00 p.m. EST.

Requests in excess of four-per day are subject to a charge of \$35 each, at the discretion of the Konica Minolta Project Manager. After-hours retrieval will be charged at a rate of \$150 per request.

- Konica Minolta has a robust IIM software and SharePoint professional services practice and has resources available to engage with the United City of Yorkville to provide services associated with the ingestion of the images into their IIM software or SharePoint. These services are billable at the then current Professional Services rates.

Project Specification – Residential and Commercial Property Files

The project specifications listed below will be reviewed and agreed upon during a document review.

- For this project, it is assumed that there are no duplex pages.
- For this project, it is assumed that the Residential and Commercial Property records are stored separately and clearly marked as such in either filing cabinet drawers or storage boxes.
- It is assumed that document preparation will require the unfolding of large-format plans, a minimal to moderate removal of staples or clips, taping-up of post-it notes on separate sheets, application of bar-coded slip sheets, and the extraction and recording of index values.
- It is assumed that the overall page condition is in relatively good condition and will not require repair (such as mending or taping services) in order to facilitate scanning services.
- The files will be unitized at the document level, creating a single document for each document type within a Property folder that is identifiable and unitized by either a divider tab or clipped/stapled document set.
- It is assumed that there is an approximate average of 50 pages per Property folder..
- It is assumed that there is an approximate average of 17 pages per document type within a Property folder.
- The files contain primarily 8½"X11" pages, but will contain large-format plans with sizes larger than 11" x 17".
- Each Property folder will contain the following document types: Permits, Violations, and Plats
- It is assumed that each document type within a Residential folder will be clearly identifiable such as on a divider tab (no searching is required)
- The documents will be indexed on 4 values: (located on either the file folder tab, divider tab, or on the 1st page of a clipped/stapled document set, in a consistent location)
 - Street Name (all Capital alphabetic letters - Located on either the file folder tab or on the 1st page of a clipped or stapled document set in a consistent location)
 - Numerical address with Direction (such as 101 E - no period. Located on either the file folder tab or on the 1st page of a clipped or stapled document set in a consistent location)
 - Document Type (such as Permit, Violations, and Plats - Document types are clearly identifiable on a folder or divider tab.)
 - The Permit Document Type will require an additional index value which is the Permit Number (such as 2021-16)
- The files contain a mixture of black and white (bitonal) and color pages. Color items will be captured in black and white.

- **IMPORTANT:** Should the City determine it wants completed documents returned upon project completion it is assumed that pages will not require re-prep services, such as there will be no-restapling, no refastening, or no re-clipping of pages after the scanning process. File folders will be returned empty in the order received and to the original box followed by scanned pages that will be returned loosely with separator sheets to the original box in the order received.

Key Dates (To Be Determined)

The key dates listed below are preliminary, and mutually agreed upon by the United City of Yorkville and Konica Minolta. These dates are subject to change, but any changes would be discussed, reviewed, and approved by Konica Minolta and the United City of Yorkville.

Description	Target Date
Contract Execution	TBD
Purchase Order Delivery (if necessary)	TBD
Project Kickoff Call/Meeting	TBD
Pack/Ship	TBD
Initial Delivery, Review and Customer Sign-off	TBD
Final Delivery	TBD

Upon execution of this Proposal and a Purchase Order (if necessary) has been received, the digital conversion process identified above will be initiated with development of an initial project plan and schedule. This should take one to two weeks, and be cooperatively developed with the United City of Yorkville as a part of the project initiation phase, depending on resource availability. It is very important for both organizations to understand that starts and stops during the Implementation Process are very costly. Working together to develop a workable plan that will ensure a smooth process is critical to the overall success of the project.

Proposal Acceptance

Document Conversion Process and Methodology

The attached Document Conversion Process and Methodology document describes the general processes and procedures employed at the Konica Minolta BPO processing center. Some or all of the processes will be applied to the United City of Yorkville's projects, as described in this Proposal.

Proposal Acceptance Period

This Proposal, and the pricing contained herein, is valid for a period of 30 days from the date stated on the cover page,

Controlling Document

This Proposal is subject to the terms and conditions contained in the attached Scanning Services Agreement.


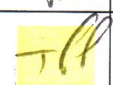
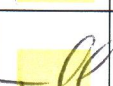

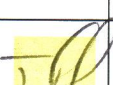
Acceptance

I have read and understand the terms and conditions set forth in this Proposal. As a duly authorized representative of the United City of Yorkville, I hereby accept this Proposal on behalf of the United City of Yorkville.

I further understand that this Proposal and the governing Scanning Services Agreement constitute the complete and exclusive statement of the agreement between the parties related to the subject matter contained herein, and all prior agreements for these services verbal or written are superseded. Any changes to the scope of work specifications following signature of this agreement are subject to the Change Control Process.

Selections

Please check below product/service to be acquired:

Yes	No	Product and/or Service
		Backfile scanning services of Commercial and Residential property files based on an estimated standard-size page count of 627,096 pages and 34,950 large-format plans for a combined estimated project total of 662,046 pages at an estimated cost of \$125,224 .
		(Optional Service) OCR for full-text search capability of standard-size pages at an additional estimated cost of \$3,135 .
		White-Glove packing and transportation services is based on 1 trip to pack an estimated 465 standard-size Bankers boxes. Services include all packing supplies, boxing of documents, creation of a shipping manifest, and transportation to the scanning facility at an estimated cost of \$4,373 .
		(Optional Service) KMBS Return Transportation of completed document boxes to the client location is based on 1 trip to return 465 boxes at a cost of \$2,863 .
		(Optional Service) Certified Document Destruction Services is based on shredding 465 standard-size boxes upon project completion and providing a Certificate of Destruction for the City's records at an estimated cost of \$3,488 .

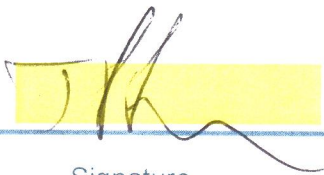
Please check below any additional services that you would like Konica Minolta to provide with respect to this project:

- ☐ Master Archival CDs
- ☐ CD copies (See Disaster Recovery section, above.)
- ☐ Annual disaster recovery storage at KONICA MINOLTA facility (See Disaster Recovery section, above.)
- ☐ Box Disposition (Check the option below)
 - ☐ Return documents to Customer
 - ☐ Store for 30-days following data delivery then, in the absence of a request to hold, destroy
 - ☐ Extended Storage (_____ Days)

Signatures

AGREED AND ACCEPTED by an authorized representative of each party.

The United City of Yorkville Approval

Mayor	John Purcell		12-19-2022
Title	Approver	Signature	Date Signed

Konica Minolta Business Solutions U.S.A., Inc. Approval

Title	Approver	Signature	Date Signed
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Title	Approver	Signature	Date Signed
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Appendix A: Attachment List

Document Conversion Process and Methodology

Konica Minolta Change Control Process Document Sample

Konica Minolta Scanning Services Agreement (SSA)

Appendix B: Document Conversion Process & Methodology

Konica Minolta Business Processing Outsourcing Processing (BPO) Centers are located in Chatsworth, CA, Lexington, KY and Warwick, RI. These processing centers are capable of capturing over eight million images per month. Best practices and quality assurance processes are built into all BPO processes. The National Director has served as Chairman of the Board of the Association for Intelligent Information Management (AIIM), with a focus on BPO quality and best practices. AIIM is an international association focused on IIM and BPO, with over 60,000 members. These quality processes and BPO best practices are deeply ingrained in the Konica Minolta BPO business.

Project Methodology

Konica Minolta follows a Project Implementation Methodology (PIM) based on lean principles. The PIM provides a framework for a repeatable and continually improving process for delivering high-quality services to our customers.

The PIM provides a common language for the project team and includes best practices and process guides to leverage the experience gained from past projects. It takes into consideration resource and time constraints by utilizing templates, tools, sample project plans, and intellectual capital.

Working with Konica Minolta project managers, customers' team members collaboratively finalize a mutually acceptable project schedule. The schedule outlines tasks and timelines detailing every facet of the project from document pickup and delivery to periodic batch turnaround times.

Roles and responsibilities, a communication plan, and issue tracking and resolution procedures will be finalized during a project kick-off meeting.

Project Initiation and Planning

Upon the initiation of a project, a Project Initiation Meeting is scheduled between the customer and Konica Minolta. The Project Initiation Meeting will include Processing Center and customer key project team members.

The agenda for this meeting includes evaluating project requirements, determining project timelines, confirming responsibilities of key individuals, establishing designated customer contacts, discussing quality assurance procedures and outlining delivery and pickup schedules. Additionally, overall document preparation and indexing requirements will be discussed.

A resulting project specification document will be created documenting project requirements. This document will include detailed steps related to document pickup and delivery, document preparation activities, including specific knowledge/decision making requirements, indexing, scanning, output, delivery of metadata and digital images, and final box disposition. The Processing Center staff and the customer will work through an iterative process to fine-tune the project specifications until it accurately reflects the procedures required to properly transform the paper documents to digital format.

Document Pickup and Delivery

Konica Minolta understands the importance of maintaining an iron-clad chain-of-custody with respect to the customer's records.

Konica Minolta is able to provide full service, including packaging, manifesting and shipping documents. Alternatively, customers are able to perform these tasks with clear guidance and tools provided by Konica Minolta. Boxes will be delivered to the Processing Center for processing. A receipt for delivery and pickup will be signed by both a Processing Center and customer authorized contact.

Konica Minolta recommends the use of manifests to support the chain-of-custody as well as document requests throughout the capture process. Konica Minolta provides tools that will support either a detailed or summary manifesting process.

The boxes will be logged in a tracking system when unloaded at Konica Minolta's facility and physically "checked off" on the courier form to ensure receipt. The contents of the box will be reconciled against the enclosed manifest during processing. If there are any anomalies in either the courier form or the manifest, the responsible customer representative will be contacted immediately to correct or reconcile the issue.

Each stage of the transformation from paper to digital format is tracked and managed through a combination of project management tools and Operations personnel and management. Boxes are systematically labeled to track their status and the next step in the process. The tracking system is constantly updated to provide an audit trail and record the flow and status of the documents.

In order to ensure the project is delivered on time, a project plan and timeline will be created and maintained. The project plan and timeline will become the reporting mechanism for regularly scheduled project status reports and meetings.

Document Preparation

Document preparation includes creation and application of bar-code break sheets, staple removal, document separation, organization, taping of torn documents and photocopying of poor originals, if necessary.

The document preparation staff will apply a break (cover) sheet to each document as required for each project. The bar-coded sheets provide an automated method of populating the index fields during document scanning. The cover sheet can also be manually populated with index values. In the past, Konica Minolta has been able to use a combination of automated bar code indexing and manual document index identification for various projects.

Often it is determined that Konica Minolta can receive electronic files from customers with metadata associated with the documents to be scanned. In these cases, the majority of metadata is provided in electronic form by the customer and Konica Minolta produces barcode slip sheets with this metadata.

This process provides two benefits: (1) It provides 100 percent accuracy on document indexing and; (2) It provides a tool for identifying any missing files or files for which there is no associated data. Any exceptions identified are brought to the attention of the customer's team member

responsible for the project for reconciliation and correction. This process is finalized during the project kick off meeting.

In the event that large format items are included in a project (e.g., blueprints, design drawings, etc., which exceed 11X17”), Konica Minolta is uniquely qualified to capture these documents and integrate the items in the same order in which they were found in the source document or folder. Some vendors scan these items as separate documents, while other vendors group all large format items at the end of a document. Either option creates chaos as pages of content are delivered in an out-of-order sequence.

Konica Minolta utilizes internally developed processes and software to guarantee large format items are captured in the original file order within the collection. After completion of the document preparation, the boxes are moved to the scanning area.

Scan, Index and Verify

Quality is implemented throughout every stage of the document conversion process. Each project is examined on the front-end and configured to the specifications that will ensure the best quality image. The scan process incorporates personnel skills, technology configuration and a consistent process. Scan operators have years of experience and are skilled with hand-eye coordination, to view every image as it is scanned, while also ensuring it is fed through the scanning equipment properly. The equipment is configured to detect double feeds, preventing “piggy-backs”. The equipment goes through periodic maintenance processes throughout the day, including cleaning and calibration, to ensure optimal performance.

Each scan operator is trained on the specifications of each project and the expected end-results. The scan operator reviews each image. If the image is difficult to read, a visual inspection is conducted using the source document and adjustments are made to the scanning software to produce a quality scanned image. If automated indexing is performed (through barcodes) during the scanning process, the scan operator verifies and validates upon scan the appropriate values are being populated

Upon completion of scanning, the project will enter the manual indexing stage, if required. Konica Minolta will manually index documents; double-keying any key fields as designated by the customer, and will enter additional indexes as defined in the project. Double blind key indexing is a process whereby an index is entered a second time by a separate operator to validate accuracy. This process assures 99.95 percent accuracy, at the character level, of the indexing. The use of the barcode cover sheets provides significant savings and an even higher level of quality.

Konica Minolta can provide automatic indexing through the use of external database sources utilizing a match and merge process. This process provides additional indexing for minimal cost, will produce high quality indexing results, and will provide additional search criteria for the end user retrieval application.

Konica Minolta has the capability to perform verification checks against data sources provided by the customer to ensure 100 percent accuracy of key fields.

Indexing of each of all content types is determined at the onset of the project. Manual, zonal OCR and blind key verification, along with the use of bar codes when feasible are employed for

the highest level of quality available. The indexing operator and QA staff will verify and validate that the appropriate values are being populated.

Once the indexing has been reviewed and determined to be accurate, the project is transitioned to the post-processing step.

Post-Processing

Images are post-processed in order to de-skew and remove black borders. Konica Minolta can optionally remove other predictable defects, such as hole-punches.

Once the post-processing has been completed, the project is transitioned to the Quality Assurance process for final review and verification.

Quality Assurance – Blank Page Deletion

An internally developed, manual-assisted automated Blank Page Eradicator (BPE) technology is utilized to identify true blank pages for deletion, ensuring the majority of blank pages are eliminated from the collection and pages that actually contain content are not arbitrarily deleted. Other BPO processors rely on file size thresholds to delete suspected blanks. The threshold is typically 2,500 bytes. Konica Minolta has found signature pages as small as 850 bytes. By deploying our proprietary BPE process, we ensure our customers never lose vital data due to arbitrary criteria.

Konica Minolta executes a proprietary quality assurance process, developed internally by Konica Minolta technical staff. This process will run against the production data prior to image delivery. The purpose of the quality assurance step is to ensure there is an image for every database entry. Likewise, this step will verify there is a database entry for every image. Furthermore, this process will electronically open every image in the delivery to ensure (1) the image can be opened and (2) the image is not corrupt.

Finally, this quality assurance process will check for embedded break sheets validating there are no “piggy-back” documents in the queue prior to image publication and delivery. A piggy-back condition is created when a break sheet is not properly identified by the scanner and one document becomes the end of the prior document, making that document irretrievable by end-users. Most vendors do not have a means to identify and eliminate this condition. A page-by-page review is conducted by a QA operator. The operator is able to rescan poor images during this final step.

Once quality assurance tasks are completed, the batch is staged for output and delivery.

Output and Data Delivery

After quality assurance is completed, images will be delivered to the specifications defined by the customer in conjunction with Konica Minolta. Any exceptions reported during transmission will be identified, reconciled and either corrected or reported to the appropriate customer representative for resolution. A designated representative will receive notification emails and electronic deliveries are completed. Optionally, they can get confirmation of a successful load into their document retrieval software. This requires that the software supports auto-notifications.

The customer will then carry out any designated internal quality assurance within thirty (30) calendar days. Upon completion of any customer designated internal quality assurance, the customer will either certify the work as conforming to quality standards agreed to at the inception of the project, or report any problems found during the internal quality assurance process. If Konica Minolta is not notified of acceptability of the work delivered, the work delivered will be deemed “accepted” after thirty (30) calendar days.

Post Delivery Data Purge

All customer data is purged from Konica Minolta servers 60-days following the successful delivery of digitized content. As a result, it is imperative that any delivery issues be addressed prior to the data purge.

Box Disposition/Delivery

Documents are not typically reconstructed to their original state, unless this has been stipulated for the project. Instead, Konica Minolta prepped bundles, along with file folders, will be placed back in the corresponding boxes in which the collection was received. Completed boxes are either returned to the customer, stored for 30-days and destroyed, or placed into extended storage, at the instruction of the customer.

Destruction Services

Depending on the specific needs of the customer, there are three methods used for destruction:

- **In-house shredding** – For small batches, Konica Minolta staff perform shredding tasks using a shredder with a security rating of P-4, exceeding the requirements for HIPAA.
- **In-house third-party shredding** – For large destruction engagements, typically following a backfile capture, Konica Minolta contracts with a partner with high-capacity mobile destruction capability. The partner’s shred trucks perform the destruction on-site at the Konica Minolta BPO processing center.
- **External third-party shredding** – Under certain conditions, Konica Minolta transports high-volume destruction work to our partner’s facility for destruction.

All shredded documents are recycled. A destruction certificate, listing all boxes destroyed, is sent to the customer upon completion of shredding.

Exception Process/Issue Resolution

In the event of exceptions, the Konica Minolta Project Manager will contact the customer’s Project Manager and determine a mutually agreeable means to overcome the exception. Any process change stemming from an exception process will be documented via email with a request for confirmation from the customer’s Project Manager. Any changes will be added to the customer’s processing manual to ensure consistency through the project and, in many cases, supported by a signed Change Control.

Document Access – Scan on Demand Service

Konica Minolta will provide a secure, hosted repository for access to images/data during document processing and prior to ingestion into the document management system. User IDs will be issued based on the instructions provided by the customer's project team leaders.

Documents will be accessible within two (2) business hours of the request, or, upon special arrangement between the Konica Minolta project manager and the customer's project manager, if access is required outside of normal business hours, Monday through Friday from 8:00 a.m. to 5:00 p.m. EST. If daily document access exceeds four requests, Konica Minolta reserves the right to charge \$35/hour for additional requests.

Appendix C: Konica Minolta Change Control Process Document Sample

CHANGE CONTROL

Title:		Project:	
Date:			
Author:		Organization:	
Originator:		Organization:	

Proposed Change Description:
Justification:
Affected Requirements:
Impact on Cost:
Impact on Schedule:
Impact on Resources:
Travel:
Detailed Review Results:

Approved	Defer Until:	Declined
Y/N	Date:	Y/N
Reasons/Comments:		
Payment Terms:		

FINAL APPROVALS (Signature Block is Provided Here)

Appendix D: Scanning Services Agreement

This Scanning Services Agreement ("Agreement") is made and entered into this ____ day of December, 2022 ("Effective Date") by and between the United City of Yorkville, located at 800 Game Farm Rd, Yorkville, IL 60560-1133 ("CLIENT"), and Konica Minolta Business Solutions U.S.A., Inc., located at 100 Williams Drive, Ramsey, New Jersey 07446 ("CONTRACTOR").

WITNESSETH

WHEREAS, CLIENT desires to engage Contractor to provide the document services specified herein as an independent contractor and in accordance with the terms and conditions set forth in this Agreement; and

WHEREAS, CONTRACTOR desires to provide the document services specified herein to CLIENT as an independent contractor and in accordance with the terms and conditions set forth in this Agreement;

NOW, THEREFORE, in consideration of the promises and mutual covenants hereinafter contained and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. SCOPE OF DUTIES.

- (a) CONTRACTOR shall provide the services set forth in each proposal issued by CONTRACTOR ("Proposal"), which may be attached hereto or, if not attached, shall be treated as an addendum to this Agreement when fully executed by the parties. To the extent there are any discrepancies or inconsistencies in the terms of this Agreement and a Proposal, the terms of this Agreement shall prevail.
- (b) To the extent CONTRACTOR provides scanning services, CLIENT certifies that CLIENT is authorized by the owner of the documents and data included in the Proposal to deliver the documents and data to CONTRACTOR to be duplicated and captured electronically. CLIENT further certifies that copying and electronically capturing these documents will not violate any copyrights.
- (c) CLIENT Contact Person is: Krysti Barksdale-Noble
- (d) CONTRACTOR and CLIENT may hereafter mutually agree to include additional Statements of Work as Change Controls referencing the original Proposal and this Agreement. Such additional Change Controls shall not be valid unless in writing signed by both parties. Any valid Change Control shall be incorporated herein by this reference and included in the definition of Proposal and Contract Documents, as such terms are used herein.
- (e) In the event that CONTRACTOR is requested or required to perform services beyond those which are specifically set forth in the Proposal or a Change Control, any such additional services and a compensation schedule for such services shall be mutually agreed upon in advance by a written Change Control between the parties, specifying the amended scope of work, project specifications, delivery dates, and the impact on compensation. Said mutually agreed upon Change Control shall be an amendment to the applicable Proposal and this Agreement. If the parties are unable to agree on the

terms of a Change Control, then the parties may agree to complete the project according to the original Proposal or Change Control.

2. **WORK STANDARDS.** CONTRACTOR shall perform the services in a professional and workmanlike manner in accordance with generally accepted industry standards and in material compliance with the original Proposal and each subsequent Change Control executed by the parties. THIS SECTION 2 SETS FORTH THE ONLY WARRANTIES MADE BY CONTRACTOR. CONTRACTOR HEREBY DISCLAIMS ALL OTHER WARRANTIES OR CONDITIONS, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE, INCLUDING, BUT NOT LIMITED TO, THE WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

3. **TERM AND TERMINATION.** (a) The term of this Agreement shall commence on the Effective Date and terminate on the date that Contractor receives payment in full for all outstanding Statements of Work contained in Attachment A. (b) Either party may terminate this Agreement for cause if the other party fails to cure a material breach of this Agreement within ten (10) days following receipt of written notice which details the nature of the breach. (c) Either party may also terminate this Agreement without cause upon thirty (30) days written notice to the other party. (d) If this Agreement is terminated by either party without cause, CLIENT shall pay CONTRACTOR for all work completed or otherwise performed up to the date of termination; CLIENT shall be relieved of any further obligations or liabilities to CONTRACTOR, financial and otherwise; and CONTRACTOR shall promptly deliver to CLIENT any deliverable or CLIENT documents in its possession.

4. **COMPENSATION.** In consideration of the performance of the terms of this Agreement, CLIENT shall pay to CONTRACTOR, and CONTRACTOR shall accept from CLIENT, in full payment for CONTRACTOR's services hereunder the fees set forth in the Proposal and any associated Change Controls. CONTRACTOR shall invoice CLIENT monthly. Payment shall be due Net 30 Days from the date of each invoice. Any additional fees shall be mutually agreed upon prior to CONTRACTOR's performing additional services.

5. **CONFIDENTIALITY; INDEMNIFICATION.**

(a) CONTRACTOR recognizes that it will have access to confidential information of CLIENT as a result of its performance of the services hereunder and agrees to take commercially reasonable precaution to safeguard and treat the information as confidential and to take appropriate action by instruction, agreement and notice to its employees of the confidential and proprietary nature of the information provided. CONTRACTOR shall not use or disclose, directly or indirectly, any of the information which it receives from CLIENT other than as required to perform its obligations hereunder.

(b) CONTRACTOR agrees to abide by all applicable state and federal laws regarding the security of the information it receives from CLIENT. CONTRACTOR agrees to indemnify, defend, and hold harmless CLIENT from and against any third party claims, causes of action, damages, costs, expenses or liabilities (including reasonable attorneys' fees) arising from CONTRACTOR'S disclosure of CLIENT's employee personal information as a result of CONTRACTOR's negligence or willful misconduct.

(c) The above confidentiality provisions and indemnification obligations shall not apply to any information or liability arising from disclosure of information that:

- (i) is or (through no improper action or inaction by CONTRACTOR) becomes generally known to the public;
- (ii) was properly in CONTRACTOR's possession or known by it without restriction prior to receipt from CLIENT;
- (iii) was rightfully disclosed to CONTRACTOR by a third party without restriction;
- (iv) was developed by CONTRACTOR independently and without the use of CLIENT's confidential information; or
- (v) is required to be disclosed by court order or operation of law; provided, that CONTRACTOR shall immediately notify CLIENT of such required disclosure to enable CLIENT to contest such disclosure, in which event CONTRACTOR shall take reasonable steps to cooperate with CLIENT to limit such disclosure in accordance with applicable law.

6. **NON-DISCRIMINATION.** CONTRACTOR represents and warrants that it complies with all applicable federal and state laws and regulations governing employment relationships with its employees and subcontractors, including, but not limited to, equal employment and nondiscrimination, affirmative action, sexual harassment, equal pay, accommodation of disabilities, family and medical leave and workplace safety.

7. **LIMITATION OF LIABILITY.** (A) NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY INDIRECT, INCIDENTAL, SPECIAL, PUNITIVE, EXEMPLARY, OR CONSEQUENTIAL DAMAGES (INCLUDING, WITHOUT LIMITATION, DAMAGES FOR INTERRUPTION OF SERVICES, LOSS OF BUSINESS, LOSS OF PROFITS, LOSS OF REVENUE, LOSS OF DATA, OR LOSS OR INCREASED EXPENSE OF USE), WHETHER IN AN ACTION IN CONTRACT, WARRANTY, TORT (INCLUDING, WITHOUT LIMITATION, NEGLIGENCE), OR STRICT LIABILITY, EVEN IF THE PARTIES HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH LIABILITIES. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR PROBLEMS THAT OCCUR AS A RESULT OF THE USE OF ANY THIRD-PARTY SOFTWARE OR HARDWARE OR THIRD PARTY PERSONNEL. (B) EXCEPT FOR GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, CONTRACTOR'S TOTAL LIABILITY TO CLIENT ARISING OUT OF SERVICES PERFORMED UNDER THIS AGREEMENT OR ANY STATEMENT OF WORK ISSUED HEREUNDER, REGARDLESS OF THE LEGAL THEORY UPON WHICH SUCH LIABILITY MAY BE BASED, SHALL NOT EXCEED IN THE AGGREGATE TWO TIMES (2X) THE TOTAL PAYMENTS MADE BY CLIENT TO CONTRACTOR FOR THE SERVICES IN QUESTION IN THE TWELVE (12) MONTH PERIOD IMMEDIATELY PRECEDING THE FIRST OCCURRENCE OF THE EVENT GIVING RISE TO SUCH LIABILITY.

8. **WAIVER.** The failure of either party at any time to require performance by the other party of any provision expressed herein shall in no way affect such party's right thereafter to enforce such provision; nor shall the waiver by either party of any breach of any provision

expressed herein be taken or held to be a waiver of any succeeding breach of any such provision or as a waiver of the provision itself.

9. **INDEPENDENT CONTRACTOR.** The parties hereto are independent contractors and nothing contained in this Agreement shall be construed to place them in the relationship of partners, principal and agent, employer/employee or joint venture.

10. **ASSIGNMENT.** This Agreement may not be assigned by either party without the prior written consent of the other party, which consent shall not be unreasonably withheld or delayed. No consent shall be required where an assignment is made (i) pursuant to a merger or change of control or (ii) to an assignee of all or substantially all of the party's assets. Any purported assignment in violation of this section shall be void.

11. **NOTICE.** All notices, requests, and consents required to be made or given hereunder shall be given in writing, registered mail (return receipt requested), and addressed:

If to CLIENT: The United City of Yorkville
Attn.: Krysti Barksdale-Noble
800 Game Farm Road
Yorkville, IL 60560

If to CONTRACTOR: Konica Minolta Business Solutions U.S.A., Inc.
Attn: Paul Engel
2464 Fortune Drive, Ste. 180
Lexington, KY 40509

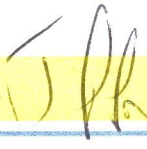
12. **FORCE MAJEURE.** Neither party shall be liable to the other for any delay or failure to perform any obligation under this Agreement or any Change Controls (except for a failure to pay fees) if the delay or failure is due to unforeseen events which are beyond the reasonable control of such party, such as strikes, blockade, war, terrorism, riots, fire, floods, earthquakes or other natural disasters and power outages, insofar as such an event prevents or delays the affected party from fulfilling its obligations, such party is not able to prevent or remove the force majeure at reasonable cost, and such party resumes performance hereunder as soon as possible.

13. **APPLICABLE LAW.** The parties agree that this Agreement shall be construed in accordance with and governed by the laws of the Commonwealth of Kentucky and the parties consent to the jurisdiction and venue of the state and federal courts of the Commonwealth of Kentucky.

14. **INTEGRATION.** This Agreement (and all attachments) embodies and constitutes the entire understanding between the parties with respect to the transactions contemplated herein, and all prior agreements, understandings, representations and statements, whether oral or written, are merged into this agreement. Neither this Agreement nor any provisions hereof may be modified or amended unless in an instrument signed by both CONTRACTOR and an authorized representative of CLIENT.

IN WITNESS WHEREOF, the parties, through their duly authorized representatives, have hereunto executed this Agreement as of the Effective Date provided above.

The United City of Yorkville Approval

Mayor	John Purcell		12-19-2022
Title	Approver	Signature	Date Signed

Konica Minolta Approval

Title	Approver	Signature	Date Signed
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KONICA MINOLTA

Konica Minolta Change Control

Title:	The United City of Yorkville	Project:	Residential-Landscape, Residential Archive Misc., Commercial-Landscape, Community Development, Community Development Drawings, Engineering, Property Maintenance, Misc. Info, Rolled Drawings, and Flat Drawings
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Date: 5/4/2023

Author:	Cari Wickstrom	Organization:	Konica Minolta Business Solutions
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Originator: **Clement Klima** **Organization:** *Konica Minolta Business Solutions*

Project Specification: Residential - Landscape Files

The project specifications listed below will be reviewed and agreed upon during a document review.

- It is assumed that document preparation will require the unfolding of large-format plans, a minimal to moderate removal of staples or clips, taping-up of post-it notes on separate sheets, application of bar-coded slip sheets, and the extraction and recording of index values.
- It is assumed that the overall page condition is relatively good and will not require repair (such as mending or taping services) to facilitate scanning services.
- The files will be unitized at the folder level; every page will be its own .pdf image file.
- It is assumed that there is an approximate average of 40 images per folder.
- The files contain primarily 8½"x11" pages but will contain large-format plans with sizes larger than 11"x17".
- The documents will be indexed on one value: (located on either the file folder tab or on the 1st page of a clipped/stapled document set, in a consistent location)
TBD
- The files contain a mixture of black and white (bitonal) and color pages. All pages will be captured in color.

Project Specification: Residential - Archive Misc. Files

The project specifications listed below will be reviewed and agreed upon during a document review.

- It is assumed that document preparation will require the unfolding of large-format plans, a minimal to moderate removal of staples or clips, taping-up of post-it notes on separate sheets, application of bar-coded slip sheets, and the extraction and recording of index values.
- It is assumed that the overall page condition is relatively good and will not require repair (such as mending or taping services) to facilitate scanning services.
- The files will be unitized at the folder level; every page will be its own .pdf image file.
- It is assumed that there is an approximate average of 40 images per folder.
- The files contain primarily 8½"x11" pages but will contain large-format plans with sizes larger than 11"x17".

- The documents will be indexed on one value: (located on either the file folder tab or on the 1st page of a clipped/stapled document set, in a consistent location)
 - TBD
- The files contain a mixture of black and white (bitonal) and color pages. All pages will be captured in color.

Project Specification: Commercial - Landscape Files

The project specifications listed below will be reviewed and agreed upon during a document review.

- It is assumed that document preparation will require the unfolding of large-format plans, a minimal to moderate removal of staples or clips, taping-up of post-it notes on separate sheets, application of bar-coded slip sheets, and the extraction and recording of index values.
- It is assumed that the overall page condition is relatively good and will not require repair (such as mending or taping services) to facilitate scanning services.
- The files will be unitized at the folder level; every page will be its own .pdf image file.
- It is assumed that there is an approximate average of 40 images per folder.
- The files contain primarily 8½"x11" pages but will contain large-format plans with sizes larger than 11"x17".
- The documents will be indexed on one value: (located on either the file folder tab or on the 1st page of a clipped/stapled document set, in a consistent location)
 - Found on Folder Tab
- The files contain a mixture of black and white (bitonal) and color pages. All pages will be captured in color.

Project Specification: Community Development Files

The project specifications listed below will be reviewed and agreed upon during a document review.

- It is assumed that document preparation will require the unfolding of large-format plans, a minimal to moderate removal of staples or clips, taping-up of post-it notes on separate sheets, application of bar-coded slip sheets, and the extraction and recording of index values.
- It is assumed that the overall page condition is relatively good and will not require repair (such as mending or taping services) to facilitate scanning services.
- The files will be unitized at the folder level; every page will be its own .pdf image file.
- It is assumed that there is an approximate average of 40 images per folder.
- The files contain primarily 8½"x11" pages but will contain large-format plans with sizes larger than 11"x17".
- The documents will be indexed on one value: (located on either the file folder tab or on the 1st page of a clipped/stapled document set, in a consistent location)

Address (Found on Folder Tab)

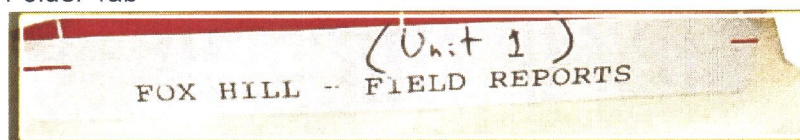
- The files contain a mixture of black and white (bitonal) and color pages. All pages will be captured in color.

Project Specification: Engineering Files

The project specifications listed below will be reviewed and agreed upon during a document review.

- It is assumed that document preparation will require the unfolding of large-format plans, a minimal to moderate removal of staples or clips, taping-up of post-it notes on separate sheets, application of bar-coded slip sheets, and the extraction and recording of index values.
- It is assumed that the overall page condition is relatively good and will not require repair (such as mending or taping services) to facilitate scanning services.
- The files will be unitized at the folder level; every page will be its own .pdf image file.
- It is assumed that there is an approximate average of 40 images per folder.
- The files contain primarily 8½"x11" pages but will contain large-format plans with sizes larger than 11"x17".
- The documents will be indexed on one value:

Folder Tab



File Naming: FoxHill-Unit 1 - Field Reports

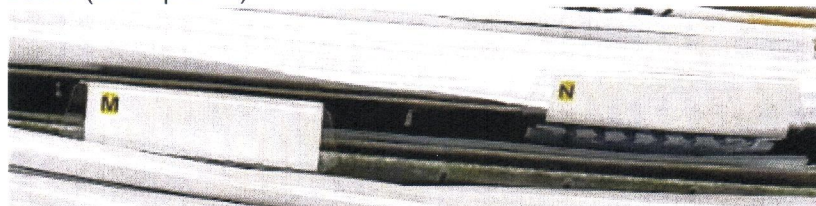
- The files contain a mixture of black and white (bitonal) and color pages. All pages will be captured in color.

Project Specification: Property Maintenance Files

The project specifications listed below will be reviewed and agreed upon during a document review.

- It is assumed that document preparation will require the unfolding of large-format plans, a minimal to moderate removal of staples or clips, taping-up of post-it notes on separate sheets, application of bar-coded slip sheets, and the extraction and recording of index values.
- It is assumed that the overall page condition is relatively good and will not require repair (such as mending or taping services) to facilitate scanning services.
- The files will be unitized at the folder level; every page will be its own .pdf image file.
- It is assumed that there is an approximate average of 40 images per folder.
- The files contain primarily 8½"x11" pages but will contain large-format plans with sizes larger than 11"x17".
- The documents will be indexed on one value:

Letter (example: M)



- The files contain a mixture of black and white (bitonal) and color pages. All pages will be captured in color.

Project Specification: Miscellaneous Info Files

The project specifications listed below will be reviewed and agreed upon during a document review.

- It is assumed that document preparation will require the unfolding of large-format plans, a minimal to moderate removal of staples or clips, taping-up of post-it notes on separate sheets, application of bar-coded slip sheets, and the extraction and recording of index values.
- It is assumed that the overall page condition is relatively good and will not require repair (such as mending or taping services) to facilitate scanning services.
- The files will be unitized at the folder level; every page will be its own .pdf image file.
- It is assumed that there is an approximate average of 40 images per folder.
- The files contain primarily 8½"x11" pages but will contain large-format plans with sizes larger than 11"x17".
- The documents will be indexed on one value:
TBD
- The files contain a mixture of black and white (bitonal) and color pages. All pages will be captured in color.

Project Specification: Project Files

The project specifications listed below will be reviewed and agreed upon during a document review.

- It is assumed that document preparation will require the unfolding of large-format plans, a minimal to moderate removal of staples or clips, taping-up of post-it notes on separate sheets, application of bar-coded slip sheets, and the extraction and recording of index values.
- It is assumed that the overall page condition is relatively good and will not require repair (such as mending or taping services) to facilitate scanning services.
- The files will be unitized at the folder level; every page will be its own .pdf image file.
- It is assumed that there is an approximate average of 40 images per folder.
- The files contain primarily 8½"x11" pages but will contain large-format plans with sizes larger than 11"x17".
- The documents will be indexed on one value: (located on either the file folder tab or on the 1st page of a clipped/stapled document set, in a consistent location)
Found on Folder Tab
- The files contain a mixture of black and white (bitonal) and color pages. All pages will be captured in color.

Project Specification: Flat and Rolled Drawing Files

The project specifications listed below will be reviewed and agreed upon during a document review.

- The drawings will be unitized on the roll, book, or stapled level; every drawing will be its own .pdf image file.
- It's estimated that there is an average of 20-40 images per group.
- The documents will be indexed on one value:
 - Project Name/Title
- The files contain a mixture of black and white (bitonal) and color pages. All pages will be captured in color.

Project Estimated Pricing Summary

Imaging Services Estimated Extended Pricing

The United City of Yorkville has a backfile of hardcopy documents estimated at over **975,200** pages. These are detailed below. The estimates provided for the purposes of pricing are based on the number of pages estimated by Konica Minolta based on the number of boxes received when packing/shipping materials. The United City of Yorkville will be billed based on the unit pricing below for **actual** pages processed.

BACKFILE CAPTURE – UNIT PRICING

Service and Description	Unit Pricing
Scanning standard-size pages, size 11" x 17" or smaller, at 300 DPI (per page)	6¢
Scanning Large-Format plans, page sizes larger than 11" x 17," at 600 DPI (per sheet)	\$1.75
Slip Sheet Printing (per document)	3.1¢
Indexing (per field, per document, maximum 15 characters per field)	5¢
Document Preparation (per hour)	\$25
Special handling for documents in poor or fragile condition, if required (per hour)	\$28
OCR for full-text search capability	.5¢
Image/Index QA and Publication, including Delivery Media Master (per GB)	\$75

Backfile pricing is based on the assumptions and delivery specifications included in the Project Specifications section of this Proposal. If the actual conditions differ from these assumptions and specifications, the unit prices are subject to change. Should additional services be required, the customer is subject to additional charges as listed in this Proposal.



SUMMARIZED EXTENDED BACKFILE COST-

Scanning Priority	Project Name	Pages	Documents	Box Qty.	Extended Estimated Price:
1	Residential - Landscape	7,500	188	3	\$900
2	Residential - Archive Misc.	2,500	63	1	\$300
3	Commercial - Landscape	7,500	188	3	\$900
4	Community Development - Drawings	2,000	100	10	\$3,500
5	Engineering	52,500	1,313	21	\$6,300
6	Property Maintenance	25,000	625	10	\$3,000
7	Miscellaneous Info	7,500	188	3	\$900
8	Rolled Drawing	4,200	210	21	\$7,350
9	Flat Drawing	4,000	200	20	\$7,000
10	Project Files	300,000	7,500	120	\$36,000
11	Community Development	562,500	14,063	225	\$67,500
Totals:					\$133,650

White-Glove Packing and Return Shipping

Packing, Transportation, and Destruction Pricing*	Estimated Cost
White-glove packing service, transportation, and supplies for 437 boxes	\$7,142
Return Shipment— 437 boxes shipped via UPS.	\$3,500

SUMMARIZED COST-

Project Summarized Cost	
<u>Task:</u>	<u>Extended Estimated Price:</u>
Extended Backfile Cost (437 boxes, 975,200 Estimated Images)	\$133,650
White Glove Pack & Ship	\$7,142
Return Shipment	\$3,500
Estimated Funds Remaining from Residential & Commercial Active/Archive Project	-\$34,916
Total Due:	\$109,376

Approved	Defer Until:	Declined
Y/N	Date:	Y/N
Reasons/Comments:		
Payment Terms:		


FINAL APPROVALS

CLIENT: Company Title

AGREED AND ACCEPTED by an authorized representative of each party.



Company Title Approval

Mayor	John Purcell		10/30/23
Title	Approver	Signature	Date Signed

Konica Minolta Approval

	Phil DeSimone		
National Director, BPO Services		<div>DocuSigned by:  D10E4003D61A466...</div>	7/6/2023
Title	Approver	Signature	Date Signed



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 #10

Tracking Number

EDC 2024-72

Agenda Item Summary Memo

Title: Meeting Schedule for 2025

Meeting and Date: Economic Development Committee – October 1, 2024

Synopsis: Proposed meeting schedule for 2025.

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:

Have a question or comment about this agenda item?

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at <http://www.yorkville.il.us/320/City-Council>



Memorandum

To: Economic Development Committee
From: Jori Behland, City Clerk
CC: Bart Olson, City Administrator
Date: September 24, 2024
Subject: Economic Development Committee Meeting Schedule for 2025

Summary

Proposed 2025 meeting schedule for the Economic Development Committee.

Meeting Schedule for 2025

Listed below are the proposed meeting dates for the Economic Development Committee meeting for 2025. The proposed schedule has the committee continuing to meet on the first Tuesday of the month at 6:00 p.m.

- January 7, 2025
- February 4, 2025
- March 4, 2025
- April 2, 2025* (*Wednesday, due to the election on Tuesday, April 1st*)
- May 6, 2025
- June 3, 2025
- July 1, 2025
- August 5, 2025
- September 2, 2025
- October 7, 2025
- November 4, 2025
- December 2, 2025

Recommendation

Staff recommends review of the proposed meeting dates and time so that a meeting schedule can be finalized for 2025.

January

S	M	T	W	T	F	S
			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	

February

S	M	T	W	T	F	S
						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	

March

S	M	T	W	T	F	S
						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					

April

S	M	T	W	T	F	S
		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			

May

S	M	T	W	T	F	S
				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

June

S	M	T	W	T	F	S
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					

July

S	M	T	W	T	F	S
		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		

August

S	M	T	W	T	F	S
					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						

September

S	M	T	W	T	F	S
	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				

October

S	M	T	W	T	F	S
			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	

November

S	M	T	W	T	F	S
						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						

December

S	M	T	W	T	F	S
	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			