



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Wednesday, November 6, 2024

6:00 p.m.

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

Citizen Comments:

Minutes for Correction/Approval: October 1, 2024

New Business:

1. EDC 2024-73 Building Permit Report for September 2024
2. EDC 2024-74 Building Inspection Report for September 2024
3. EDC 2024-75 Property Maintenance Report for September 2024
4. EDC 2024-76 Economic Development Report for October 2024
5. EDC 2024-77 Heartland Meadows West – Rezone, PUD, Variance, Preliminary Plan, and Final Plat
6. EDC 2024-78 Daniels, Malinski Yorkville Family LLLP – Annexation and Rezoning
7. EDC 2024-79 Grande Reserve – Units 18 & 25 Final Plat
8. EDC 2024-80 Grande Reserve – Unit 21 Final Plat

Old Business:

Additional Business:

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Wednesday, November 6, 2024
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. October 1, 2024

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

NEW BUSINESS:

1. EDC 2024-73 Building Permit Report for September 2024

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

2. EDC 2024-74 Building Inspection Report for September 2024

☐ Informational Item

☐ Notes _____

3. EDC 2024-75 Property Maintenance Report for September 2024

☐ Informational Item

☐ Notes _____

4. EDC 2024-76 Economic Development Report for October 2024

☐ Informational Item

☐ Notes _____

5. EDC 2024-77 Heartland Meadows West – Rezone, PUD, Variance, Preliminary Plan, and Final Plat

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2024-78 Daniels, Malinski Yorkville Family LLLP – Annexation and Rezoning

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

7. EDC 2024-79 Grande Reserve – Units 18 and 25 Final Plat

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

8. EDC 2024-80 Grande Reserve – Unit 21 Final Plat

☐ 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 – October 1, 2024

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

In Attendance:

Committee Members

Chairman Joe Plocher
Alderman Seaver Tarulis

Alderman Dan Transier
Alderman Chris Funkhouser

Other City Officials

City Administrator Bart Olson
Assistant City Administrator Erin Willrett (via Zoom)
Community Development Director Krysti Barksdale-Noble
Planner 1 Sara Mendez
Alderman Craig Soling
Alderman Matt Marek (via Zoom)

Other Guests None

City Consultant Lynn Dubajic Kellogg
Mike Greco, PTS Corp./Consume
Dan Kramer, Attorney
Peter Karlis (via Zoom)

Mitchel Kay, Attorney, PTS Corp./Consume
Terry Peterson, CEO, PTS Corp./Consume
Antonio Senagore, Attorney (via Zoom)
Steve Weber, Bus. Development,
PTS Corp./Consume

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

Chairman Plocher asked to move items 6, 7 and 5 (in this order) to the beginning of the agenda.

Citizen Comments None

Minutes for Correction/Approval September 3, 2024

The minutes were approved as presented.

New Business

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

Ms. Mendez presented the background for this petition. The property is 3.6 acres and the petitioner wishes to rezone from R-1 to R-3 to build 2 new single family homes. The property is just west of the city corporate boundaries. Since it is less than 10 acres, it is eligible for rezoning under the county's ordinance. The request is consistent with Yorkville's Comprehensive Plan. She said staff is seeking input and the petition will be brought forward to PZC on October 9th and to City Council on October 22nd.

Attorney Dan Kramer gave a brief description of the lots and said they are served by a private road. The committee was OK with this.

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

Ms. Mendez said this is a request for a plat of vacation in Whitetail Ridge subdivision. It is now 2 separate lots with public easements in the middle of the lots and the petitioner wishes to construct a home. The engineer and Whitetail HOA have reviewed the request with no opposition. It is consistent with Yorkville's Comprehensive Plan and staff does not oppose the petition. It will move to PZC on October 9th and the City Council on October 22nd. The committee was OK with this.

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

Ms. Noble presented the background for this request. The Special Use is required by ordinance since this type of use is required to have a higher level of review. The dispensary use is allowed in B-3 zoning and the site is 1.3 acres at 1508 N. Bridge St.

The petitioner is also seeking 3 variances: 1) decrease minimum distance from a school from 500 feet to 450 feet (consistent with other communities), 2) increase the hours of operation and 3) relief from one wall-mounted sign.

Ms. Noble described the structure of the building and upgrades to the building and parking lot. She noted that only one cannabis dispensary is allowed in the city. All setback requirements are met. There is an existing drive-through on the property, however, that use is prohibited by ordinance for cannabis dispensaries. Regarding signs, one wall sign is allowed and they are seeking two. She also addressed monument signs and landscaping. The variance request for an open hours change was due to their nearest competitors' hours. Steve Weber addressed the sign variance request and said they are just trying to replace what was in the previous holes. He discussed the drive-through and said the state may allow it at some time, but they will not pursue until then.

Per staff's request, the petitioner held a community meeting on September 12. A letter of objection was received from Parkview Christian Academy Attorney Antonio Senagore. Appearing via Zoom, Attorney Senagore summarized the Academy's objection based on proximity and the school being of a Christian nature and opposition to cannabis. He asked the City Council to deny the application. The dispensary petitioners' attorney also responded to the objection.

Responding to a committee question, CEO Mr. Terry Peterson said his company operates 12 dispensaries in four states. Mr. Weber added that there will be armed security on the premises and when shipments arrive. There is also no sales to those under 21, no ads are distributed and it is heavily regulated.

Alderman Funkhouser had concern with the variance requests for signs and the 500 foot deviation. It was noted that the school is located in a B-3 zoning district.

Alderman Matt Marek said he hoped the business would be permanent and he likes the self-contained parking lot, allowing traffic to only go north. He said he not received any negative comments from citizens.

Alderman Transier noted that there are a few businesses between the school and the proposed site, plus a tree line by Aldi that further separates the school and dispensary.

A Public Hearing is scheduled for October 9th at PZC and it will then move to City Council.

(return to agenda sequence)

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

Ms. Noble reported 164 single-family detached home permits issued for the calendar year and 13 in August.

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

There were 806 total inspections for the month and 630 were done by in-house staff. In addition, 120 were outsourced and a small number was done by Public Works.

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

Ms. Noble said 2 cases were heard in August and both were found liable. Alderman Funkhouser asked if staff was proactive about violations. Ms. Noble replied that staff is directed to only be responsive and there is also not enough staff.

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

Ms. Dubajic Kellogg reported a Tropical Smoothie Cafe will open in Yorkville by Walgreens. In addition, today was the ground-breaking for the Fox Hill Senior Apartments. Other updates were included on her report.

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

Mr. Olson noted that Ms. Dubajic Kellogg's contract expires at the end of the year and another 3-year contract was agreed upon. He said that the last contract was the first time since 2015 that her hourly rate changed. A 3% raise was agreed on, bringing her rate to \$150 per hour and \$160 by 2027. A 15 hours per week minimum is required, however, many more hours are worked. The money is budgeted and Mr. Olson recommends approval. This will be her last contract so Mr. Olson said discussions will be held to find a replacement or do in-house, since current employees are shadowing her work. Alderman Funkhouser suggested the position be full-time.

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

Ms. Noble said 90% of the 2-phase scanning project for Community Development is complete. They are seeking a \$34,000 budget amendment to finish and she said the money is in the budget. A unit price had been agreed upon, but the number of documents was much greater. The committee agreed to the amendment and this will move to the Council consent agenda.

10. EDC 2024-72 Meeting Schedule for 2025

The committee agreed to the schedule with one change. Since election day in April falls on a meeting night, the meeting will be changed to Wednesday, April 2.

Old Business: None

Additional Business:

Alderman Marek asked about Gerber Collision from the EDC report. Ms. Dubajic Kellogg said she removed it from the report since there has been no update. The committee briefly discussed the electrical hookup connection that is delaying their project. Ms. Noble will look into this.

There was no further business and the meeting adjourned at 6:45pm.

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 2024-73

Agenda Item Summary Memo

Title: Building Permit Report for September 2024

Meeting and Date: Economic Development Committee – November 6, 2024

Synopsis: All permits issued in September 2024.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Gina Nelson Community Development
Name Department

Agenda Item Notes:

UNITED CITY OF YORKVILLE
BUILDING PERMIT REPORT
September 2024



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 2024-74

Agenda Item Summary Memo

Title: Building Inspection Report for September 2024

Meeting and Date: Economic Development Committee – November 6, 2024

Synopsis: All inspections scheduled in September 2024.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: _____
Name Department

Agenda Item Notes:

INSPECTIONS SCHEDULED FROM 09/01/2024 TO 09/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GS	_____	020-EFL ENGINEERING Comments1: PUBLIC WALK	FINAL SITE	20220911 2794 BERRYWOOD LN	830		09/09/2024
GS	_____	026-EFL ENGINEERING Comments1: BBOX	FINAL SITE	20221035 2785 BERRYWOOD LN	793		09/09/2024
GS	_____	027-REI REINSPECTION Comments1: TEMP TO FINAL REI					09/27/2024
GS	_____	025-EFL ENGINEERING Comments1: PUBLIC WALK	FINAL SITE	20221219 2781 BERRYWOOD LN	792		09/09/2024
PBF	_____	PM 003-PLR PLUMBING - ROUGH Comments1: basement bathroom -- NICK	20230205	1972 MEADOWLARK LN	147		09/27/2024
GS	_____	021-REI REINSPECTION Comments1: TEMP TO FINAL REI		20230816 2635 SEELEY ST	817		09/27/2024
GS	_____	023-REI REINSPECTION Comments1: TEMP TO FINAL		20230817 462 TIMBER OAK LN	39		09/30/2024
GS	_____	024-EFL ENGINEERING Comments1: TEMP TO FINAL	FINAL SITE	20230818 2853 ROOD ST	317		09/04/2024
GS	_____	023-REI REINSPECTION Comments1: TEMP TO FINAL REI		20231158 2631 SEELEY ST	816		09/27/2024
GS	_____	023-EFL ENGINEERING Comments1: TEMP TO FINAL	FINAL SITE	20231373 2925 CRYDER WAY	468		09/04/2024
GS	_____	027-REI REINSPECTION Comments1: TEMP TO FINAL		20231463 552 TIMBER OAK LN	43		09/30/2024
GS	_____	027-REI REINSPECTION Comments1: TEMP TO FINAL		20231633 576 ALDER CT	41		09/30/2024
BF	_____	009-RFR ROUGH FRAMING Comments1: STEVE- ----PROVIDE ACCESS INTO FRONT DOR Comments2: MER IN ATTIC	RESCHECK SF	20231702 3238 LEHMAN CROSSING	753		09/09/2024
BF	_____	010-REL ROUGH ELECTRICAL					09/09/2024
BF	_____	011-RMC ROUGH MECHANICAL					09/09/2024
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: SEROTH@DRHORTON.COM					09/09/2024
GH	_____	013-INS INSULATION Comments1: STEVE					09/11/2024

INSPECTIONS SCHEDULED FROM 09/01/2024 TO 09/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ AM	014-WKS PUBLIC & SERVICE WALKS	20231703	3234 LEHMAN CROSSING	754		09/13/2024
		Comments1: STEVE					
JP	_____ AM	014-REI REINSPECTION	20231779	2182 HENNING LN	341		09/05/2024
		Comments1: ROUGH FRAME					
JP	_____ AM	015-REI REINSPECTION					09/05/2024
		Comments1: ROUGH ELECT					
JP	_____ AM	016-REI REINSPECTION					09/05/2024
		Comments1: ROUGH MECH					
JP	_____ AM	017-INS INSULATION					09/09/2024
		Comments1: TIM					
GS	_____	026-EFL ENGINEERING FINAL SITE	20231900	3127 JETER CT	502		09/06/2024
		Comments1: TEMP TO FINAL					
GS	_____	022-REI REINSPECTION	20231941	2704 BERRYWOOD LN	771		09/27/2024
		Comments1: TEMP TO FINAL EFL					
GS	_____	021-REI REINSPECTION	20231942	2702 BERRYWOOD LN	772		09/27/2024
		Comments1: TEMP TO FINAL EFL					
GS	_____	025-EFL ENGINEERING FINAL SITE	20231991	3135 JETER CT	501		09/06/2024
		Comments1: TEMP TO FINAL					
GS	_____	023-EFL ENGINEERING FINAL SITE	20231993	3049 CONSTITUTION WAY	516		09/23/2024
		Comments1: TEMP TO FINAL					
GS	_____	021-EFL ENGINEERING FINAL SITE	20232070	2717 BERRYWOOD LN	777		09/09/2024
		Comments1: BBOX					
GS	_____	022-REI REINSPECTION					09/27/2024
		Comments1: TEMP TO FINAL EFL					
PR	_____ PM	009-RFR ROUGH FRAMING RESCHECK SF	20232105	3211 LAUREN DR	85		09/10/2024
		Comments1: TIM GREYER 630-878-5291					
PR	_____	010-REL ROUGH ELECTRICAL					09/10/2024
PR	_____	011-RMC ROUGH MECHANICAL					09/10/2024
PR	_____	012-PLR PLUMBING - ROUGH					09/10/2024
GH	_____ PM	013-INS INSULATION					09/12/2024
		Comments1: TIM					

DATE: 10/01/2024		UNITED CITY OF YORKVILLE				PAGE: 3	
TIME: 07:48:31		CALLS FOR INSPECTION REPORT					
ID: PT4A0000.WOW		INSPECTIONS SCHEDULED FROM 09/01/2024 TO 09/30/2024					
INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE

BC	08:00	014-WKS PUBLIC & SERVICE WALKS					09/19/2024
		Comments1: KEN 630-546-0735					
BC	08:00	015-PTO PREPOUR BASE FOR PATIO					09/19/2024
GS	-----	016-ADA ADA ACCESSIBLE WALK WAY					09/19/2024
JP	-----	009-RFR ROUGH FRAMING RESCHECK SF 20232172 2821 ROOD ST			314		09/18/2024
		Comments1: TIM					
JP	-----	010-REL ROUGH ELECTRICAL					09/18/2024
JP	-----	011-RMC ROUGH MECHANICAL					09/18/2024
PBF	-----	012-PLR PLUMBING - ROUGH					09/18/2024
		Comments1: TIM.KIRKBY@MBHOMES.COM					
JP	-----	013-REI REINSPECTION					09/30/2024
		Comments1: ROUGH FRAMING -- TIM ANCHOR BOLTS NEED					
		Comments2: ED IN GARAGE, NAILS IN HANGERS NEEDED IN					
		Comments3: GARAGE, FIRE FOAM NEEDED, JOIST BLOCKIN					
		Comments4: G NEEDED IN BASEMENT BY SUMP, STAIR SUPP					
JP	-----	AM 014-FIN FINAL INSPECTION	20232188	1070 GILLESPIE LN	206		09/19/2024
		Comments1: ABBY630 365-7229 JENN@ABBYPROPERTIES.LLC					
JP	-----	AM 015-FEL FINAL ELECTRIC					09/19/2024
JP	-----	AM 016-FMC FINAL MECHANICAL					09/19/2024
PBF	-----	AM 017-PLF PLUMBING - FINAL OSR READ					09/19/2024
		Comments1: ABBY630 365-7229 JENN@ABBYPROPERTIES.LLC					
JP	-----	AM 014-FIN FINAL INSPECTION	20232189	1072 GILLESPIE LN	205		09/19/2024
JP	-----	AM 015-FEL FINAL ELECTRIC					09/19/2024
JP	-----	AM 016-FMC FINAL MECHANICAL				09/19/2024	
PBF	-----	AM 017-PLF PLUMBING - FINAL OSR READ					09/19/2024
		Comments1: ABBY630 365-7229 JENN@ABBYPROPERTIES.LLC					
GH	-----	AM 014-FIN FINAL INSPECTION	20232190	1074 GILLESPIE LN	204		09/18/2024
		Comments1: ABBY630 365-7229 JENN@ABBYPROPERTIES.LLC					
GH	-----	AM 015-FEL FINAL ELECTRIC					09/18/2024
GH	-----	AM 016-FMC FINAL MECHANICAL					09/18/2024

DATE: 10/01/2024
TIME: 07:48:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 09/01/2024 TO 09/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	AM 017-PLF PLUMBING - FINAL OSR READ					09/18/2024
		Comments1: ABBY630 365-7229 JENN@ABBYPROPERTIES.LLC					
GH	_____	AM 016-FIN FINAL INSPECTION	20232191	1076 GILLESPIE LN	203		09/18/2024
		Comments1: ABBY630 365-7229 JENN@ABBYPROPERTIES.LLC					
GH	_____	AM 017-FEL FINAL ELECTRIC					09/18/2024
GH	_____	AM 018-FMC FINAL MECHANICAL					09/18/2024
PBF	_____	AM 019-PLF PLUMBING - FINAL OSR READ					09/18/2024
		Comments1: ABBY630 365-7229 JENN@ABBYPROPERTIES.LLC					
GH	_____	AM 014-FIN FINAL INSPECTION	20232192	1078 GILLESPIE LN	202		09/17/2024
		Comments1: ABBY630 365-7229 JENN@ABBYPROPERTIES.LLC					
GH	_____	015-FEL FINAL ELECTRIC					09/17/2024
GH	_____	016-FMC FINAL MECHANICAL					09/17/2024
PBF	_____	AM 017-PLF PLUMBING - FINAL OSR READ					09/17/2024
		Comments1: ABBY630 365-7229 JENN@ABBYPROPERTIES.LLC					
GH	_____	AM 014-FIN FINAL INSPECTION	20232193	1080 GILLESPIE LN	201		09/17/2024
		Comments1: ABBY630 365-7229 JENN@ABBYPROPERTIES.LLC					
GH	_____	AM 015-FEL FINAL ELECTRIC					09/17/2024
GH	_____	AM 016-FMC FINAL MECHANICAL					09/17/2024
PBF	_____	AM 017-PLF PLUMBING - FINAL OSR READ					09/17/2024
JP	_____	AM 015-FIN FINAL INSPECTION	20232197	1071 GILLESPIE LN	212		09/16/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM 630-365-722					
		Comments2: 9					
JP	_____	AM 016-FEL FINAL ELECTRIC					09/16/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM 630-365-722					
		Comments2: 9					
JP	_____	AM 017-FMC FINAL MECHANICAL					09/16/2024
PBF	_____	AM 018-PLF PLUMBING - FINAL OSR READ					09/16/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM 630-365-722					
		Comments2: 9					
PBF	_____	AM 019-REI REINSPECTION					09/18/2024
		Comments1: FINAL PLUMBING - ABBYPROPERTIES.LLC@GMAI					
		Comments2: L.COM					

INSPECTIONS SCHEDULED FROM 09/01/2024 TO 09/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 015-FIN FINAL INSPECTION	20232198	1073 GILLEPIE LN	211		09/16/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	630-365-722				
		Comments2: 9					
BC	_____	AM 016-FEL FINAL ELECTRIC					09/16/2024
BC	_____	AM 017-FMC FINAL MECHANICAL					09/16/2024
PBF	_____	AM 018-PLF PLUMBING - FINAL OSR READ					09/16/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	630-365-722				
		Comments2: 9					
BC	_____	AM 019-REI REINSPECTION					09/18/2024
		Comments1: FINAL FRAMING -- JENN					
GH	_____	AM 015-FIN FINAL INSPECTION	20232199	1075 GILLESPIE LN	210		09/13/2024
GH	_____	AM 016-FEL FINAL ELECTRIC					09/13/2024
GH	_____	AM 017-FMC FINAL MECHANICAL					09/13/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	630-365-722				
		Comments2: 9					
PBF	_____	AM 018-PLF PLUMBING - FINAL OSR READ					09/13/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	630-365-722				
		Comments2: 9					
GH	_____	AM 015-FIN FINAL INSPECTION	20232200	1077 GILLESPIE LN	209		09/13/2024
GH	_____	AM 016-FEL FINAL ELECTRIC					09/13/2024
GH	_____	AM 017-FMC FINAL MECHANICAL					09/13/2024
PBF	_____	AM 018-PLF PLUMBING - FINAL OSR READ					09/13/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	630-365-722				
		Comments2: 9					
GH	_____	AM 015-FIN FINAL INSPECTION	20232201	1079 GILLESPIE LN	208		09/12/2024
GH	_____	AM 016-FEL FINAL ELECTRIC					09/12/2024
GH	_____	AM 017-FMC FINAL MECHANICAL					09/12/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	630-365-722				
		Comments2: 9					
PBF	_____	AM 018-PLF PLUMBING - FINAL OSR READ					09/12/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	630-365-722				
		Comments2: 9					

INSPECTIONS SCHEDULED FROM 09/01/2024 TO 09/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	AM 015-FIN FINAL INSPECTION	20232202	1081 GILLESPIE LN	207		09/12/2024
JP	_____	AM 016-FEL FINAL ELECTRIC					09/12/2024
JP	_____	AM 017-FMC FINAL MECHANICAL Comments1: ABBYPROPERTIES.LLC@GMAIL.COM 630-365-722 Comments2: 9					09/12/2024
PBF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM 630-365-722 Comments2: 9					09/12/2024
GS	_____	015-EFL ENGINEERING FINAL SITE	20232209	1120 GILLESPIE LN	313		09/11/2024
GS	_____	014-EFL ENGINEERING FINAL SITE	20232210	1122 GILLESPIE LN	314		09/11/2024
GS	_____	014-EFL ENGINEERING FINAL SITE	20232211	1124 GILLESPIE LN	315		09/11/2024
GS	_____	014-EFL ENGINEERING FINAL SITE	20232212	1126 GILLESPIE LN	316		09/11/2024
GS	_____	014-EFL ENGINEERING FINAL SITE	20232213	1128 GILLESPIE LN	317		09/11/2024
BF	_____	014-FIN FINAL INSPECTION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM 630-365-722 Comments2: 9	20232214	1130 GILLESPIE LN	318		09/11/2024
BF	_____	015-FEL FINAL ELECTRIC					09/11/2024
BF	_____	016-FMC FINAL MECHANICAL					09/11/2024
PBF	_____	017-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM 630-365-722 Comments2: 9					09/11/2024
GS	_____	018-EFL ENGINEERING FINAL SITE					09/11/2024
GH	_____	019-REI REINSPECTION Comments1: FINAL FRAME					09/13/2024
GH	_____	020-REI REINSPECTION Comments1: FINAL ELECT					09/13/2024
GH	_____	021-REI REINSPECTION Comments1: FINAL MECH					09/13/2024
BKF	_____	022-OCC OCCUPANCY INSPECTION Comments1: FIRE MARSHAL					09/17/2024

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BKF	_____		016-OCC	OCCUPANCY INSPECTION	20232215	1121	GILLESPIE LN	301		09/25/2024
BKF	_____		014-OCC	OCCUPANCY INSPECTION	20232216	1123	GILLESPIE LN	302		09/25/2024
BKF	_____		014-OCC	OCCUPANCY INSPECTION	20232217	1125	GILLESPIE LN	303		09/25/2024
BKF	_____		014-OCC	OCCUPANCY INSPECTION	20232218	1127	GILLESPIE LN	304		09/25/2024
BKF	_____		014-OCC	OCCUPANCY INSPECTION	20232219	1129	GILLESPIE LN	305		09/25/2024
BKF	_____		014-OCC	OCCUPANCY INSPECTION	20232220	1131	GILLESPIE LN	306		09/25/2024
GS	_____		014-EFL	ENGINEERING FINAL SITE	20232221	1141	GILLESPIE LN	307		09/25/2024
BKF	_____		015-OCC	OCCUPANCY INSPECTION						09/25/2024
BC	_____	PM	014-FIN	FINAL INSPECTION	20232222	1143	GILLESPIE LN	308		09/24/2024
	Comments1: JENN									
BC	_____	PM	015-FEL	FINAL ELECTRIC						09/24/2024
BC	_____	PM	016-FMC	FINAL MECHANICAL						09/24/2024
PBF	_____	PM	017-PLF	PLUMBING - FINAL OSR READ						09/24/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM									
GS	_____		018-EFL	ENGINEERING FINAL SITE						09/25/2024
BKF	_____		019-OCC	OCCUPANCY INSPECTION						09/25/2024
GS	_____		014-EFL	ENGINEERING FINAL SITE	20232223	1145	GILLESPIE LN	309		09/25/2024
BKF	_____		015-OCC	OCCUPANCY INSPECTION						09/25/2024
GS	_____		014-EFL	ENGINEERING FINAL SITE	20232224	1147	GILLESPIE LN	310		09/25/2024
GS	_____		014-EFL	ENGINEERING FINAL SITE	20232225	1149	GILLESPIE LN	311		09/25/2024
JP	_____	AM	015-FIN	FINAL INSPECTION	20232226	1151	GILLESPIE LN	312		09/20/2024
	Comments1: JENN									
JP	_____	AM	016-FEL	FINAL ELECTRIC						09/20/2024
JP	_____	AM	017-FMC	FINAL MECHANICAL						09/20/2024
PBF	_____	AM	018-PLF	PLUMBING - FINAL OSR READ						09/20/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM									

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GS	_____	019-EFL ENGINEERING FINAL SITE					09/25/2024
BKF	_____	020-OCC OCCUPANCY INSPECTION					09/25/2024
PBF	_____	015-SUM SUMP Comments1: daisy@HMDconst.com	20232274	267 ANDREW DR	193		09/05/2024
PBF	_____	015-SUM SUMP Comments1: daisy@HMDconst.com	20232275	257 ANDREW DR	192		09/05/2024
PR	_____	AM 018-FIN FINAL INSPECTION Comments1: REMY	20232389	2948 OLD GLORY DR	266		09/24/2024
PR	_____	AM 019-FEL FINAL ELECTRIC					09/24/2024
PR	_____	AM 020-FMC FINAL MECHANICAL					09/24/2024
PR	_____	AM 021-PLF PLUMBING - FINAL OSR READ					09/24/2024
PR	_____	AM 022-EFL ENGINEERING FINAL SITE					09/24/2024
GH	_____	018-FIN FINAL INSPECTION Comments1: 847-456-8082 jeffrey.leader@lennar.com	20240036	3348 JONATHAN DR	150		09/11/2024
GH	_____	019-FEL FINAL ELECTRIC					09/11/2024
GH	_____	020-FMC FINAL MECHANICAL					09/11/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: 847-456-8082 jeffrey.leader@lennar.com					09/11/2024
GS	_____	022-EFL ENGINEERING FINAL SITE					09/11/2024
PR	_____	015-FIN FINAL INSPECTION	20240055	724 E VETERANS PKWY	6		09/03/2024
PR	_____	016-FEL FINAL ELECTRIC					09/03/2024
PR	_____	017-FMC FINAL MECHANICAL					09/03/2024
PR	_____	018-PLF PLUMBING - FINAL OSR READ					09/03/2024
JP	_____	014-INS INSULATION Comments1: JEFF	20240064	302 RYAN CT	203		09/03/2024
PBF	_____	015-SUM SUMP Comments1: daisy@HMDconst.com--CANCELED				09/05/2024	
PBF	_____	AM 016-SUM SUMP Comments1: daisy@HMDconst.com				09/10/2024	

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GH	_____	PM 017-EPW PUBLIC WALK Comments1: COMEX					09/17/2024
GH	_____	019-FIN FINAL INSPECTION Comments1: MARCUS 630-248-0918	20240066	905 STONY CREEK DR	65		09/12/2024
GH	_____	020-FEL FINAL ELECTRIC Comments1: MARCUS 630-248-0918					09/12/2024
GH	_____	021-FMC FINAL MECHANICAL					09/12/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: MARCUS 630-248-0918					09/12/2024
GS	_____	023-EFL ENGINEERING FINAL SITE					09/11/2024
GH	_____	024-REI REINSPECTION Comments1: REINSPECTION BUILDING					09/17/2024
GH	_____	025-REI REINSPECTION Comments1: REINSPECTION ELECTRICAL					09/17/2024
GH	_____	016-FIN FINAL INSPECTION Comments1: STEVE	20240089	2738 BERRYWOOD LN	763		09/16/2024
GH	_____	017-FEL FINAL ELECTRIC					09/19/2024
GH	_____	018-FMC FINAL MECHANICAL					09/16/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: SEROTH@DRHORTON.COM					09/16/2024
PR	_____	020-EFL ENGINEERING FINAL SITE Comments1: 2 SIDEWALK SQUARES					09/16/2024
GS	_____	021-EFL ENGINEERING FINAL SITE					09/20/2024
GH	_____	015-FIN FINAL INSPECTION Comments1: STEVE	20240090	2734 BERRYWOOD LN	764		09/20/2024
GH	_____	016-FEL FINAL ELECTRIC					09/20/2024
GH	_____	017-FMC FINAL MECHANICAL					09/20/2024
PBF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: SEROTH@DRHORTON.COM					09/20/2024
GS	_____	019-EFL ENGINEERING FINAL SITE					09/20/2024

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GS	_____	018-EFL ENGINEERING FINAL SITE		20240091	2737 BERRYWOOD LN		782		09/18/2024
GS	_____	019-REI REINSPECTION							09/23/2024
	Comments1: EFL								
BC	_____ AM	016-EPW PUBLIC WALK		20240153	782 TIMBER OAK LN		51		09/04/2024
	Comments1: PARTIAL -- MW								
GS	_____	017-ADA ADA ACCESSIBLE WALK WAY							09/05/2024
JP	_____	018-FIN FINAL INSPECTION							09/26/2024
JP	_____	019-FEL FINAL ELECTRIC							09/26/2024
JP	_____	020-FMC FINAL MECHANICAL							09/26/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ							09/25/2024
	Comments1: JJACOBS@RALLYHOMES.NET								
GS	_____	022-EFL ENGINEERING FINAL SITE							09/25/2024
GS	_____	015-EFL ENGINEERING FINAL SITE		20240216	2741 BERRYWOOD LN		783		09/18/2024
GH	_____	016-FIN FINAL INSPECTION							09/20/2024
	Comments1: STEVE								
GH	_____	017-FEL FINAL ELECTRIC							09/20/2024
GH	_____	018-FMC FINAL MECHANICAL							09/20/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ							09/20/2024
	Comments1: SEROTH@DRHORTON.COM								
GS	_____	020-EFL ENGINEERING FINAL SITE							09/20/2024
GS	_____	015-EFL ENGINEERING FINAL SITE		20240217	2745 BERRYWOOD LN		784		09/18/2024
GS	_____	016-REI REINSPECTION							09/23/2024
	Comments1: EFL								
GS	_____	017-EFL ENGINEERING FINAL SITE		20240218	3222 LEHMAN CROSSING		757		09/20/2024
PBF	_____ AM	018-PLF PLUMBING - FINAL OSR READ							09/24/2024
	Comments1: SEROTH@DRHORTON.COM								
JP	_____	019-FIN FINAL INSPECTION							09/23/2024
JP	_____	020-FEL FINAL ELECTRIC							09/23/2024

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JP	_____	021-FMC FINAL MECHANICAL					09/23/2024	
GS	_____	016-EFL ENGINEERING FINAL SITE	20240219	3226 LEHMAN CROSSING	756		09/20/2024	
JP	_____	AM 010-BSM BASEMENT FLOOR	20240226	314 ILLINI DR	12		09/09/2024	
		Comments1: ROBBY 630-885-7628						
BC	_____	PM 011-RFR ROUGH FRAMING RESCHECK SF					09/25/2024	
		Comments1: ROB 630-885-7628						
BC	_____	PM 012-REL ROUGH ELECTRICAL					09/25/2024	
BC	_____	PM 013-RMC ROUGH MECHANICAL					09/25/2024	
PBF	_____	PM 014-PLR PLUMBING - ROUGH					09/25/2024	
		Comments1: ROB 630-885-7628						
BC	_____	PM 015-GAR GARAGE FLOOR					09/25/2024	
		Comments1: ROBBIE 630 885 7628						
BC	_____	PM 016-REI REINSPECTION					09/27/2024	
		Comments1: ROUGH FRAME						
PBF	_____	PM 019-REI REINSPECTION					09/27/2024	
		Comments1: ROUGH PLUMBING - ROB 630-885-7628 ROBSTR						
		Comments2: 07@GMAIL.COM						
BC	_____	020-STP STOOPS					09/26/2024	
		Comments1: FRONT AND REAR						
BC	_____	PM 021-REI REINSPECTION					09/27/2024	
		Comments1: ROUGH MECH						
JP	_____	PM 016-FIN FINAL INSPECTION	20240255	621 ASH CT	16		09/13/2024	
		Comments1: JASON						
JP	_____	PM 017-FEL FINAL ELECTRIC					09/13/2024	
JP	_____	PM 018-FMC FINAL MECHANICAL					09/13/2024	
PBF	_____	PM 019-PLF PLUMBING - FINAL OSR READ					09/13/2024	
		Comments1: JJACOBS@RALLYHOMES.NET						
GS	_____	020-EFL ENGINEERING FINAL SITE					09/18/2024	
JP	_____	018-FIN FINAL INSPECTION	20240256	661 ASH CT	14		09/05/2024	
		Comments1: JASON						

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JP	_____	019-FEL FINAL ELECTRIC					09/05/2024
JP	_____	020-FMC FINAL MECHANICAL					09/05/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: JJACOBS@RALLYHOMES.NET					09/05/2024
GS	_____	022-EFL ENGINEERING FINAL SITE					09/06/2024
BC	_____	PM 007-ABC ABOVE CEILING Comments1: MIKE 630-608-9690	20240269	2001 S BRIDGE ST			09/04/2024
PR	_____	016-FIN FINAL INSPECTION	20240296	1167 CODY CT	10		09/10/2024
PR	_____	017-FEL FINAL ELECTRIC					09/10/2024
PR	_____	018-FMC FINAL MECHANICAL					09/10/2024
PR	_____	019-PLF PLUMBING - FINAL OSR READ					09/10/2024
GS	_____	020-EFL ENGINEERING FINAL SITE					09/11/2024
JP	_____	AM 010-INS INSULATION Comments1: CLAYTON	20240298	839 ALEXANDRA LN	22		09/04/2024
GH	_____	AM 015-WKS PUBLIC & SERVICE WALKS Comments1: STEVE	20240307	3230 LEHMAN CROSSING	755		09/13/2024
BC	_____	AM 010-STP STOOPS Comments1: FR & R -- STEVE	20240308	2765 BERRYWOOD LN	788		09/09/2024
JP	_____	011-RFR ROUGH FRAMING RESCHECK SF Comments1: STEVE					09/11/2024
JP	_____	012-REL ROUGH ELECTRICAL					09/11/2024
JP	_____	013-RMC ROUGH MECHANICAL					09/11/2024
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: SEROTH@DRHORTON.COM					09/11/2024
JP	_____	015-INS INSULATION Comments1: STEVE					09/13/2024
GH	_____	017-FIN FINAL INSPECTION Comments1: 847-456-8082 jeffrey.leader@lennar.com	20240320	3344 JONATHAN DR	149		09/11/2024
GH	_____	018-FEL FINAL ELECTRIC					09/19/2024

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GH	_____	019-FMC FINAL MECHANICAL					09/11/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: 847-456-8082 jeffrey.leader@lennar.com					09/16/2024
GS	_____	021-EFL ENGINEERING FINAL SITE					09/11/2024
GH	_____	018-FIN FINAL INSPECTION Comments1: JEFF	20240321	3338 JONATHAN DR	148		09/23/2024
GH	_____	019-FEL FINAL ELECTRIC					09/23/2024
GH	_____	020-FMC FINAL MECHANICAL					09/23/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					09/24/2024
GS	_____	022-EFL ENGINEERING FINAL SITE					09/25/2024
GS	_____	002-ADA ADA ACCESSIBLE WALK WAY	20240322	3328 JONATHAN DR	146		09/17/2024
GH	_____	PM 018-EPW PUBLIC WALK Comments1: VACANT LOT @ 3328 JONATHAN DR	20240323	3334 JONATHAN DR	147	09/17/2024	
GH	_____	019-FIN FINAL INSPECTION Comments1: JEFF 847-456-8082					09/26/2024
GH	_____	020-FEL FINAL ELECTRIC					09/30/2024
GH	_____	021-FMC FINAL MECHANICAL					09/26/2024
PR	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					09/26/2024
GS	_____	023-EFL ENGINEERING FINAL SITE					09/25/2024
JP	_____	019-FIN FINAL INSPECTION Comments1: JOE	20240326	531 BISCAYNE CT	2009		09/06/2024
JP	_____	020-FEL FINAL ELECTRIC					09/06/2024
JP	_____	021-FMC FINAL MECHANICAL					09/06/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					09/06/2024
JP	_____	AM 016-WKS PUBLIC & SERVICE WALKS Comments1: MW	20240327	485 TIMBER OAK LN	29		09/20/2024

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BC	_____	020-FIN FINAL INSPECTION	20240351	3052 JETER ST	565		09/06/2024
		Comments1: JFLAHERT@NVRINC.COM					
BC	_____	021-FEL FINAL ELECTRIC					09/06/2024
BC	_____	022-FMC FINAL MECHANICAL					09/06/2024
PBF	_____	023-PLF PLUMBING - FINAL OSR READ					09/06/2024
		Comments1: JFLAHERT@NVRINC.COM					
GS	_____	024-EFL ENGINEERING FINAL SITE					09/06/2024
GH	_____	017-FIN FINAL INSPECTION	20240354	471 BISCAYNE LN	1991		09/10/2024
		Comments1: JOE					
GH	_____	018-FEL FINAL ELECTRIC					09/10/2024
GH	_____	019-FMC FINAL MECHANICAL					09/10/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ					09/10/2024
		Comments1: JOEMANUE@NVRINC.COM					
GS	_____	021-EFL ENGINEERING FINAL SITE					09/06/2024
BF	_____	AM 001-FIN FINAL INSPECTION	20240368	504 BLAINE ST			09/13/2024
		Comments1: SOLAR JOE 708-516-5114 CHICAGOPERMITTING					
		Comments2: @BRIGHTOPS.COM					
BF	_____	002-FEL FINAL ELECTRIC					09/13/2024
		Comments1: SOLAR JOE 708-516-5114 CHICAGOPERMITTING					
		Comments2: @BRIGHTOPS.COM					
JP	_____	001-FIN FINAL INSPECTION	20240369	507 W BARBERRY CIR	36		09/27/2024
		Comments1: SHED -- KEILAH 630-818-7147					
BC	_____	PM 019-FIN FINAL INSPECTION	20240372	406 MONTEREY ST	2025		09/20/2024
		Comments1: JOE -- SEE INSPECTION REPORT					
BC	_____	PM 020-FEL FINAL ELECTRIC					09/20/2024
		Comments1: SEE INSPECTION REPORT					
BC	_____	PM 021-FMC FINAL MECHANICAL					09/20/2024
PBF	_____	PM 022-PLF PLUMBING - FINAL OSR READ					09/20/2024
		Comments1: JOEMANUE@NVRINC.COM					
GS	_____	023-EFL ENGINEERING FINAL SITE					09/25/2024
		Comments1: GRADING/DRAINAGE - SETTLED AND TOO LOW F					
		Comments2: ROM B-BOX TO HOUSE					

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BC	_____	024-REI REINSPECTION Comments1: FINAL FRAME					09/26/2024
BC	_____	025-REI REINSPECTION Comments1: FINAL ELEC					09/26/2024
GH	_____	017-FIN FINAL INSPECTION Comments1: ANDREW	20240399	2755 ROYAL CT	103		09/24/2024
GH	_____	018-FEL FINAL ELECTRIC					09/24/2024
GH	_____	019-FMC FINAL MECHANICAL					09/24/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: AMEEKS@NVRINC.COM					09/24/2024
GS	_____	021-EFL ENGINEERING FINAL SITE					09/25/2024
BC	_____	019-FIN FINAL INSPECTION Comments1: JIM	20240401	3005 CONSTITUTION WAY	524		09/03/2024
BC	_____	020-FEL FINAL ELECTRIC					09/03/2024
BC	_____	021-FMC FINAL MECHANICAL					09/03/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: JFLAHERT@NVRINC.COM					09/03/2024
GS	_____	023-EFL ENGINEERING FINAL SITE					09/04/2024
JP	_____	018-FIN FINAL INSPECTION Comments1: JIM	20240402	3001 CONSTITUTION WAY	525		09/03/2024
JP	_____	019-FEL FINAL ELECTRIC					09/03/2024
JP	_____	020-FMC FINAL MECHANICAL					09/03/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: JFLAHERT@NVRINC.COM					09/03/2024
GS	_____	022-EFL ENGINEERING FINAL SITE					09/04/2024
GH	_____	019-FIN FINAL INSPECTION Comments1: JIM	20240403	3078 CONSTITUTION WAY	587		09/19/2024
GH	_____	020-FEL FINAL ELECTRIC					09/19/2024
GH	_____	021-FMC FINAL MECHANICAL					09/19/2024

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PBF	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: JFLAHERT@NVRINC.COM					09/19/2024
GS	_____	023-EFL ENGINEERING FINAL SITE					09/23/2024
JP	09:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ANGEL -- 630-618-6148	20240444	308 E MAIN ST			09/16/2024
BC	_____	PM 002-FIN FINAL INSPECTION Comments1: POOL -- MARCUS 630-248-0918	20240460	722 OMAHA DR	46		09/05/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM	20240485	402 MONTEREY ST	2026		09/04/2024
JP	_____	AM 006-BGS BASEMENT GARAGE STOOPS Comments1: MW					09/04/2024
JP	_____	AM 007-ELS ELECTRIC SERVICE Comments1: JOE					09/06/2024
JP	_____	008-GPL GREEN PLATE INSPECTION Comments1: JOE E 224 575 0022					09/10/2024
GH	_____	009-WK SERVICE WALK Comments1: MW					09/26/2024
JP	_____	AM 008-ELS ELECTRIC SERVICE Comments1: JOE	20240486	4431 SARASOTA AVE	1993		09/06/2024
GH	_____	PM 009-RFR ROUGH FRAMING RESCHECK SF Comments1: JOE					09/18/2024
GH	_____	PM 010-REL ROUGH ELECTRICAL					09/18/2024
GH	_____	PM 011-RMC ROUGH MECHANICAL					09/18/2024
PBF	_____	PM 012-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					09/18/2024
JP	_____	AM 013-INS INSULATION Comments1: JOE					09/23/2024
JP	_____	AM 018-EPW PUBLIC WALK Comments1: PARTIAL -- MW	20240487	511 BISCAYNE CT	2008		09/04/2024
GS	_____	019-ADA ADA ACCESSIBLE WALK WAY					09/05/2024
BC	_____	PM 020-FIN FINAL INSPECTION Comments1: JOE E 224 575 0022					09/12/2024

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BC	_____	PM 021-FEL FINAL ELECTRIC Comments1: JOE E 224 575 0022					09/12/2024
BC	_____	PM 022-FMC FINAL MECHANICAL Comments1: JOE E 224 575 0022					09/12/2024
PBF	_____	023-PLF PLUMBING - FINAL OSR READ Comments1: JOE E 224 575 0022 joemanue@nvrinc.com					09/12/2024
GS	_____	024-EFL ENGINEERING FINAL SITE Comments1: 22 SIDE WALK SQUARES					09/23/2024
GS	_____	025-REI REINSPECTION Comments1: EFL					09/26/2024
BC	_____	005-FIN FINAL INSPECTION Comments1: PERGOLA	20240504	2286 CRYDER CT	437		09/10/2024
PR	_____	PM 007-RFR ROUGH FRAMING RESCHECK SF Comments1: MCCUE	20240521	1141 GRACE DR	65		09/04/2024
PR	_____	PM 008-REL ROUGH ELECTRICAL					09/04/2024
PR	_____	PM 009-RMC ROUGH MECHANICAL					09/04/2024
PR	_____	PM 010-PLR PLUMBING - ROUGH					09/04/2024
PR	_____	011-INS INSULATION Comments1: DAVE 630-878-5792					09/11/2024
PR	_____	012-REI REINSPECTION Comments1: ROUGH FRAMING -- MCCUE					09/06/2024
BC	_____	013-GAR GARAGE FLOOR Comments1: RICH 630-273-5932					09/24/2024
BC	_____	014-STP STOOPS					09/24/2024
BC	_____	015-PHD POST HOLE - DECK					09/24/2024
BF	_____	018-FIN FINAL INSPECTION Comments1: PROVIDE GRABABLE RAILING AT STAIRS	20240549	4558 W MILLBROOK CIR	97		09/09/2024
BF	_____	019-FEL FINAL ELECTRIC					09/09/2024
BF	_____	020-FMC FINAL MECHANICAL					09/09/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: AMEEKS@NVRINC.COM					09/09/2024

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GS	-----	022-EFL ENGINEERING FINAL SITE					09/09/2024
GH	-----	023-REI REINSPECTION					09/11/2024
		Comments1: FINAL FRAMING -- ANDREW					
JP	-----	001-FTG FOOTING	20240550	432 BISCAYNE LN	2018		09/03/2024
BC	-----	AM 002-FOU FOUNDATION					09/05/2024
		Comments1: MW					
PBF	-----	003-ESW SEWER / WATER					09/10/2024
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
GH	-----	PM 004-BKF BACKFILL					09/10/2024
		Comments1: MDW					
PBF	-----	005-PLU PLUMBING - UNDERSLAB					09/17/2024
		Comments1: JOEMANUE@NVRINC.COM					
GH	-----	AM 006-STP STOOPS					09/18/2024
		Comments1: FR & R -- MW					
GH	-----	AM 007-GAR GARAGE FLOOR					09/18/2024
JP	-----	AM 008-GPL GREEN PLATE INSPECTION					09/23/2024
		Comments1: JOE					
GH	-----	AM 009-ELS ELECTRIC SERVICE					09/30/2024
		Comments1: JOE					
JP	-----	PM 009-GPL GREEN PLATE INSPECTION	20240551	502 BISCAYNE LN	2014	09/04/2024	
		Comments1: JOE					
JP	-----	AM 010-ELS ELECTRIC SERVICE					09/06/2024
		Comments1: JOE					
GH	-----	011-RFR ROUGH FRAMING RESCHECK SF					09/25/2024
		Comments1: JOE					
GH	-----	012-REL ROUGH ELECTRICAL					09/25/2024
GH	-----	013-RMC ROUGH MECHANICAL					09/25/2024
PBF	-----	014-PLR PLUMBING - ROUGH					09/25/2024
		Comments1: JOEMANUE@NVRINC.COM					
GH	-----	AM 015-INS INSULATION					09/26/2024
		Comments1: JOE					

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GH	_____	016-WK SERVICE WALK					09/26/2024
	Comments1: MW						
GH	_____	019-FIN FINAL INSPECTION	20240553	3009 CONSTITUTION WAY	523		09/19/2024
	Comments1: JIM						
GH	_____	020-FEL FINAL ELECTRIC					09/19/2024
GH	_____	021-FMC FINAL MECHANICAL					09/19/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					09/19/2024
	Comments1: JFLAHERT@NVRINC						
GS	_____	023-EFL ENGINEERING FINAL SITE					09/23/2024
JP	_____	014-INS INSULATION	20240554	565 TIMBER OAK LN	24		09/06/2024
	Comments1: JASON						
JP	_____	AM 001-PHD POST HOLE - DECK	20240570	908 STATE ST	3&4		09/19/2024
	Comments1: RACHEL 630-768-3074						
BC	_____	002-FIN FINAL INSPECTION	20240596	551 BISCAYNE CT	2010		09/25/2024
BC	_____	PM 003-FIN FINAL INSPECTION	20240599	88 CROOKED CREEK DR	10		09/09/2024
	Comments1: DECK -- PM						
BC	_____	PM 006-RFR ROUGH FRAMING RESCHECK SF	20240609	2881 ALDEN AVE	293		09/12/2024
	Comments1: VINCE 630-461-9708						
BC	_____	PM 007-REL ROUGH ELECTRICAL					09/12/2024
BC	_____	PM 008-RMC ROUGH MECHANICAL					09/12/2024
PBF	_____	PM 009-PLR PLUMBING - ROUGH					09/12/2024
	Comments1: ADDITION -- VINCE 630-461-9708						
PBF	_____	010-REI REINSPECTION					09/16/2024
	Comments1: ADDITION -- ROUGH PLUMBING -- VINCE 630-						
	Comments2: 461-9708						
BC	_____	AM 011-INS INSULATION					09/19/2024
	Comments1: VINCE 630-461-9708						
GH	_____	009-RFR ROUGH FRAMING RESCHECK SF	20240621	3373 SEELEY CT	808		09/25/2024
GH	_____	010-REL ROUGH ELECTRICAL					09/25/2024
GH	_____	011-RMC ROUGH MECHANICAL					09/25/2024

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PBF	_____	012-PLR PLUMBING - ROUGH Comments1: SEROTH@DRHORTON.COM					09/25/2024
JP	_____	013-INS INSULATION					09/27/2024
BC	_____	AM 009-STP STOOPS Comments1: FR & R -- STEVE	20240622	2761 BERRYWOOD LN	787		09/09/2024
BC	_____	010-RFR ROUGH FRAMING RESCHECK SF Comments1: STEVE					09/18/2024
BC	_____	011-REL ROUGH ELECTRICAL					09/18/2024
BC	_____	012-RMC ROUGH MECHANICAL					09/18/2024
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: SEROTH@DRHORTON.COM					09/18/2024
GH	_____	014-INS INSULATION Comments1: STEVE					09/20/2024
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: SEROTH@DRHORTON.COM	20240629	3374 SEELEY CT	813		09/09/2024
JP	_____	005-GPL GREEN PLATE INSPECTION Comments1: STEVE					09/09/2024
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: STEVE					09/12/2024
GH	_____	AM 008-GAR GARAGE FLOOR					09/12/2024
GH	_____	AM 009-STP STOOPS					09/12/2024
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: SEROTH@DRHORTON.COM	20240630	3384 SEELEY CT	812		09/09/2024
JP	_____	005-GPL GREEN PLATE INSPECTION Comments1: STEVE					09/09/2024
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: STEVE					09/12/2024
GH	_____	AM 008-STP STOOPS					09/12/2024
GH	_____	AM 009-GAR GARAGE FLOOR					09/12/2024
BC	_____	AM 007-BG BASEMENT AND GARAGE FLOOR Comments1: STEVE	20240631	2757 BERRYWOOD LN	786		09/09/2024

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BC	_____ PM	008-GPL GREEN PLATE INSPECTION					09/18/2024
	Comments1: STEVE						
BC	_____ AM	007-BG BASEMENT AND GARAGE FLOOR	20240632	2753 BERRYWOOD LN	785		09/09/2024
	Comments1: STEVE						
JP	_____ AM	008-GPL GREEN PLATE INSPECTION					09/13/2024
	Comments1: STEVE						
BC	_____	005-FIN FINAL INSPECTION	20240639	551 BISCAYNE CT	2010		09/26/2024
JP	_____ AM	003-BKF BACKFILL	20240647	472 BISCAYNE LN	2016		09/04/2024
	Comments1: MW						
PBF	_____	004-ESW SEWER / WATER					09/05/2024
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
PBF	_____	005-PLU PLUMBING - UNDERSLAB					09/10/2024
	Comments1: JOE E 224 575 0022 joemanue@nvrinc.com						
GH	_____ AM	006-BSM BASEMENT FLOOR					09/10/2024
	Comments1: MDW						
GH	_____ AM	007-GAR GARAGE FLOOR					09/10/2024
GH	_____ AM	008-STP STOOPS					09/10/2024
	Comments1: FR & R -- MW						
BC	_____	009-GPL GREEN PLATE INSPECTION					09/13/2024
	Comments1: JOE						
JP	_____	010-ELS ELECTRIC SERVICE					09/17/2024
	Comments1: JOE						
GH	_____	011-WK SERVICE WALK					09/26/2024
	Comments1: MW						
GH	_____ AM	001-FTG FOOTING	20240649	532 BISCAYNE CT	2012		09/24/2024
	Comments1: MW						
BC	_____ PM	002-FOU FOUNDATION					09/25/2024
	Comments1: MW						
JP	_____ AM	003-BKF BACKFILL	20240650	390 BISCAYNE LN	1976		09/04/2024
	Comments1: MW						
PBF	_____	004-ESW SEWER / WATER					09/05/2024
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						

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PBF	-----	005-PLU PLUMBING - UNDERSLAB					09/10/2024
		Comments1: JOE E 224 575 0022 joemanue@nvrinc.com					
BC	-----	AM 006-BG BASEMENT AND GARAGE FLOOR					09/09/2024
		Comments1: MDW					
GH	-----	AM 007-STP STOOPS					09/10/2024
		Comments1: FR & R -- MW					
BC	-----	008-GPL GREEN PLATE INSPECTION					09/13/2024
		Comments1: JOE					
JP	-----	009-ELS ELECTRIC SERVICE					09/17/2024
		Comments1: JOE					
GH	-----	010-WK SERVICE WALK					09/26/2024
		Comments1: MW					
BC	-----	014-INS INSULATION	20240651	3058 JETER ST	566		09/04/2024
		Comments1: JIM					
GH	-----	AM 015-EPW PUBLIC WALK					09/16/2024
		Comments1: MW					
BC	-----	AM 010-WK SERVICE WALK	20240652	4627 W MILLBROOK CIR	113		09/11/2024
		Comments1: MW					
BC	-----	011-RFR ROUGH FRAMING RESCHECK SF					09/11/2024
		Comments1: ANDREW					
BC	-----	012-REL ROUGH ELECTRICAL					09/11/2024
BC	-----	013-RMC ROUGH MECHANICAL					09/11/2024
PBF	-----	014-PLR PLUMBING - ROUGH					09/11/2024
		Comments1: AMEEKS@NVRINC.COM					
JP	-----	AM 015-INS INSULATION					09/13/2024
		Comments1: ANDREW					
GH	-----	AM 016-EPW PUBLIC WALK					09/30/2024
		Comments1: MW					
GH	-----	AM 008-STP STOOPS	20240653	2756 ROYAL CT	109		09/11/2024
		Comments1: FRONT -- MW					
JP	-----	009-PHD POST HOLE - DECK					09/09/2024

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BC	_____	010-RFR ROUGH FRAMING RESCHECK SF Comments1: DECK					09/10/2024
GH	_____ AM	011-WK SERVICE WALK Comments1: MW					09/20/2024
JP	_____	012-RFR ROUGH FRAMING RESCHECK SF Comments1: ANDREW					09/24/2024
JP	_____	013-REL ROUGH ELECTRICAL					09/24/2024
JP	_____	014-RMC ROUGH MECHANICAL					09/24/2024
PBF	_____	015-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM					09/24/2024
GH	_____ AM	016-INS INSULATION Comments1: ANDREW					09/26/2024
GH	_____ AM	017-EPW PUBLIC WALK Comments1: MW					09/30/2024
BC	_____	009-RFR ROUGH FRAMING RESCHECK SF Comments1: ANDREW	20240654	4510 W MILLBROOK CIR	101		09/03/2024
BC	_____	010-REL ROUGH ELECTRICAL					09/03/2024
BC	_____	011-RMC ROUGH MECHANICAL					09/03/2024
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM					09/03/2024
JP	_____ AM	013-INS INSULATION Comments1: ANDREW					09/05/2024
JP	_____ AM	014-EPW PUBLIC WALK Comments1: MW					09/09/2024
GH	_____ AM	015-WKS PUBLIC & SERVICE WALKS Comments1: PARTIAL -- MW					09/11/2024
PR	_____	016-ADA ADA ACCESSIBLE WALK WAY					09/12/2024
JP	_____ AM	017-WKS PUBLIC & SERVICE WALKS Comments1: PARTIAL PUBLIC, FULL SERVICE-- MW					09/13/2024
GS	_____ AM	018-ADA ADA ACCESSIBLE WALK WAY Comments1: MW					09/18/2024

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GS	_____	015-EFL ENGINEERING FINAL SITE	20240655	4534 W MILLBROOK CIR	99		09/27/2024
BC	_____	AM 008-STP STOOPS Comments1: FR & R -- MW	20240682	332 TIMBER OAK LN	35	09/09/2024	
JP	_____	009-RFR ROUGH FRAMING RESCHECK SF Comments1: JASON					09/17/2024
JP	_____	010-REL ROUGH ELECTRICAL					09/17/2024
JP	_____	011-RMC ROUGH MECHANICAL					09/17/2024
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: JJACOBS@RALLYHOMES.COM					09/12/2024
JP	_____	013-INS INSULATION Comments1: JASON					09/18/2024
JP	_____	AM 008-STP STOOPS Comments1: FRONT -- MW	20240683	641 ASH CT	15		09/20/2024
BC	_____	AM 009-STP STOOPS Comments1: FR -- MW	20240684	465 TIMBER OAK LN	30		09/09/2024
JP	_____	AM 010-WK SERVICE WALK Comments1: MW					09/20/2024
BC	_____	003-FIN FINAL INSPECTION Comments1: DECK -- BRIAN 860-805-2755	20240693	1961 SUNNY DELL CT	92		09/18/2024
JP	_____	AM 001-FTG FOOTING Comments1: MW	20240707	452 BISCAYNE LN	2017		09/17/2024
GH	_____	AM 002-FOU FOUNDATION Comments1: MW					09/18/2024
PBF	_____	003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					09/24/2024
GH	_____	PM 004-BKF BACKFILL Comments1: MW					09/24/2024
BC	_____	001-FTG FOOTING Comments1: MW	20240708	512 BISCAYNE CT	2013		09/09/2024
JP	_____	AM 002-FOU FOUNDATION Comments1: MW					09/11/2024

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BC	_____	PM 003-BKF BACKFILL Comments1: MW					09/16/2024
PBF	_____	004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					09/18/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					09/24/2024
GH	_____	AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					09/24/2024
GH	_____	AM 007-ELS ELECTRIC SERVICE Comments1: JOE					09/30/2024
JP	_____	AM 017-EPW PUBLIC WALK Comments1: MW	20240709	4522 W MILLBROOK CIR	100		09/09/2024
BC	_____	PM 001-FIN FINAL INSPECTION Comments1: SOLAR KEVIN 224 605 0056	20240721	444 E BARBERRY CIR	165		09/27/2024
BC	_____	002-FEL FINAL ELECTRIC Comments1: SOLAR KEVIN 224 605 0056					09/27/2024
BC	_____	005-REI REINSPECTION Comments1: SOLAR WILL 847 975 8834	20240742	1451 ASPEN LN	103		09/12/2024
BC	_____	011-RFR ROUGH FRAMING RESCHECK SF Comments1: JIM	20240756	3011 CONSTITUTION WAY	522		09/06/2024
BC	_____	012-REL ROUGH ELECTRICAL					09/06/2024
BC	_____	013-RMC ROUGH MECHANICAL					09/06/2024
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: JFLAHERT@NVRINC.COM					09/06/2024
GH	_____	015-INS INSULATION Comments1: JIM					09/10/2024
GH	_____	AM 016-EPW PUBLIC WALK Comments1: MW					09/16/2024
GS	_____	AM 017-ADA ADA ACCESSIBLE WALK WAY Comments1: MW					09/17/2024
GH	_____	AM 016-EPW PUBLIC WALK Comments1: MW	20240757	3025 CONSTITUTION WAY	521		09/16/2024

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BC	_____ PM	001-FTG FOOTING	20240758	4429 TAMPA DR	1958		09/09/2024
		Comments1: MW					
JP	_____ AM	002-FOU FOUNDATION					09/11/2024
		Comments1: MW					
BC	_____ PM	003-BKF BACKFILL					09/16/2024
		Comments1: MW					
PBF	_____	004-ESW SEWER / WATER					09/18/2024
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
PBF	_____	005-PLU PLUMBING - UNDERSLAB					09/24/2024
		Comments1: JOEMANUE@NVRINC.COM					
GH	_____ AM	006-BG BASEMENT AND GARAGE FLOOR					09/24/2024
		Comments1: MW					
GH	_____ AM	007-GPL GREEN PLATE INSPECTION					09/30/2024
		Comments1: JOE					
GH	_____ AM	008-ELS ELECTRIC SERVICE					09/30/2024
		Comments1: JOE					
GH	_____	009-REI REINSPECTION					09/30/2024
		Comments1: GREEN PLATE					
BF	_____ AM	003-REI REINSPECTION	20240776	3067 JETER ST	576		09/12/2024
		Comments1: SOLAR -- MICHAEL 815-355-5111					
BC	_____	003-FIN FINAL INSPECTION	20240789	971 BLACKBERRY SHORE LN	31		09/23/2024
		Comments1: DECK -- ALYSSA 630-297-2012					
GH	_____ AM	001-FTG FOOTING	20240792	552 BISCAYNE CT	2011		09/24/2024
		Comments1: MW					
BC	_____ PM	002-FOU FOUNDATION					09/02/2024
		Comments1: MW					
BC	_____	005-FIN FINAL INSPECTION	20240798	1336 SPRING ST	178		09/25/2024
		Comments1: LAZ - IGP 630-659-7997					
BC	_____	002-FIN FINAL INSPECTION	20240805	709 BLUESTEM DR	25		09/20/2024
		Comments1: POOL					
BC	_____ AM	003-FIN FINAL INSPECTION	20240811	551 BISCAYNE CT	2010	09/26/2024	
		Comments1: SHARON 630-479-7547					

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PR	_____	005-PLU PLUMBING - UNDERSLAB	20240815	1092 KATE DR	43		09/13/2024
	Comments1: DAVE						
GH	_____	AM 006-BSM BASEMENT FLOOR					09/18/2024
	Comments1: BALTAZAR 630-618-6935						
BC	_____	003-REI REINSPECTION	20240823	1302 WILLOW WAY	192	09/03/2024	
	Comments1: SOLAR -- RYAN 815-409-5467 (((canceled)						
	Comments2:)))						
BF	_____	PM 004-FIN FINAL INSPECTION					09/12/2024
	Comments1: SOLAR -- LAUNEY 815-325-3892						
BF	_____	PM 005-FEL FINAL ELECTRIC					09/12/2024
BC	_____	AM 001-FIN FINAL INSPECTION	20240829	371 GARDEN CIR	13		09/27/2024
	Comments1: FURNACE AND A/C -- HAROLD 630-553-7051						
GH	_____	009-STP STOOPS	20240835	3064 JETER ST	567		09/10/2024
	Comments1: FR & R -- MW						
GH	_____	AM 010-WK SERVICE WALK					09/16/2024
	Comments1: MW						
BC	_____	011-RFR ROUGH FRAMING RESCHECK SF					09/17/2024
	Comments1: JIM						
BC	_____	012-REL ROUGH ELECTRICAL					09/17/2024
BC	_____	013-RMC ROUGH MECHANICAL					09/17/2024
PBF	_____	014-PLR PLUMBING - ROUGH					09/17/2024
	Comments1: JFLAHERT@NVRINC.COM						
BC	_____	015-INS INSULATION					09/19/2024
	Comments1: JIM						
GH	_____	AM 016-EPW PUBLIC WALK					09/23/2024
	Comments1: MW						
GH	_____	009-STP STOOPS	20240836	3048 CONSTITUTION WAY	582		09/10/2024
	Comments1: FRONT ONLY -- MW						
PBF	_____	010-PLR PLUMBING - ROUGH					09/13/2024
	Comments1: JFLHERT@NVRINC.COM						
GH	_____	011-RFR ROUGH FRAMING RESCHECK SF					09/12/2024
	Comments1: CRACKED TRUSS MASTER CLOSET AREA						

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GH	_____	012-REL ROUGH ELECTRICAL					09/12/2024
GH	_____	013-RMC ROUGH MECHANICAL					09/12/2024
GH	_____	014-INS INSULATION Comments1: JIM					09/16/2024
GH	_____	015-WK SERVICE WALK Comments1: MW - ADJUST FORMS-OFF BY 1" AT STOOP					09/17/2024
GH	_____	AM 016-EPW PUBLIC WALK Comments1: MW					09/23/2024
BF	_____	001-FIN FINAL INSPECTION Comments1: SOLAR - MIKE 815-355-5111 INSPECTIONS@IO Comments2: NSOLAR.COM	20240837	377 PENSACOLA ST	1150		09/19/2024
BF	_____	002-FEL FINAL ELECTRIC Comments1: SOLAR - MIKE 815-355-5111 INSPECTIONS@IO Comments2: NSOLAR.COM					09/19/2024
JP	_____	001-FTG FOOTING	20240886	3088 CONSTITUTION WAY	588		09/03/2024
JP	_____	AM 002-FOU FOUNDATION Comments1: MW					09/05/2024
PBF	_____	003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					09/09/2024
BC	_____	AM 004-BKF BACKFILL Comments1: MDW 815 839 8175					09/10/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JFLAHERT@NVRINC.COM					09/16/2024
GH	_____	006-BSM BASEMENT FLOOR Comments1: MW - REMOVE STYROFAOM BEFORE POURING					09/17/2024
GH	_____	007-GAR GARAGE FLOOR Comments1: MW					09/17/2024
GH	_____	008-GPL GREEN PLATE INSPECTION Comments1: JIM					09/19/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JFLAHERT@NVRINC.COM	20240887	3107 CONSTITUTION WAY	495		09/03/2024
BC	_____	PM 006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					09/04/2024

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JP	_____	007-GPL GREEN PLATE INSPECTION Comments1: JIM					09/05/2024
GH	_____	008-STP STOOPS Comments1: MW - FRONT & REAR					09/17/2024
GH	_____	AM 009-PWK PRIVATE WALKS Comments1: MDW 815 839 8175					09/25/2024
BC	_____	010-RFR ROUGH FRAMING RESCHECK SF Comments1: JIM					09/30/2024
BC	_____	011-REL ROUGH ELECTRICAL					09/30/2024
BC	_____	012-RMC ROUGH MECHANICAL					09/30/2024
PR	_____	013-PLR PLUMBING - ROUGH Comments1: JFLAHERT@NVRINC.COM				09/30/2024	
GH	_____	009-STP STOOPS Comments1: MW - FRONT ONLY	20240888	3033 CONSTITUTION WAY	519		09/17/2024
GH	_____	AM 010-PWK PRIVATE WALKS Comments1: MDW 815 839 8175					09/25/2024
BC	_____	011-RFR ROUGH FRAMING RESCHECK SF					09/25/2024
BC	_____	012-REL ROUGH ELECTRICAL					09/25/2024
BC	_____	013-RMC ROUGH MECHANICAL					09/25/2024
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: JFLAHERT@NVRINC.COM					09/25/2024
GH	_____	015-INS INSULATION Comments1: JIM					09/27/2024
BC	_____	003-FIN FINAL INSPECTION Comments1: DECK -- CHRIS	20240891	2622 SEELEY ST	747		09/10/2024
BC	_____	AM 005-FIN FINAL INSPECTION Comments1: BASEMENT -- JIM 224-324-0813	20240895	2789 BERRYWOOD LN	794		09/18/2024
BC	_____	AM 006-FEL FINAL ELECTRIC					09/18/2024
BC	_____	AM 007-FMC FINAL MECHANICAL					09/18/2024
BC	_____	003-FIN FINAL INSPECTION Comments1: BATHROOM OSCAR 219-874-1616	20240900	2505 LYMAN LOOP	78		09/11/2024

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PBF	_____	004-PLF PLUMBING - FINAL OSR READ Comments1: BASEMENT OSCAR 219-874-1616					09/11/2024
BC	_____ AM	003-BKF BACKFILL Comments1: MW	20240918	3105 CONSTITUTION WAY	496		09/04/2024
PBF	_____	004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					09/05/2024
GH	_____ AM	005-BG BASEMENT AND GARAGE FLOOR Comments1: MW					09/11/2024
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: JFLAHERT@NVRINC.COM					09/11/2024
JP	_____	007-GPL GREEN PLATE INSPECTION					09/13/2024
GH	_____ AM	008-STP STOOPS Comments1: MW - FRONT & REAR					09/26/2024
JP	_____ PM	001-FIN FINAL INSPECTION Comments1: SIDING --EARLY PM	20240934	101 S BRIDGE ST			09/09/2024
BC	_____	002-FIN FINAL INSPECTION Comments1: DECK -- TYRA 630-853-0128	20240944	2659 GOULD CT	65		09/06/2024
GH	_____ AM	001-FTG FOOTING Comments1: MW	20240957	3029 CONSTITUTION WAY	520		09/11/2024
GH	_____ PM	002-FOU FOUNDATION Comments1: MW					09/12/2024
GH	_____ PM	003-BKF BACKFILL Comments1: MW					09/17/2024
PBF	_____	004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					09/17/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JFLAHERT@NVRINC.COM					09/24/2024
GH	_____ PM	006-BSM BASEMENT FLOOR Comments1: MW					09/25/2024
GH	_____ PM	007-GAR GARAGE FLOOR					09/25/2024
BC	_____	008-GPL GREEN PLATE INSPECTION Comments1: JIM					09/30/2024

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JP	_____	AM 001-PHD POST HOLE - DECK	20240958	907 STATE ST			09/11/2024
		Comments1: CHRIS 630-921-0869					
BC	_____	AM 002-RFR ROUGH FRAMING RESCHECK SF					09/13/2024
		Comments1: DECK -- LATE AM -- CHRIS 630-921-0869					
BC	_____	AM 003-FIN FINAL INSPECTION	20240959	1095 GRACE DR	56		09/09/2024
		Comments1: PATIO-PAVERS AND GAZEBO -- LAZ 630-659-7					
		Comments2: 997					
BC	_____	AM 003-FIN FINAL INSPECTION	20240967	353 PENSACOLA ST	1145		09/04/2024
		Comments1: GARAGE DOOR					
JP	_____	AM 001-FIN FINAL INSPECTION	20240973	610 STATE ST	7		09/18/2024
		Comments1: WINDOWS -- DAISY 708-548-2780					
BF	_____	AM 001-FIN FINAL INSPECTION	20240981	2955 ELLSWORTH DR	406		09/09/2024
		Comments1: SOLAR -- JOSH 224-330-9458					
BF	_____	AM 002-FEL FINAL ELECTRIC					09/09/2024
BC	_____	003-FIN FINAL INSPECTION	20240982	3087 CONSTITUTION WAY	508		09/10/2024
		Comments1: DECK -- CHRIS					
JP	_____	AM 001-FTG FOOTING	20240984	3056 CONSTITUTION WAY	583		09/17/2024
		Comments1: MW					
GH	_____	PM 002-FOU FOUNDATION					09/18/2024
		Comments1: MW					
PR	_____	003-ESW SEWER / WATER					09/23/2024
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
BC	_____	PM 004-BKF BACKFILL					09/24/2024
		Comments1: MW					
BC	_____	AM 004-REI REINSPECTION	20240988	2374 TITUS DR	244		09/03/2024
		Comments1: ROUGH ELECT - PATRICK 630-267-4192					
BC	_____	005-INS INSULATION					09/06/2024
		Comments1: WALLS ONLY -- WILL REQUIRE ANOTHER INSPE					
		Comments2: CTION FOR WINDOW FRAME SEALING					
BC	_____	001-FIN FINAL INSPECTION	20240994	1308 SUNSET AVE			09/04/2024
		Comments1: SIGN --- GINA 331-230-2642					
JP	_____	AM 001-FIN FINAL INSPECTION	20240996	597 REDHORSE LN	145		09/10/2024
		Comments1: WINDOWS -- TINA 712-254-3447					

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BC	_____	001-FIN FINAL INSPECTION Comments1: WINDOW OR DOOR	20240998	504 POWERS	2		09/11/2024
BC	_____	PM 001-RFR ROUGH FRAMING RESCHECK SF Comments1: JIM 224-324-0813 -- BASEMENT	20241002	2685 FAIRFAX WAY	260		09/13/2024
BC	_____	PM 002-REL ROUGH ELECTRICAL					09/13/2024
BC	_____	PM 003-RMC ROUGH MECHANICAL					09/13/2024
PBF	_____	PM 004-PLR PLUMBING - ROUGH Comments1: JIM 224-324-0813					09/13/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB					09/13/2024
BC	_____	PM 006-INS INSULATION Comments1: JIM 224-324-0813					09/19/2024
BC	_____	AM 001-FTG FOOTING Comments1: GARAGE -- 630-246-0472	20241004	4510 GARDINER AVE	1138		09/27/2024
BC	_____	PM 005-ELS ELECTRIC SERVICE Comments1: MARK 630-677-3101	20241008	209 E CENTER ST			09/06/2024
JP	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS -- AMY 612-963-9659	20241010	308 PARK ST	62		09/25/2024
JP	_____	PM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: PUBLIC AND SERVICE WALK -- REBECCA 630-8 Comments2: 20-1624	20241011	116 BLACKBERRY CT			09/20/2024
JP	_____	001-PTO PREPOUR BASE FOR PATIO	20241012	1961 MEADOWLARK LN	127		09/03/2024
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR--PLEASE DO FIRST -- JOSH 224-330-9 Comments2: 458	20241021	2957 ELLSWORTH DR	405		09/09/2024
BF	_____	AM 002-FEL FINAL ELECTRIC					09/09/2024
BC	_____	003-FIN FINAL INSPECTION Comments1: DECK	20241024	2492 ANNA MARIA LN	599		09/03/2024
JP	11:00	001-PHF POST HOLE - FENCE Comments1: NW CEDAR	20241036	3083 CONSTITUTION WAY	509		09/09/2024
JP	_____	AM 001-PTO PREPOUR BASE FOR PATIO Comments1: CENTENTRIX	20241046	2657 GOULD CT	66		09/03/2024

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JP	_____ AM	001-WK SERVICE WALK	20241047	2844 OLD GLORY DR	280		09/26/2024
		Comments1: JOHN 630-862-8053					
JP	_____	002-FIN FINAL INSPECTION	20241048	404 BLAINE ST			09/06/2024
		Comments1: SIDING -- ETHAN 630-849-4548					
BF	_____ AM	001-FIN FINAL INSPECTION	20241052	2898 ALDEN AVE	324		09/04/2024
		Comments1: SOLAR -- THOMAS 224-645-4871					
BF	_____ AM	002-FEL FINAL ELECTRIC					09/04/2024
BC	_____ PM	001-PHD POST HOLE - DECK	20241054	2655 GOULD CT	67		09/10/2024
		Comments1: ARCHADECK 847-496-4333					
BC	_____	002-RFR ROUGH FRAMING RESCHECK SF					09/11/2024
BC	_____ PM	003-FIN FINAL INSPECTION					09/20/2024
		Comments1: DANIELLE 847-496-4333					
BF	_____ AM	001-FIN FINAL INSPECTION	20241057	2961 ELLSWORTH DR	404		09/09/2024
		Comments1: INSPECTIONS@CERTASUN.COM 224 330 9458					
		Comments2: JOSH					
BF	_____ AM	002-FEL FINAL ELECTRIC					09/09/2024
		Comments1: INSPECTIONS@CERTASUN.COM 224 330 9458					
		Comments2: JOSH					
BF	_____	001-FIN FINAL INSPECTION	20241060	4438 TAMPA DR	1973		09/19/2024
		Comments1: SOLAR - MIKE 815-355-5111 INSPECTIONS@IO					
		Comments2: NSOLAR.COM					
BF	_____	002-FEL FINAL ELECTRIC					09/19/2024
		Comments1: SOLAR - MIKE 815-355-5111 INSPECTIONS@IO					
		Comments2: NSOLAR.COM					
BF	_____ PM	001-FIN FINAL INSPECTION	20241065	3388 GABRIEL DR	168		09/18/2024
		Comments1: SOLAR -- FRNAK 224-237-8025, PLEASE CALL					
		Comments2: WITH TIME					
BF	_____ PM	002-FEL FINAL ELECTRIC					09/18/2024
BF	_____ AM	001-FIN FINAL INSPECTION	20241066	2786 GAINS CT	187		09/12/2024
		Comments1: JOSH 224 330 9458 INSPECTIONS@CERTASUN.C					
		Comments2: OM					
BF	_____ AM	002-FEL FINAL ELECTRIC					09/12/2024
		Comments1: JOSH 224 330 9458 INSPECTIONS@CERTASUN.C					
		Comments2: OM					

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BC	-----	003-FIN FINAL INSPECTION	20241069	702 GREENFIELD TURN	99		09/11/2024
	Comments1: DECK -- JASON 630-800-6409						
BF	-----	AM 001-FIN FINAL INSPECTION	20241074	2848 MCLELLAN BLVD	455		09/04/2024
	Comments1: SOLAR -- THIS ONE FIRST -- THOMAS 224-64						
	Comments2: 5-4871						
BF	-----	AM 002-FEL FINAL ELECTRIC					09/04/2024
BC	-----	AM 003-REI REINSPECTION	20241077	521 CHESHIRE CT	42		09/12/2024
	Comments1: WILL 847 975 8834						
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241081	111 E ORANGE ST			09/13/2024
	Comments1: DUSTIN 630 669 2585						
BF	-----	AM 001-FIN FINAL INSPECTION	20241091	1459 WOOD SAGE AVE	20		09/06/2024
	Comments1: SOLAR -- WILL 847-975-8834						
BF	-----	AM 002-FEL FINAL ELECTRIC					09/06/2024
BC	-----	AM 003-REI REINSPECTION					09/17/2024
	Comments1: SOLAR -- THOMAS 224-645-4871						
BC	-----	AM 004-REI REINSPECTION					09/23/2024
	Comments1: SOLAR FINAL -- THOMAS 224-645-4871						
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241095	192 BURNETT ST	1237		09/26/2024
	Comments1: JOSH 630-742-6997						
BC	-----	003-FIN FINAL INSPECTION	20241100	1161 MIDNIGHT PL	272		09/24/2024
	Comments1: DEK -- DAN 815-690--9727						
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241103	2101 MCHUGH RD		09/30/2024	
	Comments1: ROB 815-703-3154						
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241107	110 E COUNTRYSIDE PKWY			09/06/2024
	Comments1: MIKE 815-520-9353 TWO DAY 9/5 AND 9/6						
JP	-----	001-ROF ROOF UNDERLAYMENT ICE & W	20241108	674 W VETERANS PKWY	9		09/03/2024
JP	-----	AM 002-ROF ROOF UNDERLAYMENT ICE & W					09/04/2024
	Comments1: OMAR 815-391-4619						
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241114	229 WALSH CIR	40		09/04/2024
	Comments1: 630-553-2344 - ADVANCED						
BC	-----	AM 001-FIN FINAL INSPECTION	20241116	124 NADEN CT	65	09/05/2024	
	Comments1: GENERATOR -- TERRY						

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JP	_____ AM	001-FTG FOOTING	20241118	2875 OLD GLORY DR	244		09/24/2024
	Comments1: MW						
GH	_____ PM	002-FOU FOUNDATION					09/26/2024
	Comments1: MW						
GH	_____	001-FTG FOOTING	20241119	492 BISCAYNE LN	2015		09/30/2024
JP	11:30	001-PHF POST HOLE - FENCE	20241122	506 WINDETT RIDGE RD	174		09/16/2024
	Comments1: SHERRIE 815-836-8731						
JP	_____	002-FIN FINAL INSPECTION					09/17/2024
	Comments1: FENCE -- DENNIS 630-708-3128						
BF	_____ AM	001-FIN FINAL INSPECTION	20241123	4449 TAMPA DR	1962	09/09/2024	
	Comments1: SOLAR -- DIEGO 773 742 6397 INSPECTION@						
	Comments2: BLUERAVENTSOLAR.COM						
BF	_____ AM	002-FEL FINAL ELECTRIC				09/09/2024	
	Comments1: SOLAR -- DIEGO 773 742 6397 INSPECTION@						
	Comments2: BLUERAVENTSOLAR.COM						
BC	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20241124	363 BISCAYNE LN	1983		09/05/2024
	Comments1: ESMERELDA 630-677-9097 -- FIRE PIT REMOV						
	Comments2: ED						
BC	_____	001-TRN TRENCH - (GAS, ELECTRIC,	20241128	253 WALSH CIR	33		09/26/2024
	Comments1: PHIL 630-688-1477						
BC	_____ AM	002-BND POOL BONDING					09/30/2024
	Comments1: PHIL						
JP	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20241129	3132 JUSTICE DR	614		09/06/2024
	Comments1: TONY 630-270-6225 REQUIRES 4" COMPAC						
	Comments2: TED BASE, WINDOW WELL CANNOT BE BELOW LE						
	Comments3: VEL OF PATIO, VEGETATION MUST BE REMOVED						
	Comments4: PRIOR TO GRAVEL INSTALL						
JP	_____	002-REI REINSPECTION					09/11/2024
JP	_____ AM	001-FIN FINAL INSPECTION	20241132	321 RYAN CT	206	09/05/2024	
	Comments1: PAVERS						
BC	_____ AM	001-FIN FINAL INSPECTION	20241133	701 N BRIDGE ST			09/05/2024
	Comments1: SOLAR -- AFTER 9:00AM FRANK 224-237-8025						
BC	_____ AM	002-FEL FINAL ELECTRIC					09/05/2024

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BC	13:00	001-PHF POST HOLE - FENCE Comments1: IDEAL 630-966-0209	20241135	338 TIMBALIER ST	1007		09/16/2024
BC	12:00	001-RFR ROUGH FRAMING RESCHECK SF Comments1: COREY 630-546-6533 -- BASEMENT	20241138	782 GREENFIELD TURN	107		09/13/2024
BC	12:00	002-REL ROUGH ELECTRICAL					09/13/2024
BC	_____ AM	003-REI REINSPECTION Comments1: ROUGH ELECTRICAL --COREY					09/17/2024
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241140	303 WOODWORTH ST			09/04/2024
BC	_____	001-RFR ROUGH FRAMING RESCHECK SF Comments1: BASEMENT REMODEL TANNER 630 631 8795	20241142	2662 SEELEY ST	737		09/11/2024
BC	_____	002-REL ROUGH ELECTRICAL Comments1: GROUND ALL METAL REC. BOXES. REINSPECT Comments2: AT INS					09/11/2024
BC	_____ AM	003-INS INSULATION Comments1: TANNER -- 630-631-8795					09/12/2024
BC	_____	004-REI REINSPECTION Comments1: ROUGH ELECT.					09/12/2024
JP	_____ PM	001-PPS PRE-POUR, SLAB ON GRADE	20241144	685 TIMBER OAK LN	19		09/10/2024
JP	_____	001-PPS PRE-POUR, SLAB ON GRADE Comments1: CHUY	20241145	592 TIMBER OAK LN	45		09/10/2024
BC	14:30	001-FIN FINAL INSPECTION Comments1: GAZEBO -- BRIAN 708-898-6185	20241147	562 W BARBERRY CIR	65		09/10/2024
JP	_____ AM	001-PHF POST HOLE - FENCE Comments1: LATE AM -- CLASSIC	20241150	2742 LILAC CT	331		09/04/2024
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE -- CLASSIC	20241151	317 ESSEX CT	19		09/06/2024
JP	_____	001-PHF POST HOLE - FENCE Comments1: 630-360-4099	20241154	424 MONTEREY ST	2021		09/09/2024
BC	_____ PM	001-FIN FINAL INSPECTION Comments1: ELECTRICAL ADDITIONS -- MARCO 815-557-48 Comments2: 09	20241155	1958 SUNNY DELL CT	96		09/06/2024
BC	_____ AM	001-RFR ROUGH FRAMING RESCHECK SF Comments1: BASEMENT -- VICTOR - 773-876-2605	20241156	2848 ALDEN AVE	335		09/26/2024

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BC	_____	AM 002-RMC ROUGH MECHANICAL					09/26/2024
BC	_____	AM 003-REL ROUGH ELECTRICAL					09/26/2024
GH	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: DRIVEWAY DANNY 630-440-7849	20241158	1123 REDWOOD DR	49		09/30/2024
JP	14:00	001-PHF POST HOLE - FENCE Comments1: GABRIEL 630-406-8410 X202 HOLES NOT READ Comments2: Y ON 9/12	20241160	271 ANDREW DR	194		09/13/2024
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: RONNIE 773-647-0299	20241161	1825 CANDLEBERRY LN	29		09/18/2024
JP	14:00	001-PHF POST HOLE - FENCE Comments1: GABRIEL 630-406-8410 X 202 HOLES NOT REA Comments2: DY ON 9/12	20241164	277 ANDREW DR	195		09/13/2024
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ADRIAN 224-833-9170	20241166	1892 WALSH DR	103		09/05/2024
JP	13:30	001-PHF POST HOLE - FENCE Comments1: CANCELLED/HOLLY	20241168	4432 PLEASANT CT	1201	09/10/2024	
JP	_____	001-WK SERVICE WALK Comments1: MID-DAY -- TRAVIS 630-688-4528	20241170	1979 MEADOWLARK LN	118		09/09/2024
JP	_____	AM 001-PTO PREPOUR BASE FOR PATIO Comments1: PATIO & WALK -- GUS 331-717-8254	20241172	548 WARBLER LN	356		09/12/2024
GH	_____	001-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIOS (X2)	20241174	492 TIMBER OAK LN	40		09/16/2024
GH	_____	AM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: SHED PAD					09/16/2024
GH	_____	AM 003-PPS PRE-POUR, SLAB ON GRADE Comments1: SERVICE WALK - GARAGE TO PATIO					09/16/2024
JP	09:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: MARTHA 815-786-3100	20241175	506 BLAINE ST			09/18/2024
JP	11:30	001-PHF POST HOLE - FENCE Comments1: SARAH 815-836-8731	20241178	1158 GRACE DR	107		09/23/2024
JP	_____	PM 002-FIN FINAL INSPECTION Comments1: FENCE -					09/25/2024

INSPECTIONS SCHEDULED FROM 09/01/2024 TO 09/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	13:00	001-PHF POST HOLE - FENCE Comments1: IDEAL	20241179	1336 SPRING ST	178		09/09/2024
BC	-----	002-FIN FINAL INSPECTION Comments1: FENCE LAZ 630-659-7997					09/25/2024
JP	-----	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: KIM-- ADVANCED	20241181	847 GREENFIELD TURN	47		09/09/2024
JP	-----	AM 001-FIN FINAL INSPECTION Comments1: WINDOWS -- MACHELLE 630-296-7663 X1	20241185	221 S BRIDGE ST			09/30/2024
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: PATRICE 630-855-9297	20241186	2673 FAIRFAX WAY	259		09/16/2024
JP	11:00	001-PHF POST HOLE - FENCE Comments1: ADRIANA 815-834-1200 x103	20241187	1132 MIDNIGHT PL			09/25/2024
JP	11:00	001-PHF POST HOLE - FENCE Comments1: TONY 630-406-8410, EX 212	20241188	4434 SARASOTA AVE	2007		09/18/2024
GH	10:30	001-PHF POST HOLE - FENCE Comments1: SARAH 815-836-8731	20241191	3328 GABRIEL DR	164		09/19/2024
JP	11:00	001-PHF POST HOLE - FENCE Comments1: CANDACE 630-406-8410 X 220	20241192	511 COACH RD	411		09/16/2024
JP	-----	002-FIN FINAL INSPECTION Comments1: PARAMOUNT MIKE FENCE 630 406 8410 208X					09/25/2024
BC	-----	AM 001-PTO PREPOUR BASE FOR PATIO Comments1: TJ 630-207-4161	20241194	502 WARBLER LN	360		09/16/2024
JP	11:30	001-PHF POST HOLE - FENCE Comments1: JAZLYN	20241196	3096 JETER ST	572		09/09/2024
JP	-----	002-FIN FINAL INSPECTION Comments1: FENCE -- JAZLYN 224-220-1042					09/13/2024
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: BRIAN 224-612-3718	20241207	301 WINDETT RIDGE RD	45		09/09/2024
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: BRIAN 224-612-3718	20241208	1142 GRACE DR	104		09/10/2024
JP	10:00	001-PHF POST HOLE - FENCE Comments1: CANDACE 630-406-8410 X 220	20241211	304 E MAIN ST			09/16/2024

DATE: 10/01/2024

UNITED CITY OF YORKVILLE

PAGE: 39

TIME: 07:48:31

CALLS FOR INSPECTION REPORT

ID: PT4A0000.WOW

INSPECTIONS SCHEDULED FROM 09/01/2024 TO 09/30/2024

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

JP	_____ AM	001-PHD POST HOLE - DECK	20241216	2757 ROYAL CT	104		09/26/2024
		Comments1: JORGE 331-454-4447					
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241217	2757 CRANSTON CIR	131		09/13/2024
		Comments1: REUBEN					
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241218	3173 PINWOOD DR	28		09/12/2024
		Comments1: ANGEL 815-814-3686					
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241219	506 W MADISON ST			09/11/2024
		Comments1: GUILLERMO 262-357-1959					
BC	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20241222	576 ALDER CT	41		09/19/2024
BC	_____ AM	002-WK SERVICE WALK					09/19/2024
BC	_____ AM	003-PTO PREPOUR BASE FOR PATIO					09/19/2024
JP	11:00	001-PHF POST HOLE - FENCE	20241232	2492 ANNA MARIA LN	599	09/30/2024	
		Comments1: ADRIANA 815-834-1200 X 103					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241233	2968 ELLSWORTH DR	357		09/20/2024
		Comments1: ROY 847-401-3383					
BC	_____ PM	001-PHD POST HOLE - DECK	20241238	427 NORWAY CIR	89		09/23/2024
		Comments1: REVAMP EFFRON 331-250-3530					
BC	_____ PM	002-RFR ROUGH FRAMING RESCHECK SF					09/23/2024
		Comments1: DECK					
BC	_____ AM	003-FIN FINAL INSPECTION					09/27/2024
		Comments1: DECK -- ALEJANDRO 331-250-3530					
JP	13:00	001-PHF POST HOLE - FENCE	20241250	3394 JONATHAN DR	158	09/24/2024	
		Comments1: MIDTOWN 630-473-4165					
JP	_____	001-FIN FINAL INSPECTION	20241255	2478 CATALPA TR	149		09/20/2024
		Comments1: WINDOWS -- RANDY 224-223-2060					
BC	09:00	001-FTG FOOTING	20241271	2898 ALDEN AVE	324		09/20/2024
		Comments1: PORCH ROOF -- MARCO 630-621-8426					
BC	09:00	002-PTO PREPOUR BASE FOR PATIO					09/20/2024
BC	09:00	003-STP STOOPS					09/20/2024
JP	_____ AM	004-WK SERVICE WALK					09/27/2024
		Comments1: MARCO --					

INSPECTIONS SCHEDULED FROM 09/01/2024 TO 09/30/2024

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

JP	11:30	001-PHF POST HOLE - FENCE Comments1: ADRIANA 815-834-1200 x 103	20241272	3026 CONSTITUTION WAY	580		09/25/2024
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: EXCEL ROOFING	20241273	2171 BLUEBIRD LN	238		09/26/2024
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241274	2173 BLUEBIRD LN	238		09/26/2024
GH	_____ PM	001-PPS PRE-POUR, SLAB ON GRADE Comments1: DRIVEWAY JIM 630-363-5691 RECOMMEND PINN Comments2: ING AT FOUNDATION/GARAGE	20241277	407 COLTON ST.			09/25/2024
JP	13:00	001-PHF POST HOLE - FENCE Comments1: MARIA	20241294	3133 REHBEHN CT	643	09/30/2024	
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: VANESSA 630-391-0422	20241302	302 E SOMONAUK ST			09/30/2024

INSPECTIONS SCHEDULED FROM 09/01/2024 TO 09/30/2024

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

PERMIT TYPE SUMMARY:		ADD ADDITION			6		
		BSM BASEMENT REMODEL			20		
		COM COMMERCIAL BUILDING			4		
		CON CONCRETE PAD			3		
		DCK DECK			21		
		DRV DRIVEWAY			2		
		ELE ELECTRIC			1		
		FNC FENCE			27		
		GAR GARAGE			1		
		GAZ GAZEBO			1		
		GEN STAND BY GENERATOR			1		
		HVC HVAC UNIT/S			1		
		IGP IN-GROUND POOL			6		
		MIS MISCELLANEOUS			1		
		PTO PATIO / PAVERS			16		
		PVR PAVER			2		
		PW PUBLIC WALK			1		
		REM REMODEL			4		
		REP REPAIR			2		
		ROF ROOFING			20		
		RS ROOFING & SIDING			4		
		SDW SIDEWALK			2		
		SFA SINGLE-FAMILY ATTACHED			88		
		SFD SINGLE-FAMILY DETACHED			424		
		SGN SIGN			1		
		SHD SHED/ACCESSORY BUILDING			1		
		SID SIDING			1		
		SOL SOLAR PANELS			36		
		WIN WINDOW REPLACEMENT			6		
INSPECTION SUMMARY:		ABC ABOVE CEILING			1		
		ADA ADA ACCESSIBLE WALK WAY			7		
		BG BASEMENT AND GARAGE FLOOR			7		
		BGS BASEMENT GARAGE STOOPS			1		
		BKF BACKFILL			10		
		BND POOL BONDING			1		
		BSM BASEMENT FLOOR			5		
		EFL ENGINEERING FINAL SITE			51		
		ELS ELECTRIC SERVICE			9		
		EPW PUBLIC WALK			13		
		ESW SEWER / WATER			6		
		FEL FINAL ELECTRIC			57		
		FIN FINAL INSPECTION			99		
		FMC FINAL MECHANICAL			42		
		FOU FOUNDATION			10		
		FTG FOOTING			13		
		GAR GARAGE FLOOR			8		

INSPECTIONS SCHEDULED FROM 09/01/2024 TO 09/30/2024

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

		GPL GREEN PLATE INSPECTION			14		
		INS INSULATION			25		
		OCC OCCUPANCY INSPECTION			11		
		PHD POST HOLE - DECK			7		
		PHF POST HOLE - FENCE			20		
		PLF PLUMBING - FINAL OSR READY			42		
		PLR PLUMBING - ROUGH			22		
		PLU PLUMBING - UNDERSLAB			14		
		PPS PRE-POUR, SLAB ON GRADE			11		
		PTO PREPOUR BASE FOR PATIO			9		
		PWK PRIVATE WALKS			2		
		REI REINSPECTION			42		
		REL ROUGH ELECTRICAL			24		
		RFR ROUGH FRAMING RESCHECK SFD SFA			28		
		RMC ROUGH MECHANICAL			22		
		ROF ROOF UNDERLAYMENT ICE & WATER			23		
		STP STOOPS			19		
		SUM SUMP			4		
		TRN TRENCH - (GAS, ELECTRIC, ETC)			1		
		WAT WATER			4		
		WK SERVICE WALK			13		
		WKS PUBLIC & SERVICE WALKS			6		
INSPECTOR SUMMARY:		BC BOB CREADEUR			160		
		BF B&F INSPECTOR CODE SERVICE			36		
		BKF BRISTOL KENDALL FIRE DEPT			11		
		GH GINA HASTINGS			153		
		GS GEORGE STEFFENS			67		
		JP JOHN PETRAGALLO			161		
		PBF PLUMBER			86		
		PR PETER RATOS			29		
STATUS SUMMARY:	A	JP			1		
	C	BC			41		
	C	BF			23		
	C	BKF			3		
	C	GH			48		
	C	GS			39		
	C	JP			36		
	C	PBF			23		
	C	PR			11		
	I	BC			119		
	I	BF			13		
	I	BKF			8		
	I	GH			105		
	I	GS			24		

PAGE: 43

INSPECTIONS SCHEDULED FROM 09/01/2024 TO 09/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		I	JP		124		
		I	PBF		63		
		I	PR		18		
		T	GS		3		
		V	GS		1		
REPORT SUMMARY:					703		



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 2024-75

Agenda Item Summary Memo

Title: Property Maintenance Report for September 2024

Meeting and Date: Economic Development Committee – November 6, 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 September 26, 2024
Subject: September Property Maintenance

Property Maintenance Report September 2024

There were 2 cases heard in September 2024

9/16/2024

N 4491	1023 S Carly Cir	Junk, Trash Refuse	Dismissed
N 4490	1023 S Carly Cir	Certain Weeds	Dismissed



Case Report

09/01/2024 - 09/30/2024

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	DOWNTOWN SWEEP	STATUS	DOOR HANGER	VIOLATION LETTER SENT	POSTED	CITATION ISSUED	FOLLOW UP STATUS	PUBLIC WORKS TO MOW	Assigned To
20240163	9/23/2024	881 Omaha	Watering Restrictions		CLOSED	9/23/2024						John Petragallo
20240162	9/23/2024	781 Omaha	Watering Restrictions		CLOSED	9/23/2024						John Petragallo
20240161	9/19/2024	904 E Spring	Obstructing Public Way		CLOSED	9/19/2024				COMPLIANT		John Petragallo
20240160	9/16/2024	501 Ashworth	Watering Restrictions		CLOSED	9/16/2024				COMPLIANT		John Petragallo
20240159	9/11/2024	411 Dover Ct	Garbage/Debris		CLOSED	9/10/2024						John Petragallo
20240158	9/11/2024	106 W Kendall	Grass/Weeds Height		CLOSED	9/10/2024				COMPLIANT		John Petragallo
20240157	9/9/2024	206 Pleasure	Parking On Unapproved Surface		CLOSED							John Petragallo
20240156	9/9/2024	4512 Marquette St	Junk		CLOSED	9/6/2024				COMPLIANT		John Petragallo
20240155	9/6/2024	2361 Fairfield Ave	Grass/Weeds Height		CLOSED	9/6/2024				COMPLIANT		John Petragallo
20240154	9/6/2024	2349 Fairfield Ave	Grass/Weeds Height		CLOSED					COMPLIANT		John Petragallo
20240153	9/4/2024	936 N Carly	Grass/Weeds Height		CLOSED							John Petragallo
20240152	9/4/2024	248 Portage	Hazzardous Conditions		CLOSED	8/30/2024						John Petragallo

Total Records: 12



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 2024-76

Agenda Item Summary Memo

Title: Economic Development Report for October 2024

Meeting and Date: Economic Development Committee – November 6, 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 – November 2024 EDC Meeting of the United City of Yorkville

October 2024 Activity New Development:

- **J&E Restorations – 1304 Game Farm Road:** This existing business will be relocating and expanding from their current location at 720B N Bridge Street. Owners Eric Vicars and Jason Hill are purchasing this new location. Closing is scheduled to take place on November 6th. It is their goal to begin to move over their operation to the new location upon closing.
- **YOLKVILLE Café – 102 E. Stagecoach Trail:** Matt and Hannah Gocman have opened a new breakfast/lunch restaurant, in the former Silver Dollars location, as of October 15th. Their hours of operation at 6AM to 3PM daily. They are offering many new breakfast and lunch options.

October 2024 Previously Reported Updates:

- **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.
- **Hofmann Fluid Power – 109 Beaver Street – Fox Industrial Park:** John Hofmann relocated his business to Yorkville in 2020 at 210 Beaver. Now John has purchased 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 in early 2025, and have this business open in late 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” is HYATT STUDIOS.** This hotel type is a new offering for the “Hyatt” brand, and the first of these offerings will open in 2025 nationwide. Construction has begun, and the goal is an opening by Dec 31, 2025.
- **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 late 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 shortly. They are experiencing some challenges with NICOR relocating a gas line, and which is located in IDOT’s right-of-way. Opening of Yorkville’s QuikTrip is slotted for late 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 checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #5

Tracking Number

EDC 2024-77

Agenda Item Summary Memo

Title: Heartland Meadows West (Kendall Marketplace)

Meeting and Date: Economic Development Committee – November 6, 2024

Synopsis: Proposed Planned Unit Development (PUD) Amendment, Preliminary and Final

PUD Plan for age-restricted residential and commercial development.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

See attached memorandum.



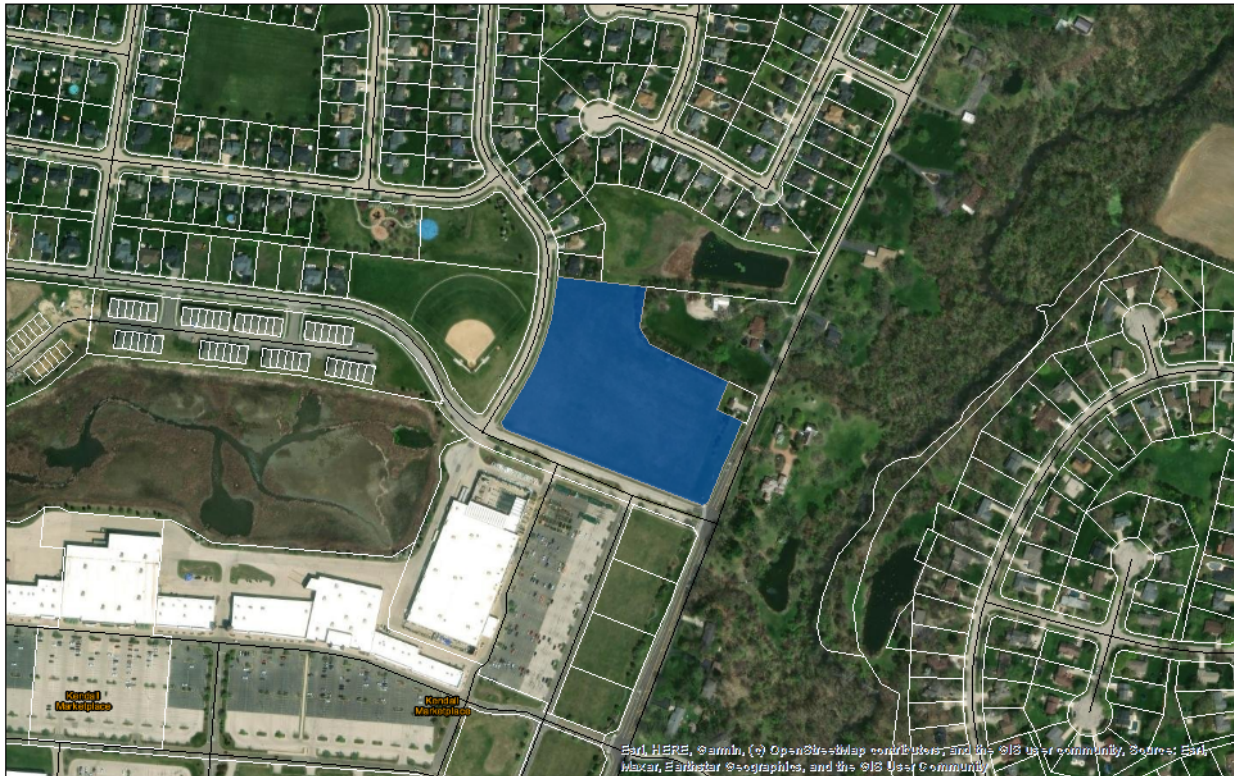
Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Planner I
Date: October 30, 2024
Subject: **PZC 2024-21 Heartland Meadows West (Kendall Marketplace)**
Proposed PUD Amendment and Preliminary & Final PUD Plan

REQUEST SUMMARY:

Marker Inc., the petitioner, along with the property owner, the United City of Yorkville, seeks to amend the Kendall Marketplace Planned Unit Development (PUD) Agreement. They are requesting approval for a preliminary subdivision plat and a final PUD plan to develop Heartland Meadows West. This mixed-use project will feature twenty single-family residential lots for an active adult community, along with four commercial outlots. The proposed zoning designations are R-2 Single-Family Traditional Residential District for the residential lots and B-3 General Retail District for the commercial lots.

Additionally, the petitioner is seeking to reduce the rear yard setback from 40 feet to 20 feet, due to the presence of a 16-inch City water main running parallel to the northern boundary of the parcel. They also request a reduction in interior and corner side yard setbacks from 10 feet and 30 feet to 5 feet. The approximately 8.29-acre site, currently vacant, is located within the Kendall Marketplace development, north of Blackberry Shore Lane and between Northland Lane and Cannonball Trail.



Heartland Meadows West

United City of Yorkville, Illinois

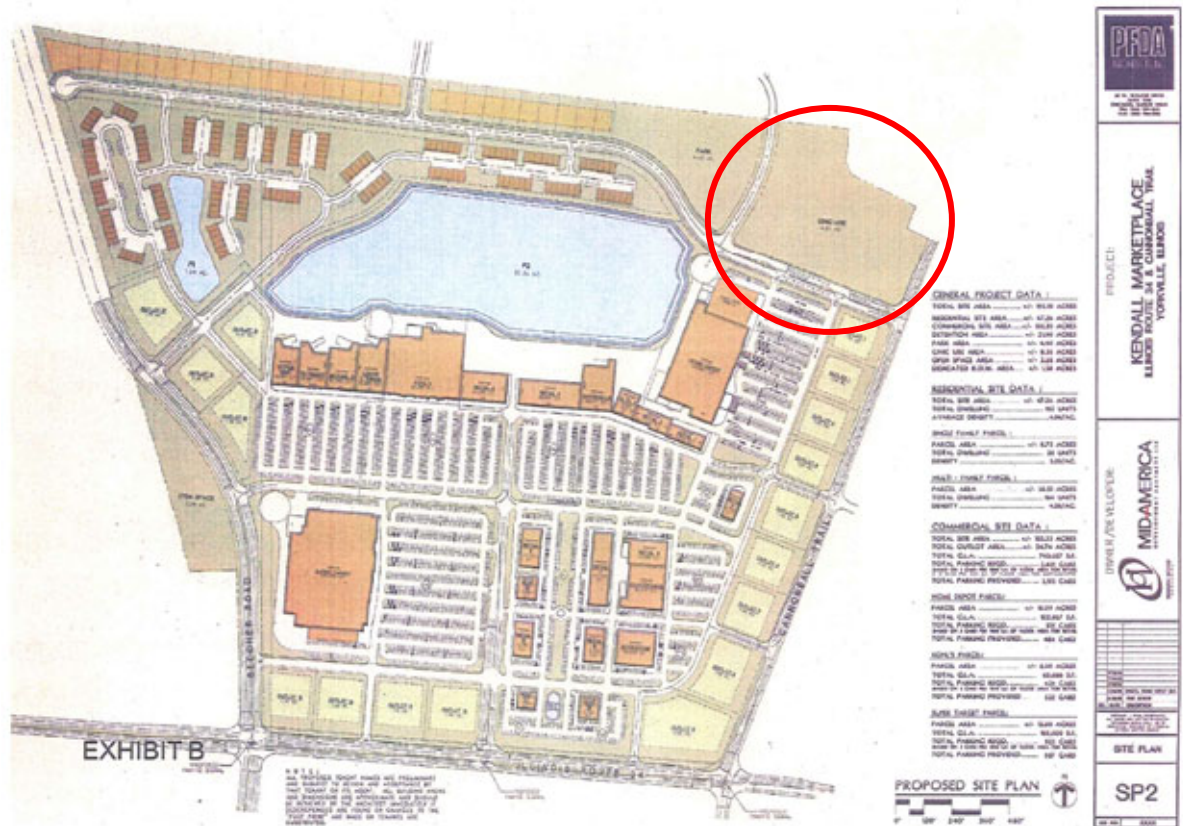
Date: September 11, 2024

File Location: I:\ARCGIS TEMPLATES\Heartland Meadows West



PROPERTY BACKGROUND/ZONING:

The subject property is located within the existing Kendall Marketplace Planned Unit Development (PUD) approved by the City in 2006. Per Article II of the Development Agreement (Ord. 2006-125) for Kendall Marketplace, “[t]he development of the property shall be generally pursuant to the Conceptual Plans attached hereto and incorporated herein as Exhibit “B” as illustrated below:



The Kendall Marketplace PUD allowed for a mix of uses permitted within the B-3 General Business District, R-2 Single-Family Traditional Residence District, and the R-3 Multi-Family Attached Residence District. The following are the current immediate surrounding zoning and land uses to the subject property:

Zoning		Land Use
North	R-2 Single-Family Residence District	Cannonball Estates Subdivision
East	R-3 (Kendall County)	Single-Family Residential
South	Planned Unit Development (B-3)	Kendall Marketplace (Home Depot)
West	Planned Unit Development (R-3)	Kendall Marketplace (Baseball Field)
		Kendall Market Place (Townes of Kendall Marketplace)

COMMERCIAL PURCHASE & SALE AGREEMENT:

After several years of the subject property siting fallow, the City of Yorkville and Heartland Meadows, LLC, entered into a “Commercial Purchase and Sales Agreement” on January 23, 2024 which established specific conditions for the development of the parcel for residential and commercial uses. However, the originally approved concept plan designates the land use for the subject parcel as “civic purposes”. While

the existing Kendall Marketplace development has underlying zoning that permits the proposed single-family dwellings and allows for various commercial uses—such as retail, services, entertainment, dining, medical, and vehicle-related activities—the proposed residential and commercial uses for this parcel requires an amendment to the approved Planned Unit Development (PUD).

The agreement allows a Feasibility Period and Platting/Entitlement Period, with the deadline for petition submission set for July 23, 2024, and entitlements required by January 23, 2025.

The purchaser is also tasked with establishing a business owner’s association in conjunction with final plat approval to oversee cross-access easements and maintenance for the commercial parking lots in proportion to their area. Additionally, commercial parcels must align with the B-3 Zoning District standards or less intense B-1 or B-2 classifications.

Further, the agreement permits the purchaser to secure water and sanitary sewer connection fees at rates effective as of December 1, 2023, for five years following City Council’s final plat approval. Residential water connection fees are set at \$5,554, while sanitary sewer connection rates are \$2,000, with commercial rates varying by meter size and number of drain units. Covenants will apply to the residential lots, limiting them to a 55+ active adult community, with lot dimensions conforming to the minimum standards previously used in the Heartland Meadows subdivision. Finally, signage installation is permitted post-Feasibility Period, provided it complies with Unified Development Ordinance (UDO) standards.

AMENDMENTS TO APPROVED PUD:

As mentioned, the change in approved land use from civic to residential and commercial requires an amendment to the existing Kendall Marketplace PUD. Section 10-8-8G of City’s Unified Development Ordinance (UDO) establishes criteria for major and minor planned unit development amendments. Based upon the increase in residential land use/density, a modification in the proportion of housing types, and the alt, the request is deemed a major amendment.

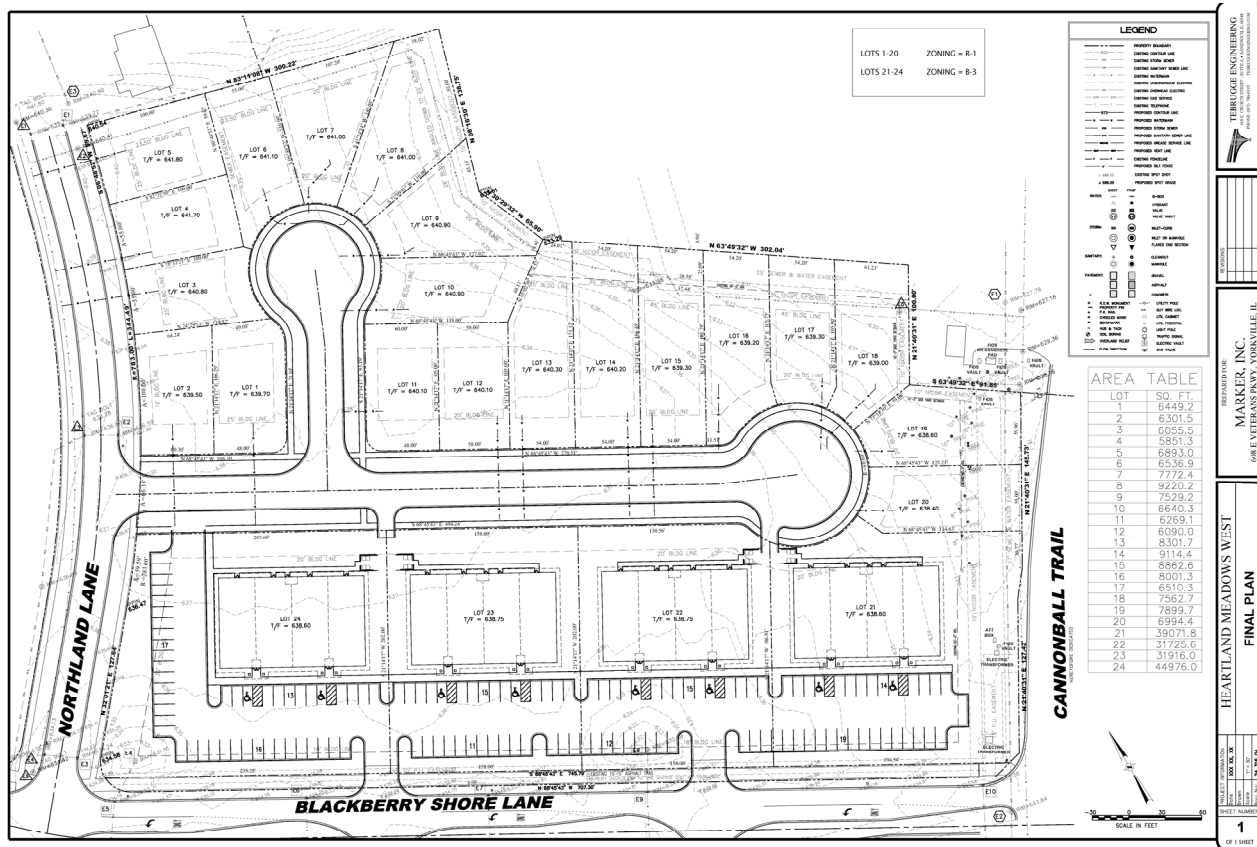
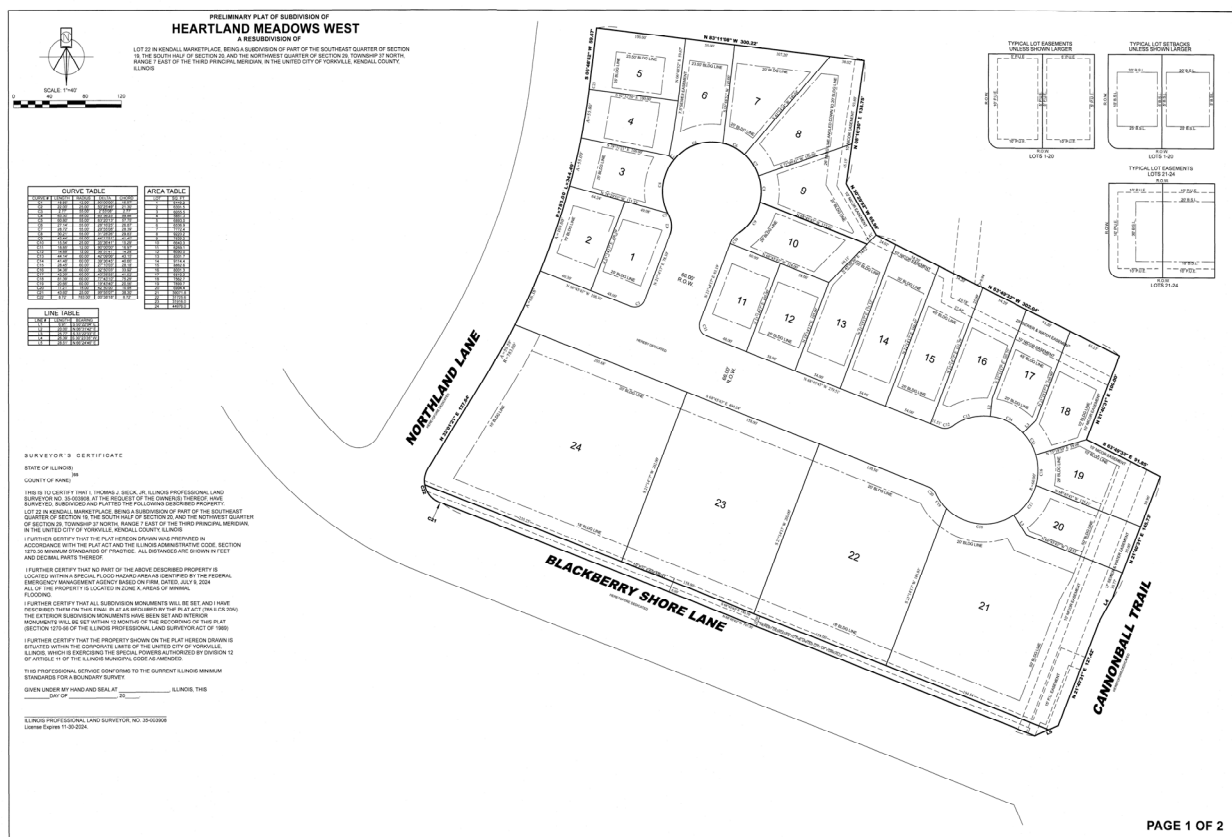
The breakdown of change in approved land uses within the Kendall Marketplace PUD is provided in the table below:

	APPROVED PUD PLAN (Acres)	PROPOSED PUD AMENDMENT (Acres)	% CHANGE
Residential	47.26	3.33	+7%
Commercial	105.33	3.39	+3.3%
Detention	21.90	0	-
Park	4.40	0	-
Civic	8.35	0	-
Open Space	3.28	0	-
Dedicated R.O.W.	1.58	1.57	+99%
TOTAL AREA	192.1	8.29	

PROPOSED PRELIMINARY & FINAL PUD PLAN:

As proposed, the concept for Heartland Meadows West Subdivision includes 20 single-family residential lots, specifically designed as an active adult community. These lots are positioned within the designated residential zoning area, aligning with the project’s goal of creating a neighborhood for active adults. Four commercial outlots are planned, with zoning aimed at supporting various business activities. These lots are situated to accommodate retail, service, and other business-oriented uses, contributing to a mixed-use environment within the community.

The plan seeks amendments to the existing PUD agreement, proposing zoning designations of R-2 Single-Family Traditional Residential District for the residential lots and B-3 General Retail District for the commercial lots. Specific setback adjustments are requested due to site-specific constraints, such as a nearby City water main.



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

REQUESTED PUD DEVIATIONS:

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

Accordingly, modification standard #7 “Age-Targeted Development” applies, as the proposed development will include residential dwelling units, amenities, and design characteristics intended to accommodate the lifestyles and needs of senior citizens.

Below is a summary of the design components of the Preliminary and Final PUD plans and the identified proposed deviations from the base R-2 and B-2 district standards as part of the PUD and Preliminary Plan:

1. ***R-2 Single-Family Bulk Regulations*** - Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current R-2 Single-Family Traditional Residence District standards with the proposed Planned Unit Development (PUD) for the residential lots:

	R-2 Zoning Regulations	Approved Heartland Meadows	Proposed Heartland Meadows West
Min. Lot Area	12,000 sq. ft.	5,000 sq. ft	5,000 sq. ft¹
Min. Lot Width	80 feet	50 feet	50 feet
Front Yard Setback	30 feet	25 feet	25 feet
Rear Yard Setback	40 feet	20 feet	20 feet
Side Yard Setback	10 feet	5 feet	5 feet
Corner Yard Setback	30 feet	10 feet	10 feet
Max. Lot Coverage	45%	22.5% (Entire Development) Max. 65% (Individual Lots)	TBD
Max. Dwelling Height	30 feet	1 story	1 story

The proposed PUD does not meet the minimum bulk regulations for lot area, lot width, and yard setbacks required in the R-2 Zoning District. The petitioner is requesting that the bulk regulations for the proposed Heartland Meadows West development align with the approved standards of Heartland Meadows, as outlined in the Commercial Purchase and Sale Agreement. Although the maximum lot coverage for the development is still undetermined, staff is confident it will remain within the 65% limit per residential lot.

The petitioner seeking a relief from Section 10-3-9. Bulk and Dimensional Standards for the R-2 Zoning District of the Unified Development Ordinance. Staff is supportive of this request.

2. ***B-3 General Business Bulk Regulations*** - Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current B-3 General Business District standards with the proposed Planned Unit Development (PUD) for the commercial lots:

¹ Proposed minimum lot area is 5,851 sq. ft. Proposed maximum lot area is 9,220 sq. ft. Proposed average lot area is 7,241 sq. ft.

	B-3 Zoning Regulations	Proposed Heartland Meadows West
Min. Lot Area	10,000 sq. ft.	~31,700 sq. ft ²
Front Yard Setback	50 feet	18 feet
Rear Yard Setback	20 feet	20 feet
Side Yard Setback	20 feet	TBD
Corner Yard Setback	30 feet	30 feet
Max. Lot Coverage	80%	TBD
Max. Building Height	80 feet	TBD

The proposed PUD does not meet the minimum front yard setback requirement of 50 ft. (assuming Blackberry Shore Lane is the front yard) for the B-3 district and other regulations related to interior side yard setbacks, maximum lot coverage and building height remain undetermined at this preliminary level of design. Due to the placement of the parking lot in the front of the commercial structures, staff believes the minimum building setback may exceed the requested 18 feet front yard setback.

The petitioner seeking a relief from Section 10-3-9. Bulk and Dimensional Standards for the B-3 Zoning District of the Unified Development Ordinance. Staff is supportive of this request.

3. **Parking Requirements** - According to the Preliminary PUD Plan submitted, there are 132 total parking spaces to be provided on the property to accommodate the proposed four (4) commercial outlots. Per Table 10-5-1(H)(5) Minimum Parking Requirements of the Yorkville Unified Development Ordinance, staff would classify the lots, for the purposes of off-site parking, as commercial retail/service uses less than 8,000 sq. ft., which requires a minimum of 0.3 parking spaces per 1,000 sq. ft. of net floor area (NFA).

While there is no specific information provided as to the individual proposed buildings, certain allowed reductions to the required parking may be available once final use type is determined. Additionally, per Section 10-5-1K-1 of the Unified Development Ordinance, **the developer must install the infrastructure to accommodate a minimum of three (3) electric vehicle charging stations is required.**

4. **Vehicular Cross Access** - The proposed site design includes three (3) access points: two on Blackberry Shore Lane serving the commercial lots and one on Northland Lane for the residential area. The Blackberry Shore Lane access points lead to off-street parking for commercial use, while the Northland Lane access leads to a future public roadway that ends in two cul-de-sacs for residential access. Notably, the commercial access points on Blackberry Shore Lane align with existing access points for Home Depot in the adjacent Kendall Marketplace development. Additionally, there are two (2) rear access points on the commercial lots connecting to the planned public roadway, designated for service vehicles such as garbage trucks, delivery vehicles, and emergency services, without a direct link to the residential roadway.

In line with Section 10-5-1-F of the Unified Development Ordinance, which encourages cross-access between adjacent properties, the development is required to promote shared parking and ease vehicular flow between commercial and residential areas. The commercial lots meet shared parking requirements, and as such, **the developer will need to include cross-access easements for these parcels in the Final Plat of Subdivision.** This design aims to reduce street access

² Proposed min. lot area is 31,725 sq. ft. Proposed max. lot area is 44,976 sq. ft. Proposed average lot area is 44,983 sq. ft.

points and facilitate movement between different uses, supporting connectivity and operational efficiency within the site.

5. ***Pedestrian Circulation*** - Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails. The site has an existing 10' wide multi-use pedestrian/walking trail along Blackberry Shore Lane and sidewalk installed along the frontage of Northland Lane.
6. ***Off-Street Loading*** - Per Section 10-5-1-Q of the Unified Development Ordinance, the number of off-street shall be determined on a case-by-case basis, and in the instance of special uses, loading berths adequate number and size to serve such use, as determined by the Zoning Administrators, shall be provided.

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

7. ***Public Street Design*** - According to Section 10-7-5-A of the Unified Development Ordinance, cul-de-sac lengths should not exceed 500 feet, measured from the entrance to the center of the turn-around. The proposed primary cul-de-sac measures approximately 500 feet, as verified by staff. The secondary cul-de-sac is shorter, measuring around 200 feet.

Islands with a minimum radius of 15 feet are required in the center of cul-de-sacs and should feature mountable curbing to allow vehicle access. While vegetation may be planted, it should not exceed four feet in height at maturity to maintain clear visibility across the cul-de-sac. Proposed streets will be dedicated public roadways and street names will be provided as part of the final plat submission for approval.

For the primary cul-de-sac, which has a radius of 60 feet, the petitioner is requesting a deviation from the required center island. Staff is supportive of this request.

8. ***Lots*** - According to Section 10-7-2, all lots are required to front or abut a public street. Residential lots 3-5 will have driveway access from Northland Lane. Given the proximity to the public park and ball field located across from the proposed development, on-street parking will not be allowed on the east side of Northland Lane, and signage will be posted accordingly.
9. ***Landscaping*** - Section 10-5-3 establishes landscape standards for new developments. Transition zone landscape will be required along interior side and rear property lines of all nonresidential, mixed use, and multi-family development. It is not expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics. **The rear of the double-frontage commercial lots shall provide a Type C Transition Yard along the primary cul-de-sac between the commercial and residential land uses as described below:**

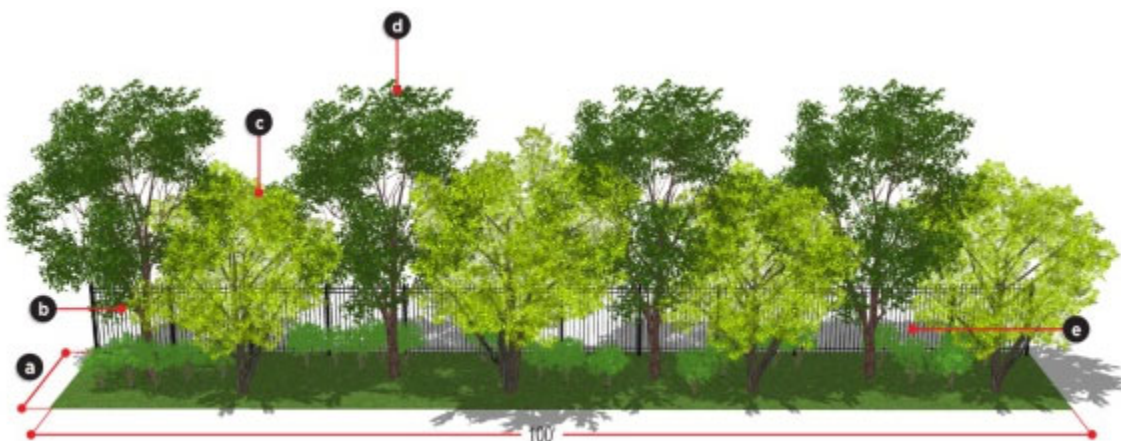


Table 10-5-3(F)(3) Transition Zone Types					
Specification		Type A (3)	Type B (3)	Type C (3)	Type D (3)
(a)	Minimum Zone Width (1)	8 feet	10 feet	15 feet	20 feet
(b)	Minimum Fence/Wall Height (2)	optional	optional	6 feet	6 feet
<i>Minimum Number of Landscape Elements per 100 Linear Feet</i>					
(c)	Understory Tree	optional	3	4	5
(d)	Canopy/Evergreen Tree	4	3	4	5
(e)	Shurbs/Native Grasses	optional	15	25	35
Notes:					
(1) Required yard setbacks may be utilized for transition zone landscape.					
(2) Fence or wall requirements may be satisfied by a solid evergreen hedge with a maximum height of six (6) feet, as approved by the Zoning Administrator.					
(3) Landscaping elements can be arranged to match to natural topography or natural features of the site and may be arranged in groupings to enhance site aesthetics as approved by the Zoning Administrator.					

Based on staff review, several landscape requirements apply to the residential lots. Per Section 10-7-3-B-4-c of the Unified Development Ordinance, at least one canopy tree is required for every 40 linear feet of parkway. Additionally, Section 10-7-3-B-4-c-1 allows up to 25% of these trees to be substituted on private property within the same subdivision, provided certain conditions are met. These conditions include ensuring that the trees are located on private property within the same subdivision, are in front yards, meet planting specifications, and enhance neighborhood aesthetics, achieving the same visual impact as parkway plantings.

The developer must specify the percentage of parkway trees planned for private property within the residential lots. **Should this percentage exceed the 25% allowance, a deviation in the Planned Unit Development (PUD) is required. Staff is supportive of the deviation.**

10. ***Deed Restrictions & HOA*** – Per the Commercial Purchase & Sale Agreement, the development **shall be constructed and operated as an age-targeted community with occupancy of the housing units restricted to at least one (1) principal resident who is 55 years of age or greater which shall not be modified for a period of twenty-five (25) years** from approval of the Final Plat for the Planned Unit Development plan. Additionally, the developer will create a homeowner’s association (HOA) for the maintenance of the private yards.
11. ***Appearance Standards*** - Per Article III of the Development Agreement (Ord. 2006-125) for Kendall Marketplace, there are special provisions for design standards in addition to the City’s Appearance Code, for Single-Family Detached Residential Units, they must incorporate:
 - Masonry products on the front façade of 75% of the total units.
 - A minimum of 75% of the front façade of each building shall have masonry products. A 10% reduction will be given for each major architectural feature on the front façade.
 - A minimum of 50% of each building elevations shall incorporate premium siding material.
 - Primary structures shall be constructed upon either a basement or foundation – slab construction shall not be used.

In addition, the Commercial Design Standards per the original Kendall Marketplace Development Agreement are as follows:

- All guidelines” within the Appearance Code section for Non-residential building design for unbuilt sites for commercial, office and institutional uses, per section 10-5-8 of the Unified Development Ordinance.

- This requires masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building, as broken down as follows: The front facade shall itself incorporate masonry products or precast concrete on at least fifty (50) percent of the facade. Any other facade that abuts a street shall incorporate masonry products. The use of masonry products or precast concrete is encouraged on the remaining facades.
- All commercial, office and institutional buildings shall consist of solid and durable facade materials and be compatible with the character and scale of the surrounding area.
- Masonry products shall not be painted.

PERMIT FEES: Per “Exhibit D” and “Exhibit E” of the Development Agreement (Ord. 2006-125) for Kendall Marketplace includes residential and commercial permit fees (see attached). Based upon the Commercial Purchase and Sale Agreement, the following draft fee schedule shall apply:

Heartland Meadows West					
<u>FEES PER UNIT</u>					
FIVE (5) YEAR FEE LOCK EXPIRATION					
A paid receipt from the School District Office, 602-A Center Parkway Yorkville, must be presented to the City prior to issuance of permit				(see note "a" below)	\$0
Separate Yorkville-Bristol Sanitary District fee - made payable to Y.B.S.D.					\$1,400
<u>United City of Yorkville Fees</u>					
1. Building Permit					
Cost \$650 plus \$0.20 per square foot (SF)					\$650 + \$0.20(SF)
2. Water Connection Fees					
			SF	\$5,554	
			(see note "b" below)		
3. Water Meter Cost					
			Detached Units	\$550	
4. City Sewer Connection Fees					
			(see note "b" below)		\$2,000
5. Water and Sewer Inspection Fee					
					\$25
6. Public Walks/Driveway Inspection Fee					
					\$35
7. Development Fees					
Public Works			\$700		
Police			\$300		
Building			\$1,759		
Library			\$500		
Parks & Recreation			\$50		
Engineering			\$100		
Bristol-Kendall Fire			\$1,200		
Development Fees Total			\$4,609		
8. Land Cash Fees					
		Apartment	Townhome	Duplex	Single Family
Park		N / A	N / A	N / A	\$3,000.00
School		N / A	N / A	N / A	\$4,780.48
Land-Cash Fees Total		\$0.00	\$0.00	\$0.00	\$7,780.48
9. Road Contribution					
					\$2,000
Notes:					
a. Fee is reduced to \$0 per Resolution from Yorkville School District #115					
b. Fee is locked at December 1, 2023 rate for 5 years per Commercial Purchase and Sale Agreement					

With regard to the School Transition Fees, **the developer will provide written evidence to the City in the form of an executed resolution from the Yorkville Community School District #115 that the School Transition Fee shall be waived on all single-family residences** within the proposed development due to it being an age restricted community in conformity with the US Housing and Urban Development standards.

COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan Update designates this property as “Parks and Open Space” which is defined typically for a broad range of recreational activity, trails, and green space. However, in some instances, the Comprehensive Plan acknowledges, that open space designation may be reserved until future market demand could support commercial development. Further, the Comprehensive Plan encourages development that meets the needs of the aging population in Yorkville. Additionally, the recently adopted “Elevating Aging-in-Community/Lifecycle Living in Yorkville – A Strategic Guide” recommended the city pursue appropriate and affordable housing to support older residents staying in Yorkville. Therefore, staff supports the proposed PUD and its consistency with the proposed underlining residential and commercial land uses as they are consistent with the previously approved Kendall Marketplace Planned Unit Development.

STAFF COMMENTS:

The City Engineer has reviewed the proposed Planned Unit Development and Preliminary PUD Plan, with approval contingent on addressing comments prepared by EEI dated October 3, 2024. The petitioner has submitted written responses to these standards, which will be included in the record for the public hearing. Staff is confident the petitioner will provide revised plans that address the recommendations in this memo to move forward with the next scheduled meeting.

Therefore, the public hearing for the special use for the Planned Unit Development and Preliminary PUD Plan will be held at the November 13, 2024 Planning and Zoning Commission meeting with the tentative final vote by the City Council at the December 10, 2024 meeting. Should you have any questions regarding this matter; staff and the Petitioner will be available at Tuesday night’s meeting.

Attachments:

1. Copy of Petitioner’s Application
2. Preliminary Plat of Subdivision of Heartland Meadows West (2 sheets) prepared by Dale Floyd Land Surveying
3. Final Plan (1 sheet) dated August 12, 2024 and prepared by Tebrugge Engineering
4. Civil Site Plan (1 sheet) dated August 12, 2024 and prepared by Tebrugge Engineering
5. Landscape Plan (1 sheet) dated August 12, 2024 and prepared by Tebrugge Engineering
6. Plan Council Packet Materials 10-10-24
7. EEI Review Letter to the City dated October 3, 2024
8. Kendall Marketplace Development Agreement (Ord. 2006-125)
9. Commercial Purchase and Sale Agreement dated January 23, 2024
10. Public Hearing Notice



Heartland Meadows West Subdivision

CHARACTER OF THE PUD:

Heartland Meadows West subdivision will have two distinctive parts.

The first part will be an active adult community designed for residents 55 and older. It will be smaller lots that will allow residents to downsize from their larger homes yet still reside in a single family home on their own lot. The lot size variance requested is due to this concept. Yard maintenance and snow plowing will be done by a management company servicing all the homes in the community. As our previous subdivision, Heartland Meadows, has shown, there is a demand for this type of project. It allows people who still want to live in a single family home, who don't want to or aren't able to take care of all the exterior maintenance in a traditional single family home with traditional R2 zoning. We are also requesting smaller diameter cul-de-sacs. On the northern one especially, there is no good way to do a standard size cul-de-sac without making several of the lots unbuildable. We feel the short, full width, street lengths make this a reasonable request.

The second part of the subdivision would be a small four lot B3 commercial subdivision, envisioned as a buffer between the residential zoning to the north and the high impact commercial use of the Home Depot to the south across Blackberry Shore Lane. We also felt that the combination of the two parts worked as a transition from the traditional homes on standard size lots just to the north of this subdivision instead of an all commercial project or an all residential project.



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 AGREEMENT AMENDMENT

DATE: September 11, 2024	PZC NUMBER:	DEVELOPMENT NAME: Heartland Meadows West	
PETITIONER INFORMATION			
NAME: Greg Marker		COMPANY: Marker, Inc	
MAILING ADDRESS: 608 E. Veterans Pkwy, Suite 1			
CITY, STATE, ZIP: Yorkville, IL 60560		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME 630-553-3322	
EMAIL: gjmarker@markerinc.com		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: United City of Yorkville			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS: 721 Blackberry Shore Lane, Yorkville, IL 60560			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: 8.29 acres vacant land on the north side of Blackberry Shore Lane between Northland Lane and Cannonball Trail			
CURRENT ZONING CLASSIFICATION:			
LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW: United City of Yorkville			
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: R2			
EAST: R3-Kendall County			
SOUTH: PUD - Kendall Market Place			
WEST: PUD - Kendall Market Place			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-20-351-006			



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 AGREEMENT AMENDMENT

PROPERTY INFORMATION

NAME OF AGREEMENT: An Ordinance Authorizing the Execution of a Development Agreement for Kendall Market Place

DATE OF RECORDING: 1-10-2007

SUMMARIZE THE ITEMS TO BE AMENDED FROM THE EXISTING AGREEMENT:

Petitioner requests a 20 foot rear yard setback on Lots 8 and 9 due to the City of Yorkville Water Main located approximately 16 feet out to the Nicor Gas Easement and 26 feet outside of the Recorded City of Yorkville Watermain Easement.

Petitioner also requests a 5 foot side yard setback for active adult housing.

Petitioner requests R2/B3 PUD

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".

Petitioner must attach a true and correct copy of the existing agreement and title it as "Exhibit C".

Petitioner must attach amendments from the existing agreement and title it as "Exhibit D".



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 AGREEMENT AMENDMENT

ATTORNEY INFORMATION

NAME: Attorney Daniel J. Kramer COMPANY: Law Offices of Daniel J. Kramer
MAILING ADDRESS: 1107A S. Bridge Street
CITY, STATE, ZIP: Yorkville, Illinois 60560 TELEPHONE: 630-553-9500
EMAIL: FAX: 630-553-5764

ENGINEER INFORMATION

NAME: John Tebrugge COMPANY: Tebrugge Engineering
MAILING ADDRESS: 410 E. Church Street, Suite A
CITY, STATE, ZIP: Sandwich, IL 60548 TELEPHONE: 815-786-0195
EMAIL: info@tebruggeengineering.com FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: Tom Siek COMPANY: Dale Floyd Land Surveying LLC
MAILING ADDRESS: 2600 Kesslinger Road, Suite A
CITY, STATE, ZIP: Geneva, IL 60134 TELEPHONE: 630-232-7705
EMAIL: dfls@sbcglobal.net FAX:

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.

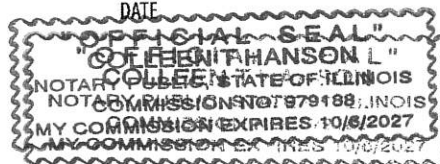

PETITIONER SIGNATURE

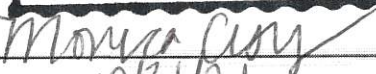
9.12.2024
DATE

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


OWNER SIGNATURE

10-31-24
DATE



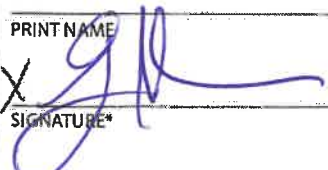

10/31/24





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Telephone: 630-553-4350
Fax: 630-553-7575
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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY


PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 721 Blackberry Shore Lane, Yorkville																								
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: Greg Marker		COMPANY: Marker, Inc.																								
MAILING ADDRESS: 608 E. Veterans Parkway, Suite 1																										
CITY, STATE, ZIP: Yorkville, IL 60560		TELEPHONE: 630-553-3322																								
EMAIL: gjmarker@markerinc.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.																										
Greg Marker																										
PRINT NAME		TITLE																								
		9-12-2024																								
SIGNATURE*		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																										
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**CERTIFIED MAILING
AFFIDAVIT**

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

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

X 
Signature of Petitioner(s)



Subscribed and sworn to before me this
12th day of September, 2024

Notary Public





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

APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:		DATE/TIME RECEIVED:	
SITE ADDRESS: 721 Blackberry Shore Lane, Yorkville, IL 60560		PARCEL NUMBER: 02-20-351-006	
SUBDIVISION: Kenddall Market Place		LOT/UNIT: Lot 22	
APPLICANT INFORMATION			
NAME: Marker, Inc.		TELEPHONE: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS 630-553-3322	
ADDRESS: 608 Veterans Parkway, Suite 1		E-MAIL: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS gjmarker@markerinc.com	
CITY, STATE, ZIP: Yorkville, IL 60560		FAX:	
SIGN INFORMATION			
DATE OF PICK UP:		NUMBER OF SIGNS: 1	
DATE OF PUBLIC HEARING:		SIGN RETURN DATE:	
<p>The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, immediately following the date of the public hearing.</p> <p>Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of \$50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.</p> <p>Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.</p>			
 SIGNATURE/AUTHORIZED AGENT		 DATE	
DATE RETURNED: _____			
RECEIVED BY: _____		PZC# _____	



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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 721 Blackberry Shore Lane, Yorkville
-----------------	-------------------------	--

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: Greg Marker	COMPANY: Marker, Inc.
-------------------	-----------------------

MAILING ADDRESS: 608 E. Veteran's Pkwy, Suite 1D

CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: 630-553-3322
---------------------------------------	-------------------------

EMAIL: gjmarker@markerinc.com	FAX:
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Greg Marker

manager

PRINT NAME

TITLE

08-16-2024

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
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**CERTIFIED MAILING
AFFIDAVIT**

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

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



Signature of Petitioner(s)

Subscribed and sworn to before me this

16th day of August, 2024



Notary Public





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651 Prairie Pointe Drive
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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

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

Plan Council Meeting

MONTH 2

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

Economic Development
Committee

MONTH 3

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

Planning & Zoning Commission
Public Hearing

MONTH 4

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

City Council

Meeting Date

Updated Materials Submitted for Meeting

Public Notice Mailing Window

This is a sample of what a schedule may look like after submission. The Step 1 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 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i> _____ - 5 = _____ x \$10 = _____ + \$200 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$
OUTSIDE CONSULTANTS DEPOSIT <i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres			\$1,000.00 \$2,500.00 \$5,000.00 Total: \$
TOTAL AMOUNT DUE:			

[illegible]



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APPLICATION FOR VARIANCE

ATTORNEY INFORMATION	
NAME: Attorney Daniel J. Kramer	COMPANY:
MAILING ADDRESS: 1107A S. Bridge Street	
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: 630-553-9500
EMAIL: dkramer@dankramerlaw.com	FAX:
ENGINEER INFORMATION	
NAME: John Tebrugge	COMPANY: Tebrugge Engineering
MAILING ADDRESS: 410 E. Church Street - Suite A	
CITY, STATE, ZIP: Sandwich, IL 60548	TELEPHONE: 815-786-0195
EMAIL: info@tebruggeengineering.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Tom Sieck	COMPANY: Dale Floyd Land Surveying LLC
MAILING ADDRESS: 2600 Kessinger Road, Suite A	
CITY, STATE, ZIP: Geneva, IL 60134	TELEPHONE: 630-232-7705
EMAIL: dfis@sbcglobal.net	FAX:
ATTACHMENTS	
<p>Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".</p> <p>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".</p>	
VARIANCE STANDARDS	
<p>PLEASE CONFIRM THE PROPOSED VARIATION IS CONSISTENT WITH THE OFFICIAL COMPREHENSIVE PLAN AND OTHER DEVELOPMENT STANDARDS AND POLICIES OF THE CITY.</p>	



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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:

Petitioner requests a 20 foot rear yard setback on Lots 8 and 9 due to the City of Yorkville Water Main located approximately 16 feet out o the Nicor Gas Easement and 26 feet outside of the Reocrded City of Yorkville Watermain Easement.

Petitioner also requests a 5 foot side yard stet back for active adult housing.

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 request for 5 foot side yard is based on an active adult housing where there are smaller lots and common area maintenance provided by the Assoication that will govern the property as opposed to the indivdual homeonwers. Petitioner has done a similar Development in the United City of Yorkville called Heartland Meadows with the exact same perofmrance standard and setbacks.

There is an exisiting watermain that is located considerable outside of the City's easement.

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

The lots side yard setbacks are conformity with active adulthousing again where the homeowners prefer smaller yards given the 55 and older age restriction.

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:

Same answer as above. It is a model that has worked well in the United City of Yorkville and the surrounding Kendall County Area for people aged 55 and older active adult communities.



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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 proposed side yard requirements in no way effect the livability of the community and again have worked well in existing communities.

The setback requirement for rear yard is based on the fact that the City has a larger water main running through the subject real property that is considerably outside the City recorded Easement and is located in an area of what would be backyards of the developed property.

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:

In no way will the proposed variances in any way harm adequate light, value of surrounding property, or increase congestion.

AGREEMENT

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

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

PETITIONER SIGNATURE

DATE

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

OWNER SIGNATURE

DATE

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



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

APPLICATION FOR VARIANCE

VARIANCE STANDARDS

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

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:

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

8.16.2024
DATE

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

OWNER SIGNATURE

DATE

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



Colleen T. Hanson 8/16/24



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

APPLICATION FOR PUD PRELIMINARY PLAN & FINAL PLAT

STEP

3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

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

STEP

4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

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

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

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

STEP

5

CITY COUNCIL

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

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

SUMMARY OF RESPONSIBILITIES

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

PETITIONER

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

CITY STAFF

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



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APPLICATION FOR PUD PRELIMINARY PLAN & FINAL PLAT

DATE:	PZC NUMBER:	DEVELOPMENT NAME: Heartland Meadows West
PETITIONER INFORMATION		
NAME: Greg Marker		COMPANY: Marker, Inc.
MAILING ADDRESS: 608 E Veteran's Pkwy., Suite 1		
CITY, STATE, ZIP: Yorkville, IL 60560		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME 630-553-3322
EMAIL: gjmarker@markerinc.com		FAX:
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE:		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS:		
TYPE OF REQUEST:		
<input checked="" type="checkbox"/> PRELIMINARY PLAN <input checked="" type="checkbox"/> FINAL PLAT <input type="checkbox"/> AMENDED PRELIMINARY PLAN <input type="checkbox"/> AMENDED FINAL PLAT		
TOTAL LOT ACREAGE: 8.29 acres		CURRENT ZONING CLASSIFICATION: PUD
ATTACHMENTS		
Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".		



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APPLICATION FOR PUD PRELIMINARY PLAN & FINAL PLAT

ATTORNEY INFORMATION

NAME: Daniel J Kramer

COMPANY:

MAILING ADDRESS: 1107 A S. Bridge St.

CITY, STATE, ZIP: Yorkville, IL 60560

TELEPHONE: 630-553-9500

EMAIL: dkramer@dankramerlaw.com

FAX: 630-553-5764

ENGINEER INFORMATION

NAME: John Tebrugge

COMPANY: Tebrugge Engineering

MAILING ADDRESS: 410 E Church St. - Suite A

CITY, STATE, ZIP: Sandwich, IL 60548

TELEPHONE: 815-786-0195

EMAIL: info@tebruggeengineering.com

FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: Tom Sieck

COMPANY: Dale Floyd Land Surveying LLC

MAILING ADDRESS: 2600 Kesslinger Road, Suite A

CITY, STATE, ZIP: Geneva, IL 60134

TELEPHONE: 630-232-7705

EMAIL: dfls@sbcglobal.net

FAX: 630-232-7725

AGREEMENT

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

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

PETITIONER SIGNATURE

DATE

8.16.2024

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

OWNER SIGNATURE

DATE

10-31-24



Colleen Hanson 8/16/24



Monica Cisla
10/31/24

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I/We, Marker, Inc., petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, _____, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on _____, 2024.



Signature of Petitioner(s)

Subscribed and sworn to before me this

16th day of August, 2024



Notary Public



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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 721 Blackberry Shore Lane, Yorkville
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PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: Greg Marker	COMPANY: Marker, Inc.
MAILING ADDRESS: 608 E. Veterans Pkwy., Suite 1	
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: 630-553-3322
EMAIL: gjmarker@markerinc.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.

Greg Marker

PRINT NAME

TITLE

SIGNATURE*

DATE

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:

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


LEGAL DEPOSITS:

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



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APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:		DATE/TIME RECEIVED:	
SITE ADDRESS: 721 Blackberry Shore Lane, Yorkville, IL 60560		PARCEL NUMBER: 02-20-351-006	
SUBDIVISION: Kendall Market Place		LOT/UNIT: Lot 22	
APPLICANT INFORMATION			
NAME: Marker, Inc.		TELEPHONE: <input checked="" type="radio"/> HOME <input type="radio"/> BUSINESS 630-553-3322	
ADDRESS: 608 Veterans Pkwy., Suite 1		E-MAIL: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS gjmarker@markerinc.com	
CITY, STATE, ZIP: Yorkville, IL 60560		FAX:	
SIGN INFORMATION			
DATE OF PICK UP:		NUMBER OF SIGNS:	
DATE OF PUBLIC HEARING:		SIGN RETURN DATE:	
<p>The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, immediately following the date of the public hearing.</p> <p>Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of \$50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.</p> <p>Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.</p>			
 SIGNATURE/AUTHORIZED AGENT		<u>8.16.2024</u> DATE	
DATE RETURNED: _____			
RECEIVED BY: _____		PZC# _____	

**CERTIFIED MAILING
AFFIDAVIT**

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

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



Signature of Petitioner(s)

Subscribed and sworn to before me this

16th day of August, 2024



Notary Public

DAVID J JUNE M KISSER
3580 CANNONBALL TRL
YORKVILLE IL 60560

HOME DEPOT USA INC
PROPERTY TAX DEPARTMENT 6887
PO BOX 105842
ATLANTA GA 303485842

AKB TRUST
ALEX K KIRSTEN M BALOG
2096 NORTHLAND LN
YORKVILLE IL 60560

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

COUNTRYSIDE CENTER INC
514D COUNTRYSIDE CENTER
YORKVILLE IL 60560

RIEBOCK KRISTA DUMANOVIC SASHA
556 RED TAIL LN
YORKVILLE IL 60560

MARJORIE J SYOEN LIV TR
592 RED TAIL LN
YORKVILLE IL 60560

JOEL J NICKIRAH DICKERSON
882 GILLESPIE LN
YORKVILLE IL 60560

KYLE DIANE HAMMOND
2112 NORTHLAND LN
YORKVILLE IL 60560

c o MID-AMERICA KENDALL HOLDINGS I LLC
ONE PARKVIEW PLAZA 9TH FLR
OAKBROOK TERRACE IL 60181

UNITED CITY OF YORKVILLE
651 PRAIRIE POINTE DR
YORKVILLE IL 60560

UNITED CITY OF YORKVILLE
651 PRAIRIE POINTE DR
YORKVILLE IL 60560

JEAN B WADSWORTH TRUST
13491 S VAN DYKE RD
PLAINFIELD IL 60544

ANDREW C CAROL BAUMGARDT
656 RED TAIL CT
YORKVILLE IL 60560

JACK ROSEMARIE GREWER
2084 NORTHLAND LN
YORKVILLE IL 60560

NELSON MELISSA J HEDLUND NELSON NATHAN J
2088 NORTHLAND LN
YORKVILLE IL 60560

JUDITH M VANT
3630 CANNONBALL TRL
YORKVILLE IL 60560

RICHARD VINYARD
2123 NORTHLAND LN
YORKVILLE IL 60560

GREENWOOD GLOBAL INC KENDALL HOLDINGS I LLC
707 SKOKIE BLVD STE 600
NORTHBROOK IL 60062

ZIMMERMAN PATRICIA ANDELBRADT BRANDYN
2074 NORTHLAND LN
YORKVILLE IL 60560

BOCK BARBARA C REV TRUST BOCK JAMES L REV TRUST
534 RED TAIL LN
YORKVILLE IL 60560

JEAN B WADSWORTH TRUST
13491 S VAN DYKE RD
PLAINFIELD IL 60544

LOWELL P IVERSON
3814 CANNONBALL TRL
YORKVILLE IL 60560

c o MID-AMERICA KENDALL HOLDINGS I LLC
ONE PARKVIEW PLAZA 9TH FLR
OAKBROOK TERRACE IL 60181

PITT EDDIE COOPER KIMBERLY M
2078 NORTHLAND LN
YORKVILLE IL 60560

MARLA S HARKINS
3840 CANNONBALL TRL
YORKVILLE IL 60560

JOSEPH E KERRY L BROWN
608 RED TAIL CT
YORKVILLE IL 60560

CANTER CHRISTINA E CANTER KAI
522 RED TAIL LN
YORKVILLE IL 60560

JERRY D PATRICIA S SHERROW
2107 NORTHLAND LN
YORKVILLE IL 60560

UNITED CITY OF YORKVILLE
651 PRAIRIE POINTE DR
YORKVILLE IL 60560

JESUS A MARIA F CARRERA
2092 NORTHLAND LN
YORKVILLE IL 60560

MARK R PAULEY
510 RED TAIL LN
YORKVILLE IL 60560

SUSAN L NORSTROM
880 GILLESPIE LN
YORKVILLE IL 60560

c/o MID-AMERICA KENDALL HOLDINGS I LLC
ONE PARKVIEW PLAZA 9TH FLR
OAKBROOK TERRACE IL 60181

LISA MARIE CARTER
688 RED TAIL CT
YORKVILLE IL 60560

PAUL AMY LATSCH
624 RED TAIL CT
YORKVILLE IL 60560

c/o MID-AMERICA KENDALL HOLDINGS I LLC
ONE PARKVIEW PLAZA 9TH FLR
OAKBROOK TERRACE IL 60181

GREG ULNER
3651 CANNONBALL TRL
YORKVILLE IL 60560

UNITED CITY OF YORKVILLE
651 PRAIRIE POINTE DR
YORKVILLE IL 60560

KYLYNS CROSSING HOMEOWN ASSN
226 S BRIDGE ST
YORKVILLE IL 60560

UNITED CITY OF YORKVILLE
651 PRAIRIE POINTE DR
YORKVILLE IL 60560

RANGEL ELENA LEON PAULINO
578 RED TAIL LN
YORKVILLE IL 60560

PRELIMINARY PLAN OF SUBDIVISION OF
HEARTLAND MEADOWS WEST
 A RESUBDIVISION OF

LOT 23 IN KENDALL HARTPLAGE BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19 IN THE SOUTH HALF OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS



CURVE TABLE	AREATABLE
1	1
2	2
3	3
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LINE TABLE
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SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS

COUNTY OF KANE

THIS IS TO CERTIFY THAT I, THOMAS J. BECK, JR., ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 26, BEING AS THE REQUEST OF THE OWNER, HITHERTO UNDEVELOPED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY: LOT 23 IN KENDALL HARTPLAGE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19 IN THE SOUTH HALF OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

I FURTHER CERTIFY THAT THE PLAN HEREON DRAWN WAS PREPARED IN ACCORDANCE WITH THE PLAN ACT AND THE ILLINOIS JOUENMENTAL CODE, SECTION 107.10, BEING A SUBDIVISION OF PRACTICE. ALL DEVIATIONS ARE SHOWN IN / EIT AND DECIMAL PARTS THEREOF

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM DATA, JULY 1, 2004. ALL OF THE PROPERTY IS LOCATED IN ZONE 2 AREA OF UNIFORM FLOODING

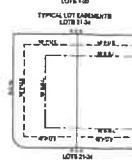
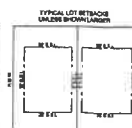
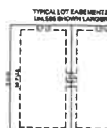
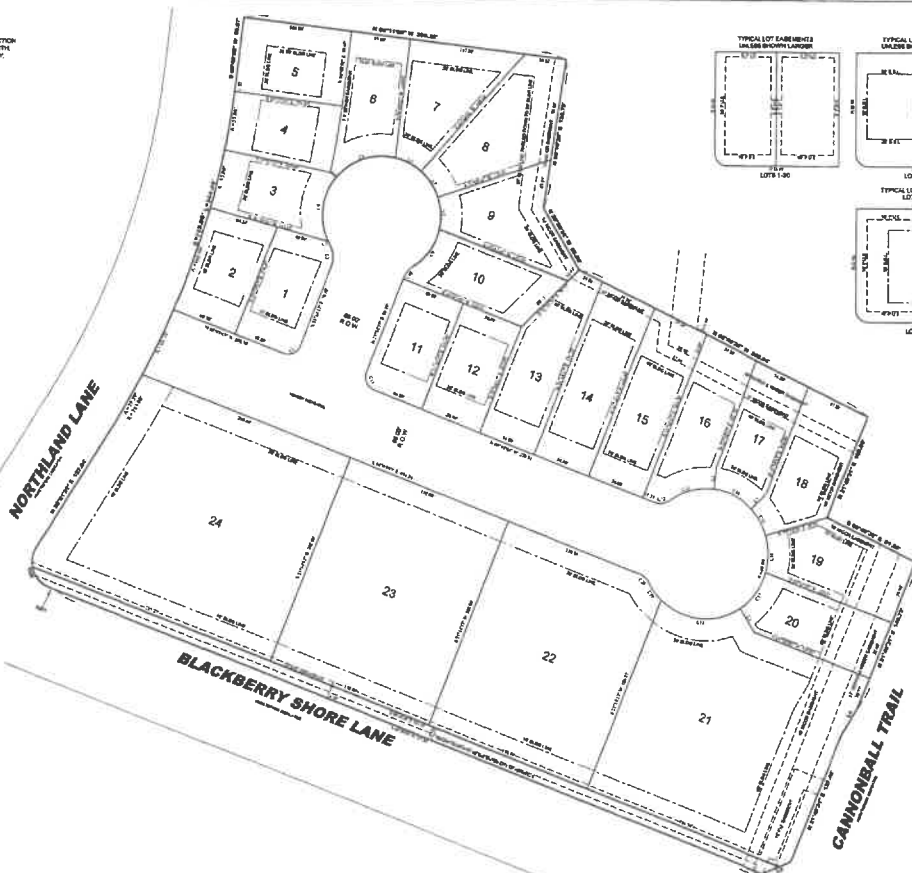
I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND MAINTAINED IN ACCORDANCE WITH THE PLAN ACT AND THE ILLINOIS JOUENMENTAL CODE, SECTION 107.10, BEING A SUBDIVISION OF PRACTICE. ALL DEVIATIONS ARE SHOWN IN / EIT AND DECIMAL PARTS THEREOF

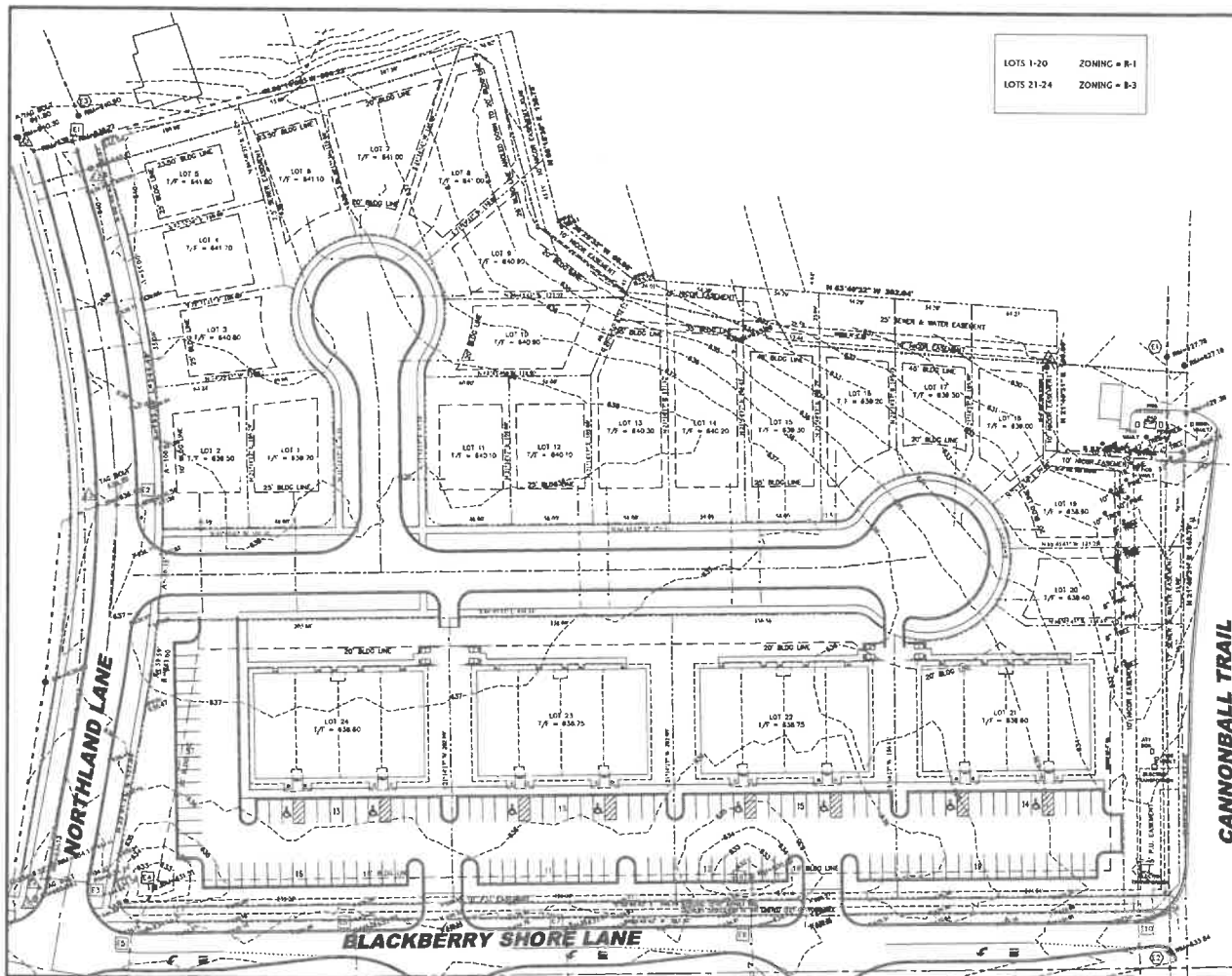
I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAN HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWER AUTHORIZED BY PARAGRAPH 13 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED

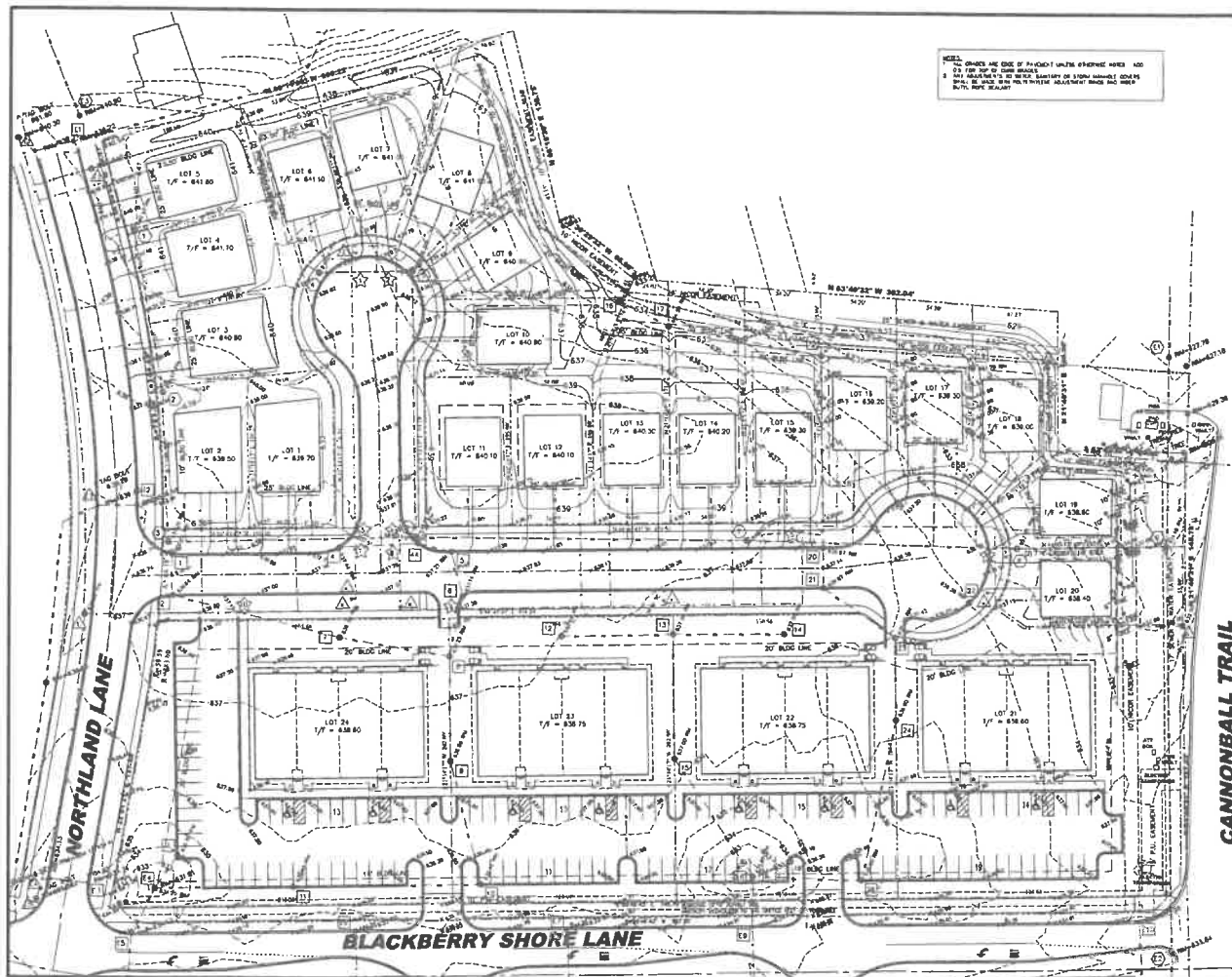
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MUNICIPAL CODE FOR A BOUNDARY SURVEY

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS THIS _____ DAY OF _____, 2004

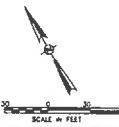
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 26-023888
 License Expires 11-30-2004

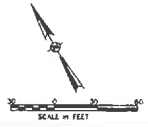
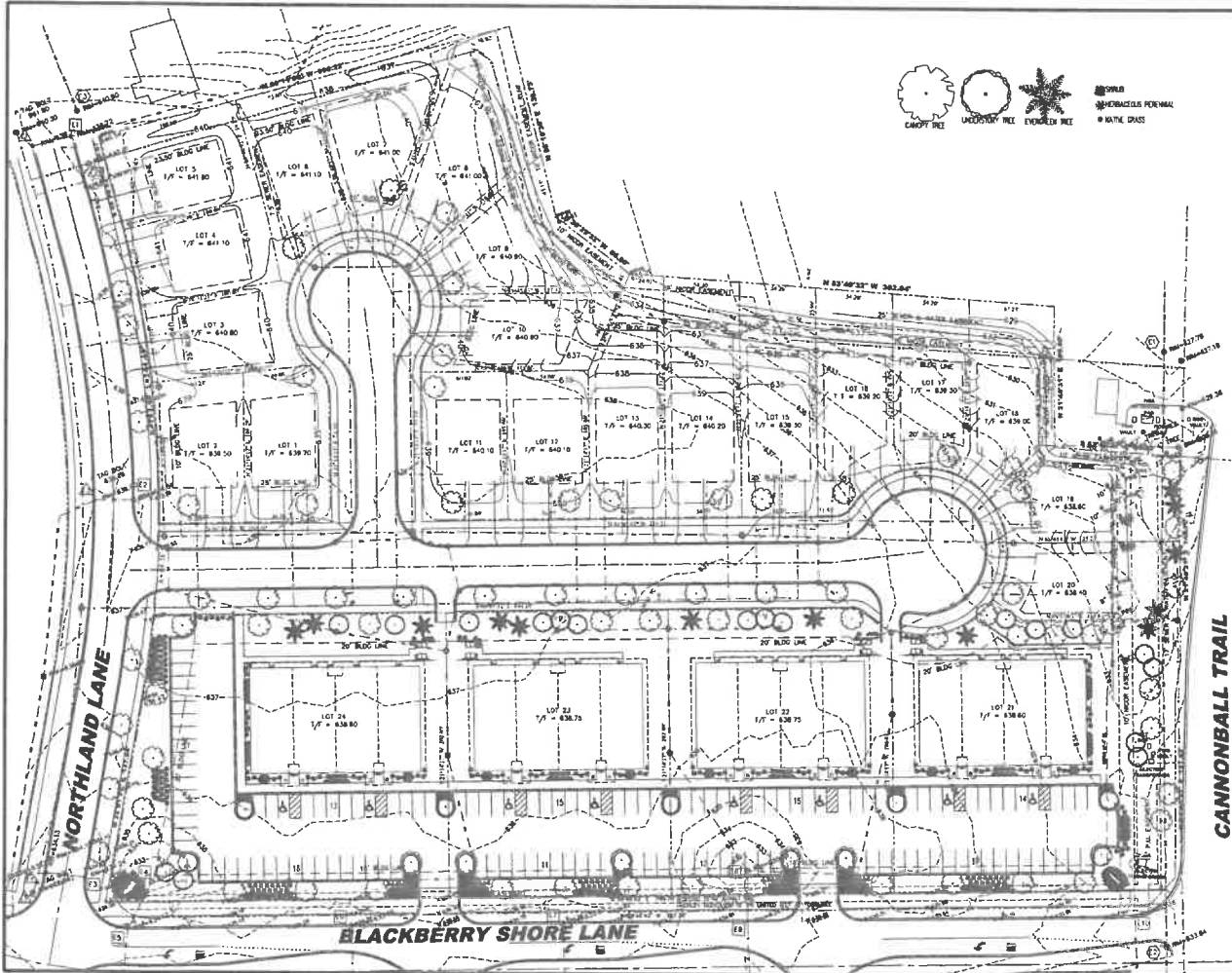






- EXISTING STRUCTURES:**
- 1. EXISTING LOT 1
 - 2. EXISTING LOT 2
 - 3. EXISTING LOT 3
 - 4. EXISTING LOT 4
 - 5. EXISTING LOT 5
 - 6. EXISTING LOT 6
 - 7. EXISTING LOT 7
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 - 19. EXISTING LOT 19
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 - 21. EXISTING LOT 21
 - 22. EXISTING LOT 22
 - 23. EXISTING LOT 23
 - 24. EXISTING LOT 24
- EXISTING WATER STRUCTURES:**
- 1. EXISTING LOT 1
 - 2. EXISTING LOT 2
 - 3. EXISTING LOT 3
 - 4. EXISTING LOT 4
 - 5. EXISTING LOT 5
 - 6. EXISTING LOT 6
 - 7. EXISTING LOT 7
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 - 21. EXISTING LOT 21
 - 22. EXISTING LOT 22
 - 23. EXISTING LOT 23
 - 24. EXISTING LOT 24
- EXISTING STORM SEWER STRUCTURES:**
- 1. EXISTING LOT 1
 - 2. EXISTING LOT 2
 - 3. EXISTING LOT 3
 - 4. EXISTING LOT 4
 - 5. EXISTING LOT 5
 - 6. EXISTING LOT 6
 - 7. EXISTING LOT 7
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 - 18. EXISTING LOT 18
 - 19. EXISTING LOT 19
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 - 21. EXISTING LOT 21
 - 22. EXISTING LOT 22
 - 23. EXISTING LOT 23
 - 24. EXISTING LOT 24







Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: September 30, 2024
Subject: **PZC 2024-21 Heartland Meadows West (Kendall Marketplace)**
Proposed PUD Amendment and Preliminary & Final PUD Plan

I have reviewed the application for Planned Unit Development (PUD) Agreement Amendment to Ord. 2006-125, as amended, for Kendall Marketplace, as well as a Landscape Plan prepared by Tebrugge Engineering, Preliminary Plat of Subdivision & Final PUD Plan for Heartland Meadows West prepared by Tebrugge Engineering, received August 22, 2024 and September 12, 2024 as submitted by Daniel Kramer on behalf of Marker Inc., petitioner.

The petitioner is seeking to amend the Kendall Marketplace Planned Unit Development (PUD) Agreement and is requesting approval for both a preliminary subdivision plat and the final PUD plan. The proposal is to develop Heartland Meadows West, a mixed-use project that includes twenty (20) single-family residential lots for an active adult community and four (4) commercial outlots. The proposed zoning designations are R-2 Single-Family Traditional Residential District for the residential area and B-3 General Retail District for the commercial area.

Additionally, the petitioner is requesting a reduction in rear yard setbacks from 40 feet to 20 feet due to a 16-inch City water main running parallel to the northern parcel line. They are also asking for a reduction in interior and corner side yard setbacks from 10 feet and 30 feet, respectively, to 5 feet. The site, approximately 8.29 acres of vacant land, is located north of Blackberry Shore Lane, between Northland Lane and Cannonball Trail, within the Kendall Marketplace development.

Based upon my review of the application documents and plans, I have compiled the following comments:

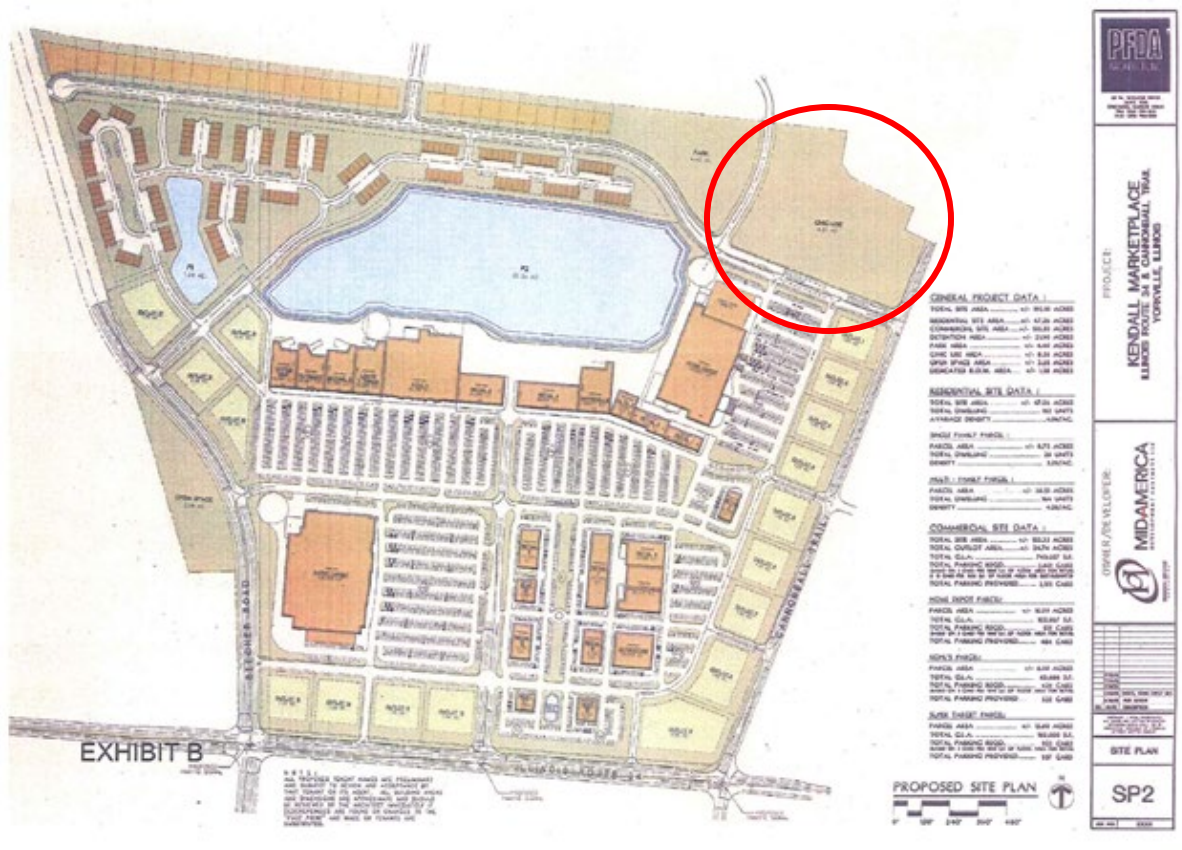
GENERAL ZONING/PUD AMENDMENT COMMENTS:

1. **ZONING** – Per Ord. 2006-125, the Kendall Marketplace development, of which the subject parcel is located within, has a PUD zoning classification to allow for uses permitted within the B-3, R-2, and R-3 zoning districts. The following are the current immediate surrounding zoning and land uses:

Zoning		Land Use
North	R-2 Single-Family Residence District	Cannonball Estates Subdivision
East	R-3 (Kendall County)	Single-Family Residential
South	Planned Unit Development (B-3)	Kendall Marketplace (Home Depot)
West	Planned Unit Development (R-3)	Kendall Marketplace (Baseball Field)
		Kendall Market Place (Townes of Kendall Marketplace)

2. **PERMITTED USES** – Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), “single-family dwellings” are permitted land uses in the R-2 District. The B-3 District allows for a variety of commercial uses such as retail, service, entertainment, eating/drinking, medical, and vehicle related uses.

3. **LAND USE** - Per Article II of the Development Agreement (Ord. 2006-125) for Kendall Marketplace, “[t]he development of the property shall be generally pursuant to the Conceptual Plans attached hereto and incorporated herein as Exhibit “B” as illustrated below:



- a. The approved land use for subject parcel was designated for a civic use. The proposed residential and commercial uses require an amendment to the approved planned unit development.
4. **AMENDMENTS TO APPROVED PUD** – Section 10-8-8G of City’s Unified Development Ordinance (UDO) establishes criteria for major and minor planned unit development amendments. It is the finding of the Zoning Administrator that the request is deemed a major amendment to the approved Kendall Marketplace PUD based upon the (a) **increased density** and (b) **modification in the proportion of housing types**.
- a. The breakdown of change in approved land uses within the Kendall Marketplace PUD is provided in the table below:

	APPROVED PUD PLAN (Acres)	PROPOSED PUD AMENDMENT (Acres)	% CHANGE
Residential	47.26	3.33	+7%
Commercial	105.33	3.39	+3.3%
Detention	21.90	0	-
Park	4.40	0	-
Civic	8.35	0	-
Open Space	3.28	0	-
Dedicated R.O.W.	1.58	1.57	+99%
TOTAL AREA	192.1	8.29	

5. **DESIGN STANDARDS** – Per Article III of the Development Agreement (Ord. 2006-125) for Kendall Marketplace, there are special provisions for design standards in addition to the City’s Appearance Code, as explained below:
- a. **Residential** – Single-Family Detached Residential Units must incorporate:
 - i. Masonry products on the front façade of 75% of the total units.
 - ii. A minimum of 75% of the front façade of each building shall have masonry products. A 10% reduction will be given for each major architectural feature on the front façade.
 - iii. A minimum of 50% of each building elevations shall incorporate premium siding material.
 - iv. Primary structures shall be constructed upon either a basement or foundation – slab construction shall not be used.
 - v. **Is the petitioner seeking to revise these standards for this portion of the development? If so, how? Will elevations be provided for approval?**
 - vi. **Anti-monotony regulations provided in Section 10-7-8 of the Unified Development Ordinance shall also apply.**
 - b. **Commercial** – Commercial Design Standards are subject to:
 - i. All guidelines” within the Appearance Code section for Non-residential building design for unbuilt sites for commercial, office and institutional uses, per section 10-5-8 of the Unified Development Ordinance.
 - ii. This requires masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building, as broken down as follows: The front facade shall itself incorporate masonry products or precast concrete on at least fifty (50) percent of the facade. Any other facade that abuts a street shall incorporate masonry products. The use of masonry products or precast concrete is encouraged on the remaining facades.
 - iii. All commercial, office and institutional buildings shall consist of solid and durable facade materials and be compatible with the character and scale of the surrounding area.
 - iv. Masonry products shall not be painted.
 - v. **Is the petitioner seeking to revise these standards for this portion of the development? If so, how? Will elevations be provided for approval?**
6. **PERMIT FEES** - Per “Exhibit D” and “ Exhibit E” of the Development Agreement (Ord. 2006-125) for Kendall Marketplace includes residential and commercial permit fees (see attached).
- a. **Is the petitioner seeking to revise any of these permit fees?**
 - b. **Water and sanitary connection fees for residential and commercial land uses are adjusted per the Commercial Purchase and Sales Agreement dated January 23, 2024 (see comment #8d).**
 - c. **School Transition Fees – The developer will provide written evidence to the City in the form of an executed resolution from the Yorkville Community School District #115 that the School Transition Fee shall be waived on all single-family residences within the proposed development due to it being an age restricted**

community in conformity with the US Housing and Urban Development standards.

7. **HOA – Is the developer proposing to create an HOA since no common or open space is proposed?**
8. **DEED RESTRICTION – The development shall be constructed and operated as an age-targeted community with occupancy of the housing units restricted to at least one (1) principal resident who is 55 years of age or greater which shall not be modified for a period of twenty-five (25) years from approval of the Final Planned Unit Development plan.**
9. **PUD MODIFICATION STANDARDS** - PUDs are allowed to modify standards of the base district as long as the requested modifications are specifically identified and demonstrates how each allowance is compatible with surrounding development, is necessary for proper development of the site, and is aligned with at least one (1) modification standard found in Section 10-8-8D of the UDO.
 - a. The petitioner has not identified at least one (1) modification standard the proposed PUD will meet per Section 10-8-8D.
 - i. Staff believes modification standard #7 “Age-Targeted Development” applies, as the proposed development will include residential dwelling units, amenities, and design characteristics intended to accommodate the lifestyles and needs of senior citizens.
 - b. **Petitioner shall provide written responses to the following standards for special use and for Planned Unit Development (PUD) which will be entered into the record during the public hearing process:**
 - i. Plan and Policy Alignment. The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.
 - ii. Integrated Design with Identifiable Centers and Edges. The Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses function as a cohesive whole and support one another. The design shall provide identifiable centers, which form focus areas of activity in the development, and edges, which define the outer borders of the development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.
 - iii. Public Welfare. The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.
 - iv. Compatibility with Adjacent Land Uses. The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.
 - v. Impact on Public Facilities and Resources. The Planned Unit Development is designed so that adequate utilities, road access, stormwater management, and other necessary facilities will be provided to serve it. The Planned Unit Development shall include such impact fees as may be reasonably

determined by the City Council. These required impact fees shall be calculated in reasonable proportion to the impact of the Planned Unit Development on public facilities and infrastructure.

- vi. Archaeological, Historical or Cultural Impact. The Planned Unit Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development.

COMMERCIAL PURCHASE & SALE AGREEMENT

10. Per the Commercial Purchase and Sales Agreement executed on January 23, 2024 between the United City of Yorkville (“Seller”) and Heartland Meadows, LLC (“Purchaser”), petitioner, the following provisions apply:

- a. The agreement included a “Feasibility Period” and “Platting/Entitlement Period”. The feasibility review deadline was June 23rd making the deadline to submit a petition for entitlement approval by July 23rd. **Per the agreement, the purchaser has until January 23, 2025 to obtain entitlements.**
- b. **The purchaser must create a business owner’s association in conjunction with the final plat approval** providing for cross access easements among the four (4) commercial parking lot which are to be maintained by the Association in proportion to the parking area within the lot lines of each individual lot or combined lot.
- c. The commercial parcels shall be in substantial conformity with the UDO’s B-3 Zoning District or less intense zoning classifications under the B-1 and B-2 districts.
- d. The agreement permits the purchaser to **lock in the water and sanitary sewer connection fees in effect as of December 1, 2023 for five (5) years following the date of the City Council approval of the Final Plat of the subject property.**
 - i. The rate of the water connection for single-family detached residential lots on December 1, 2023 was \$5,554; the sanitary sewer connection rate was \$2,000.
 - ii. The rate of the water connection for commercial lots on December 1, 2023 is determined on meter size; the sanitary sewer connection rate was \$400 per number of drain units.
 - iii. **Attached is a sample fee sheet based upon the previously approved PUD agreement and the Commercial Purchase and Sale Agreement.**
- e. The residential lots shall have covenants limited to a 55 year and older active adult community. **The lot sizes will conform to bulk, at least to the minimum lot size and setback requirements, used by the purchaser developed for the Heartland Meadows subdivision (see comment #9).**
- f. Signage may be installed on the property at the close of the Feasibility Period provided that any signage shall conform to the UDO regulations.

SITE PLAN/FINAL PLAN COMMENTS:

- 11. **R-2 SINGLE-FAMILY TRADITIONAL RESIDENCE BULK REGULATIONS** – Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current R-2 Single-Family Traditional Residence District standards with the proposed Planned Unit Development (PUD) for the residential lots:

	R-2 Zoning Regulations	Approved Heartland Meadows	Proposed Heartland Meadows West
Min. Lot Area	12,000 sq. ft.	5,000 sq. ft	5,000 sq. ft ¹
Min. Lot Width	80 feet	50 feet	Undetermined
Front Yard Setback	30 feet	25 feet	25 feet
Rear Yard Setback	40 feet	20 feet	20 feet
Side Yard Setback	10 feet	5 feet	5 feet
Corner Yard Setback	30 feet	10 feet	10 feet
Max. Lot Coverage	45%	22.5% (Entire Development) Max. 65% (Individual Lots)	Undetermined
Max. Dwelling Height	30 feet	1 story	1 story

- a. The proposed PUD does not meet the minimum lot area requirement of 12,000 sq. ft. for the R-2 district. **Is the petitioner seeking to add a request for deviation to this standard in the PUD Agreement Amendment?**
- b. The proposed PUD does not meet the minimum lot width requirement of 80 ft. for the R-2 district. **Is the petitioner seeking to add a request for deviation to this standard in the PUD Agreement Amendment? If so, please provide lot width, measured at the building setback line, for Lots #7, #8, #9, #19 and #20, so that staff may determine the minimum lot width deviation requested.**
- c. **Does the petitioner believe the maximum 45% lot coverage for the R-2 District can be met for this development or is a deviation requested for the PUD?**

12. **B-3 BULK REGULATIONS** – Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current B-3 General Business District standards with the proposed Planned Unit Development (PUD) for the commercial lots:

	B-3 Zoning Regulations	Proposed Heartland Meadows West
Min. Lot Area	10,000 sq. ft.	~31,700 sq. ft ²
Front Yard Setback	50 feet	18 feet
Rear Yard Setback	20 feet	20 feet
Side Yard Setback	20 feet	Undetermined
Corner Yard Setback	30 feet	30 feet
Max. Lot Coverage	80%	Undetermined
Max. Building Height	80 feet	Undetermined

- a. The proposed PUD does not meet the minimum front yard setback requirement of 50 ft. (assuming Blackberry Shore Lane is the front yard) for the B-3 district. **Is the petitioner seeking to add a request for deviation to this standard in the PUD Agreement Amendment?**
- b. **For the bulk requirements listed as undetermined, staff asks the petitioner to verify they will or will not meet this standard.**

¹ Proposed minimum lot area is 5,851 sq. ft. Proposed maximum lot area is 9,220 sq. ft. Proposed average lot area is 7,241 sq. ft.

² Proposed min. lot area is 31,725 sq. ft. Proposed max. lot area is 44,976 sq. ft. Proposed average lot area is 44,983 sq. ft.

13. **ACCESS** – As proposed, the site has three (3) points of access. Two (2) off of Blackberry Shore Lane for the commercial lots and one (1) off of Northland Lane for the residential lots. The access points off of Blackberry Shore Lane leads to off-street parking lots for the commercial uses. The access off of Northland Lane leads to an unnamed future public roadway ending into two (2) cul-de-sacs.

- a. Connectivity – It appears the proposed two (2) access points along Blackberry Shore Lane line up with the existing access points to Home Depot in the Kendall Marketplace development to the south.
 - i. It is also noted that there are two (2) access points located at the rear of the commercial lots that connect to the future public roadway. These access points will be used by service vehicles (such as garbage trucks, delivery vehicles, and emergency services). There is no direct through-access from the commercial parking lots to the future public roadway serving the residential parcels.
- b. Cross Access/Shared Parking – According to Section 10-5-1-F of the Unified Development Ordinance, developments are encouraged to provide cross access between adjacent properties to reduce the number of access points on streets, promote shared parking, and allow vehicular movement between different land uses. **Since the proposed commercial lots meet the criteria for shared parking, the developer is required to include cross access easements for the commercial parcels in the Final Plat of Subdivision.**

14. **PARKING** - According to the Preliminary PUD Plan submitted, there are 132 total parking spaces to be provided on the property to accommodate the proposed four (4) commercial outlots as distributed by lot below:

LOT #	# of Parking Spaces Provided
21	33
22	27
23	26
24	46
TOTAL	132

- a. Per Table 10-5-1(H)(5) Minimum Parking Requirements of the Yorkville Unified Development Ordinance, staff would classify the lots, for the purposes of off-site parking, as commercial retail/service uses less than 8,000 sq. ft., which requires a minimum of **0.3 parking spaces per 1,000 sq. ft. of net floor area (NFA)**. While there is no specific information provided as to the individual proposed buildings, certain allowed reductions to the required parking may be available once final use type is determined.
 - i. **A typical parking stall dimension should be provided on Final Plan.**
- b. **Additionally, per Section 10-5-1K-1 of the Unified Development Ordinance, the developer must install the infrastructure to accommodate a minimum of three (3) electric vehicle charging stations is required.**

- c. Off-Street Loading – Per Section 10-5-1-Q of the Unified Development Ordinance, the number of off-street shall be determined on a case-by-case basis, and in the instance of special uses (planned unit developments), loading berths adequate number and size to serve such use, as determined by the Zoning Administrators, shall be provided. **What is the petitioner requesting as a minimum number of off-street loading space for the commercial buildings on the site?**
- 15. **PEDESTRIAN CIRCULATION** – Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails. The site has an existing 10’ wide multi-use pedestrian/walking trail along Blackberry Shore Lane and sidewalk installed along the frontage of Northland Lane.
 - a. **Is the petitioner proposing to install sidewalk along Cannonball Trail?**
- 16. **DOUBLE FRONTAGE LOTS** – Section 10-7-2-D of the Unified Development Ordinance states double frontage and reverse frontage lots shall be avoided, except where necessary to overcome disadvantages of topography and orientation, and where a limited access highway, railroad right-of-way, major street, or similar situation exists.
 - a. **However, double frontage lots are permitted when adjoining a local or collector road and providing Type C Transition Yard landscaping (see comments under Landscape Plan).**
- 17. **STREET DESIGN** – Per Section 10-7-5-A of the Unified Development Ordinance, cul-de-sacs shall not exceed five hundred (500) feet in length, measured from the entrance to the center of the turn-around.
 - a. The proposed primary cul-de-sac street length is approximately 500 feet, as measured by staff. **The petitioner must verify or request deviation from this requirement.** The secondary cul-de-sac street length is approximately 200 feet.
 - b. **Islands in the center of cul-de-sacs with a minimum radius of fifteen (15) feet shall be required.** Islands shall use mountable curbing only that allows vehicular access to the islands. Islands may be planted with vegetation, however, such vegetation shall not exceed four (4) feet at maturity to allow for vision clearance across the cul-de-sac’s diameter.
 - i. **The radius of the primary cul-de-sac is 60’, the petitioner must acknowledge if an island is proposed for the primary cul-de-sac or if a deviation is requested.**
 - c. **Local Residential Street Design shall have a minimum right-of-way width of 66’ and provide the following elements on both sides of the street: sidewalk, parkway, and on-street parking.**
- 18. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates this property as “Parks and Open Space” which is defined typically for a broad range of recreational activity, trails, and green space. However, in some instances, the Comprehensive Plan acknowledges, that open space designation may be reserved until future market demand could support commercial development. Further, the Comprehensive Plan encourages development that meets the needs of the aging population in Yorkville. Additionally, the recently adopted “Elevating Aging-in-Community/Lifecycle Living in Yorkville – A Strategic Guide” recommended the city pursue appropriate and affordable housing to support older residents staying in Yorkville.

- a. Therefore, staff supports the proposed PUD and its consistency with the proposed underlining residential and commercial land uses as they are consistent with the previously approved Kendall Marketplace Planned Unit Development.

PRELIMINARY PLAT OF SUBDIVISION COMMENTS:

19. **PRELIMINARY PLAN APPROVAL** – Per Section 10-8-6. Subdivision Procedures of the Unified Development Ordinance, approval of the Preliminary Plan is tentative only and shall be effective for a period of twelve (12) months. However, Section 10-8-8-H of the Unified Development Ordinance Expiration and Lapse of Approval states, any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after three (3) years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning and Zoning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the Planned Unit Development shall not expire, only the Planned Unit Development overlay shall expire.

- a. Therefore, staff interprets the expiration of the Preliminary PUD Plan is three (3) years after approval of the Planned Unit Development if no portion of the property is final platted.

20. **STREET NAME** – Per Section 10-8-6-C-6-c-(10) of the Unified Development Ordinance, the name of each road or street in the plat shall be printed thereon, which name shall not duplicate the name of any other street, unless it is an extension thereof.

- a. Is the petitioner proposing a name for the future dedicated cul-de-sacs?

LANDSCAPE PLAN COMMENTS:

21. **LANDSCAPING** – Section 10-5-3 establishes landscape standards for new developments.

- a. Per staff's review, the following sections of the Landscape Plan would apply to the **commercial lots:**

- i. Section 10-5-3-C. Building Foundation Landscape Zone – Defer to engineer's comments.
- ii. Section 10-5-3-D. Parking Area Perimeter Landscape Zone – Defer to engineer's comments.
- iii. Section 10-5-3-E. Parking Area Interior Landscape Zone – Defer to engineer's comments.
- iv. Section 10-5-3-F. Transition Zone Landscape Requirements - Transition zone landscape shall be required along interior side and rear property lines of all nonresidential, mixed use, and multi-family development. It is not expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics.

1. The rear of the double-frontage commercial lots shall provide a Type C Transition Yard along the primary cul-de-sac between the commercial and residential land uses as described below:



Table 10-5-3(F)(3) Transition Zone Types					
Specification		Type A (3)	Type B (3)	Type C (3)	Type D (3)
(a)	Minimum Zone Width (1)	8 feet	10 feet	15 feet	20 feet
(b)	Minimum Fence/Wall Height (2)	optional	optional	6 feet	6 feet
<i>Minimum Number of Landscape Elements per 100 Linear Feet</i>					
(c)	Understory Tree	optional	3	4	5
(d)	Canopy/Evergreen Tree	4	3	4	5
(e)	Shurbs/Native Grasses	optional	15	25	35
<i>Notes:</i>					
(1) Required yard setbacks may be utilized for transition zone landscape.					
(2) Fence or wall requirements may be satisfied by a solid evergreen hedge with a maximum height of six (6) feet, as approved by the Zoning Administrator.					
(3) Landscaping elements can be arranged to match to natural topography or natural features of the site and may be arranged in groupings to enhance site aesthetics as approved by the Zoning Administrator.					

- b. Per staff's review, the following sections of the Landscape Plan would apply to the **residential lots**:
- i. According to Section 10-7-3-B-4-c of the Unified Development Ordinance, a minimum of one (1) canopy tree shall be planted per every 40 linear feet of parkway.
 - ii. Parkway Trees – Section 10-7-3-B-4-c-1 of the Unified Development Ordinance **allows for the substitution of up to 25 percent of the street trees to be planted on private property within the subdivision as long as the following is met:**
 1. The trees are located on the private property within the same subdivision as the parkway trees they will be substituted for.
 2. Trees located within front yard of lot
 3. The trees provided on the private property are provided in addition to any other landscape requirements.
 4. The trees shall meet the planting specifications of Section 10-5-3-A of the Unified Development Ordinance.
 5. The trees shall enhance the visual quality of the neighborhood and achieve the same visual effects as trees planted in parkways as

proposed by the developer and approved by the Zoning Administrator.

- iii. **Developer shall provide the percentage of parkway trees proposed to be planted on private property for the residential lots. If amount exceeds 25%, a deviation in the PUD is required.**

22. **SIGNAGE** – The petitioner has not provided a signage plan for the Heartland Meadows West development.

- a. **Are monument signs proposed on the commercial and residential lots?**
 - i. **If so, will they meet Chapter 6 – Sign Standards of the Unified Development Ordinance or will a deviation be needed?**
 - ii. **Staff recommends a sign sample be presented for the commercial multi-tenant monument signs.**



October 3, 2024

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

**Re: Heartland Meadows West
PUD Amendment Submittal – 1st Submittal
United City of Yorkville**

Dear Krysti:

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

- Civil Site Plan (1 sheet) dated August 12, 2024, and prepared by Tebrugge Engineering
- Final Plan (1 sheet) dated August 12, 2024, and prepared by Tebrugge Engineering
- Landscape Plan (1 sheet) dated August 12, 2024, and prepared by Tebrugge Engineering
- Preliminary Plat of Subdivision (2 sheets), and prepared by Dale Floyd Land Surveying
- Other supporting documents

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.
 - 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 and supporting documentation
2. The following will need to be submitted with Final Engineering Plans:
- a. Truck turning exhibits for delivery and emergency vehicles
 - b. Photometric plan
 - c. Storm Sewer Calculations
 - d. Engineer's Opinion of Probable Costs
3. Additional forms and information can be found at <https://www.yorkville.il.us/333/Engineering-Department>.

Final & Civil Site Plan

We have completed a cursory review of the preliminary engineering plans. A detailed review will be completed with the submittal of final engineering. The following comments should be considered when developing final engineering.

- 4. The water main on Cannonball south of the BP/PRV station is in a different pressure zone from the main on Northland Avenue. The subdivision should be in the pressure zone associated with the main on Northland. Therefore, the second water main connection needs to be moved from the main on Cannonball to the 12" water main located on the south side of Blackberry Shore Lane.
- 5. Proposed information for the water, sanitary and storm and all utility conflicts needs to be provided with final engineering (only layout is shown on the provided plan sheet).
- 6. The final engineering plans must include specifications and construction details.
- 7. Erosion control/SWPPP sheets must be included at final engineering.
- 8. The City should confirm that the configuration of the proposed curb cuts and service drives off of the public street for the townhome dumpster enclosures is acceptable. If so, the western one needs to connect to the dumpster area.
- 9. Detention is provided in the Kendall Marketplace detention basin. The existing manhole E4 is the appropriate connection point to the storm sewer. The condition of the manhole needs to be assessed including room for the proposed storm sewer connection with the manhole configuration.
- 10. Sanitary manhole 5 should be moved out of the driveway.

11. The engineer should confirm the dimensions from the sanitary sewer to the buildings between lots 19 and 20 and the proposed depth.
12. Label the proposed streets with street names.
13. The dimensions of the cul-de-sac and the proposed street widths need to be shown.
14. The water and sanitary services for the commercial buildings are not shown.
15. The emergency overland flow route for the site will need to be shown on the plans and designed with Bulletin 75 rainfall data and must conform to the master stormwater plan for the development.

Landscape Plan

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

Preliminary Plat of Subdivision

17. A date and location map need to be added to the plat.
18. The locations and names of adjacent lots/subdivisions should be shown.
19. The zoning of adjacent contiguous parcels should be listed.
20. The width of all existing adjacent streets should be labeled.
21. Label the size of and document numbers for all existing easements in the subdivision.
22. Use the standard, unaltered United City of Yorkville certificates for the final plat.
23. Label the size of the easement between Lots 15 and 16.
24. Lots 1 through 20 do not conform to the R-1 district requirements for lot area, minimum lot width, building setbacks, and minimum side and rear yards. We understand a PUD is being sought.
25. Lots 21 through 24 do not conform to the B-3 district requirements for lot area, minimum lot width, building setbacks and minimum side and rear yards. We understand a PUD is being sought.
26. A 10' (minimum) public utility and drainage easement is required for rear yards.
27. The storm sewer across the rear of Lots 10, 13, 14, 15, 16, 17 and 18 must be in an easement.
28. Label the easements on the plat between lots 19 and 20.

29. Show and label the easements over lots 21 through 24.
30. Revise Exterior boundary dimensions C21 and C22.
31. The IDOT certificate should be removed.
32. Add the name and address of the owner, developer and surveyor to the plat.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

A handwritten signature in dark ink, appearing to read 'Bradley P. Sanderson', with a long, sweeping horizontal stroke extending to the right.

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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Greg Marker, Marker, Inc. (via email)
Mr. Dan Kramer (via email)
Mr. John Tebrugge, Tebrugge Engineering (via email)
TNP, PGW2, EEI (via e-mail)

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

8755 W. HIGGINS ROAD, SUITE 853

CHICAGO, ILLINOIS 60631

PHONE (773) 693-9200

FAX (773) 693-9200

September 25, 2024

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

Project No.: 21-0275 AM

Re: Landscape Plan Review
Heartland Meadows West

Dear Pamela:

We have completed our first landscape plan review of the proposed Heartland Meadows West development located northwest of Blackberry Shore Lane and Cannonball Trail in Yorkville.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

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

REVIEW COMMENTS

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

Building Foundation Landscape Zone

The graphic symbols used on the plan are illegible and plant species names, quantities, and sizes are not given. Requirements are not met.

Parking Area Perimeter Landscape Zone

The graphic symbols used on the plan are illegible and plant species names, quantities, and sizes are not given. Requirements are not met.

Parking Area Interior Landscape Zone

The graphic symbols used on the plan are illegible and plant species names, quantities, and sizes are not given. Parking area islands shall be spaced not more than 10 continuous spaces apart. Requirements are not met.

Transition Zone

The graphic symbols used on the plan are illegible and plant species names, quantities, and sizes are not given. A Type A Transition Zone is required along Northland Lane between the proposed office development and adjacent commercial development. A Type C Transition Zone is required between the proposed office development and proposed residential development. Requirements are not met.

Species Diversity Requirements

Compliance with species diversity requirements cannot be assessed at this time due to lack of information on the plan. Requirements are not met.

Tree Preservation and Removal

A review of Google Earth and Google Streetview imagery suggests there are trees on the subject property, but no tree inventory, preservation/removal plan, or replacement plan is provided. Requirements are not met.

Street Trees

A minimum of 1 canopy tree is required per every 40 linear feet of parkway. Requirements are not met.

Wetlands

A review of Google Earth and Google Streetview imagery suggests there are no wetlands on the subject property.

SUMMARY

This review was based upon the following documents, pursuant to relevant landscape requirements of the City's Unified Development Ordinance and Wetland Regulations.

- Landscape Plan, 1 sheet, prepared by Tebrugge Engineering, not dated

Let us know if there are any questions or comments.

Sincerely,



Tim Pollowy, PLA, ASLA
Senior Landscape Architect



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

Date: September 9, 2024
To: Krysti Barksdale-Noble (Community Development Director)
From: James Jensen (Chief of Police)
Reference: Plan Review: PZC 2024-21
List Project Name: Heartland Meadows West
List Applicant Name: Greg Marker
List Project Manager: Greg Marker
List Project Location: 721 Blackberry Shore Lane, Yorkville, IL

Please see comments listed below pertaining to the project referenced above:

Signage

Handicapped Signage Required: X Yes No

****Signage must meet MUTCD Standards**

****Fine amount must be listed on sign**

Speed Limit Signage Required/Recommended X Yes No

School Zone Special Signage Yes No

Special Speed Zone Signage Requested Yes No

Comments: **Properly posted speed limit signs should be placed on Northland Lane and Blackberry Shore Lane, along with interior roadways of the development**

No Parking Signage Required? X Yes No

 X No Parking After 2" Snow Fall

No Parking Locations: **Current no parking signs are posted along Northland and Blackberry Shore. These no parking zones should remain the same.**

Dedicated parking signage needed? Yes X No

 X Located by Park – **This development is located next to a park. Parking is allowed on the park side of the street and already posted.**

 School



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Fax: 630-553-1141

____ Common Parking Area

Are there Street Name Conflicts?

____ Yes **X** No

Comments:

Pedestrian/Bike Path Crossing Signage?

X Yes ____ No

Comments: **Proper signage should be included if a bike path will be added to the development.**

NO Construction Traffic Signage being requested?

X Yes ____ No

Location: **Construction traffic should be kept only to Northland Lane (entrance to development) and Blackberry Shore Lane. Construction traffic should not go into the subdivision.**

****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 MUTCD Standards specific to location, size, color, and height levels****

Roadway

Street Width: **If parking is allowed on both sides of the roadway there needs to be room for vehicular traffic.**

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?

X Yes ____ No

Comments: **Northland Lane can be very busy when there are games being played at the ball fields. Careful attention should be paid to signage and landscaping for site line issues.**

Landscape



Yorkville Police Department Memorandum

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Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Low Growth or Ground Cover Landscaping?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Low Growth or Ground Cover Landscaping by windows?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Low Growth or Ground Cover Landscaping by Entrances	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Landscaping located near the entrance/exits should include ONLY low growth or ground cover so as to not obstruct site lines

Ingress / Egress

Entrance/Exits match up with adjacent driveways?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Total Entrance/Exits for development?	<u>3</u>	

Are vehicle entrance/exits safe?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are warning signs for cross traffic requested?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Raised Median & Signage for Right in & Right Out?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Concerns:	_____	

Emergency Contact for after hours during construction: _____

Is this a gated or controlled access development?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, will police & Fire and Access?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Miscellaneous

Individual Mailboxes?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Cluster Mailbox Kiosks?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Will this cause traffic choke points?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Comments: **Will there be individual, or cluster mailbox kiosks being used? If they will be using cluster mailbox kiosks they should be placed so as not to disrupt the flow of traffic.**

Are sidewalks being planned for the development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
--	---	-----------------------------



Yorkville Police Department Memorandum

651 Prairie Pointe Drive
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Telephone: 630-553-4340
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Are sidewalk crosswalks needed? ☒ Yes ☐ No
Are there bike paths planned for the subdivision? ☐ 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
Comments: **This is an age restricted HOA. City is responsible for roadways.**

Who is responsible for re-surfacing and re-striping? **This is an age restricted HOA. All streets are maintained and plowed by the City of Yorkville.**

Security

Will security cameras be in use? ☐ Yes ☒ No
Comments: **Cameras can be installed by individual owners.**

Will the business/management provide the police department remote access to the camera system (User credentials only)? ☐ Yes ☐ No
Comments:

What are the business Hours of Operation? _____

Will the property be alarmed? ☐ Yes ☐ No
Comments:

Will you provide Floor Plans/Maps to the police department ☐ Yes ☐ No
Comments: **Will building floor plans be made available in case of an emergency for law enforcement use?**

Will a Knox Box be placed on Site? ☐ Yes ☐ No
Location of Knox Box:



Yorkville Police Department Memorandum

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4340

Fax: 630-553-1141

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.

STATE OF ILLINOIS)
) ss
COUNTY OF KENDALL)

200700002839
Filed for Record in
KENDALL COUNTY, ILLINOIS
PAUL ANDERSON
01-24-2007 At 11:47 am.
ORDINANCE 71.00
RHSP Surcharge 10.00

ORDINANCE NO. 2006- 125

**AN ORDINANCE AUTHORIZING THE EXECUTION
OF AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR
KENDALL MARKETPLACE**

WHEREAS, it is prudent and in the best interest of the UNITED CITY OF YORKVILLE, Kendall County, Illinois, to enter into a certain amended and restated Development Agreement for Kendall Marketplace (Attached hereto and made a part hereof as "Exhibit "A") pertaining to certain real estate described in the Agreement; and

WHEREAS, a draft of the restated and amended Development Agreement has been considered by the City Council; and


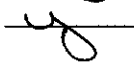
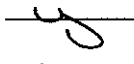

WHEREAS, the legal owners of record of the territory which is the subject of said Development Agreement are ready, willing and able to enter into said Development Agreement and to perform the obligations as required hereunder; and

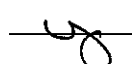
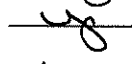
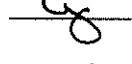

WHEREAS, the procedures for the execution of said Development Agreement have been fully complied with; and

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AS FOLLOWS;

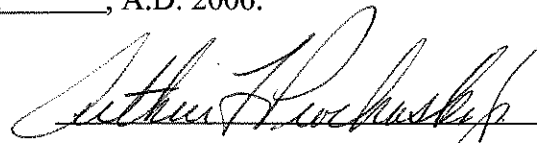
Section 1: The Mayor and the City Clerk are herewith authorized and directed to execute, on behalf of the City, the amended and restated Development Agreement, a copy of which is attached hereto and made a part hereof as Exhibit "A"

Section 2: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

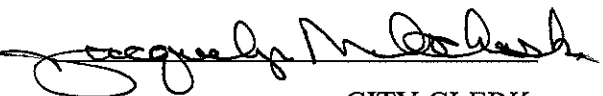
JAMES BOCK 
VALERIE BURD 
JASON LESLIE 
ROSE SPEARS 

JOSEPH BESCO 
PAUL JAMES 
MARTY MUNNS 
DEAN WOLFER 

Approved by me, as Mayor of the United City of Yorkville, Kendall County,
Illinois, this 24 Day of October, A.D. 2006.


MAYOR

Passed by the City Council of the United City of Yorkville, Kendall County,
Illinois this 24 day of October, A.D. 2006.

ATTEST: 
CITY CLERK

Prepared by:

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

DEVELOPMENT AGREEMENT
'Kendall Marketplace'

This Development Agreement, hereinafter referred to as "Agreement", is made and entered into this 24 day of OCTOBER, 2006 by and between, Cannonball LLC, hereinafter referred to as "DEVELOPER" and the United City of Yorkville, Illinois, a Municipal Corporation, hereinafter referred to as "CITY". The DEVELOPER and the CITY may hereinafter be referred to as the Parties.

WITNESSETH

WHEREAS, the DEVELOPER is the contract purchaser of certain real property, hereinafter referred to as the "Property", located in the CITY and legally described as set forth in Exhibit "A" attached hereto and incorporated by references as if more fully set forth; and

WHEREAS, the Property is generally located at the northwest corner of US 34 and Cannonball Trail and consists of approximately 193 acres; and

WHEREAS, the DEVELOPER seeks a PUD zoning classification to allow for uses permitted within the B-3, R-2 and R-3 zoning classifications to exist on the property;

WHEREAS, the CITY has determined that the terms and conditions set forth herein will serve a public use and will promote the health, safety, prosperity, security, and general welfare of the inhabitants and taxpayers of the CITY; and

WHEREAS, the DEVELOPER, its vendors, grantees, assigns, successors, trustees and all others holding interest in the property now or in the future, agree and enter into this contract, which shall operate as a covenant running with the land and be binding upon any developer and its representatives, and future owners of the land;

NOW, THEREFORE, the CITY and DEVELOPER, in consideration of the mutual covenants and agreements contained herein, do mutually agree as follows:

ARTICLE I

GENERAL COMPLIANCE WITH ORDINANCES

DEVELOPER hereby agrees to comply with all CITY ordinances, and this Agreement shall alter said ordinances only as specifically set forth herein. Where the ordinances of the CITY conflict with the provisions herein, this Agreement shall control.

ARTICLE II

PROPERTY DEVELOPMENT

The Development of the Property shall be generally pursuant to the Conceptual Plans attached hereto and incorporated herein as Exhibit "B".

The development of the subject real property described in the attached Exhibit "A" shall be subject to approval of all Ordinances of the CITY; Site Plan approval, engineering approval (by CITY staff or outside review engineering consultant as elected by the CITY) and Site Plan approval by the City Council in conformance with the United City of Yorkville Zoning Ordinance, Subdivision Control Ordinance, City Reimbursement of Consultants and Review Fees Ordinances, Municipal Building Fee, City Land-Cash Ordinance, and City Development Fee Ordinance, payable at the time of Site Plan approval, which have been voluntarily contracted to between the parties and agreed to by DEVELOPER. All said fees are described in the attached Exhibits 'D' and 'E'.

DEVELOPER agrees that the Final Site Plan shall substantially comply with all requirements as set out in the United City of Yorkville Zoning Ordinance and Subdivision Control Ordinance currently in effect when development approval is requested, unless provided for differently in this Agreement.

Utilities and Public Improvements. That On-Site infrastructure construction and engineering shall be governed by the standards contained in the Yorkville Subdivision Control Ordinance and other applicable Ordinances unless specifically addressed in this agreement, in which case this agreement shall control.

ARTICLE III

SPECIAL PROVISIONS

DESIGN STANDARDS: The below design standards are in addition to the required standards of the CITY regulated by the City's Appearance Code (Title 8, Chapter 15).

1. Single-Family Detached Residential Unit Design Standards:
 - a. Masonry products* shall be incorporated on the front façade* of 75% of the total units.
 - b. A minimum of 75% of the front façade* of each building shall incorporate masonry products*. A 10% reduction of the required masonry area will be given for each major architectural feature on the front façade.
 - c. A minimum of 50% of each building elevation shall incorporate premium siding material*

- d. Primary structures shall be constructed upon either a basement or foundation – ‘slab’ construction shall not be used.
2. Single-Family Attached Residential Unit Design Standards:
- a. Masonry products* shall be incorporated on the front façade* of 100% of the total townhome buildings.
 - b. A minimum of 50% of the front façade* of each building shall incorporate masonry products*.
 - c. A minimum of 50% of each building elevation shall incorporate premium siding material*.
 - d. Each unit shall include two (2) enclosed parking spaces.
3. Commercial Design Standards:
- a. All ‘Guidelines’ within the Appearance Code section ‘V Criteria For Appearance, 4. Non-Residential, b. Building Design, 1. Commercial, Office and Institutional Uses, b. Guidelines for unbuilt sites’ shall be required applications.
 - b. Signage:
 - i. All free standing monument signage must include a 100% masonry product* base no less than the width of the sign area.
 - c. The retail user known and labeled on the Concept and Preliminary PUD Plans as “Home Depot” shall be permitted fencing surrounding the outdoor sales area at the north side of the building to be up to twenty feet (20’) in height.

RESIDENTIAL FEES

- 1. In addition to all required application, permit and connection fees the following fees shall be collected for each residential unit at time of Building Permit:
 - a. \$2,000 City Road Fee
 - b. \$1,549 County Road Fee

CANNONBALL TRAIL OFF-SITE LANDSCAPING

The DEVELOPER agrees to provide the owners of the properties along the east side of Cannonball Trail directly adjacent to the Subject Property and depicted on Exhibit “C” with the following:

- 1. A landscape plan designed specifically for the Cannonball Trail frontage of their property that will minimize the visual impact of the development of the subject property;
- 2. All plant material necessary to implement the landscape plan and installation of said plant material;

The landscape contribution to the adjacent property owners is subject to the following conditions:

1. Mutual agreement between the DEVELOPER and the adjacent property owners of the appropriate landscape plan;
2. The adjacent property owners will grant the DEVELOPER a construction easement to install the landscaping;

SIGNAGE

The CITY agrees to permit special signage for the Subject Property as detailed in Exhibit "F" and including two (2) pylon signs 29'-4" in height and 191.5 square feet in sign area;

ARTICLE IV

EFFECTIVE DATE

The effective date of this Agreement shall be the date this Agreement is approved and executed and delivered by the DEVELOPER and CITY.

CITY:

UNITED CITY OF YORKVILLE,
an Illinois municipal corporation

By: 

Title: Mayor

Attest: 

Title: City Clerk

Dated: 11/19/07

DEVELOPER:

CANNONBALL, LLC

By: The Harlem Irving Companies,
Inc.

an Illinois corporation, Manager

By: 

DONALD W. BAILEY, VICE PRESIDENT

Attest: 

GREGORY E. FIX, GENERAL COUNSEL

Dated: 11/17/07

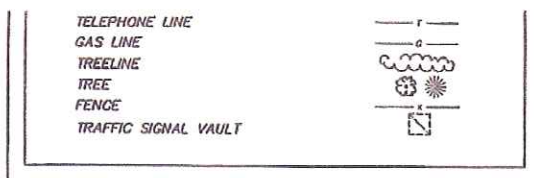


Exhibit "A"

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 19, PART OF THE SOUTH 1/2 OF SECTION 20 AND PART OF THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID SOUTH EAST 1/4 SECTION 19; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTH EAST 1/4 310.20 FEET; THENCE WESTERLY PERPENDICULAR TO SAID EAST LINE 198.0 FEET FOR THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE LAST DESCRIBED COURSE 198.0 FEET; THENCE SOUTH ALONG SAID EAST LINE 310.20 FEET TO SAID SOUTH EAST CORNER; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTH WEST 1/4 OF SECTION 29, 429.15 FEET TO THE CENTER LINE OF U.S. ROUTE NO. 34; THENCE EASTERLY ALONG SAID CENTER LINE, WHICH FORMS AN ANGLE OF 95 DEGREES, 41 MINUTES, 25 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 2059.30 FEET TO THE CENTER LINE EXTENDED SOUTHERLY OF CUT-OFF ROAD; THENCE NORTHERLY ALONG SAID CUT-OFF ROAD CENTER LINE EXTENDED AND SAID CENTER LINE WHICH FORMS AN ANGLE OF 106 DEGREES, 47 MINUTES, 23 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 1816.44 FEET TO THE NORTH WEST CORNER OF OAK KNOLLS SUBDIVISION; THENCE NORTHERLY ALONG SAID CUT-OFF ROAD CENTER LINE WHICH FORMS AN ANGLE OF 180 DEGREES, 26 MINUTES, 14 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 746.59 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 86 DEGREES, 39 MINUTES, 00 SECONDS WITH THE CENTER LINE OF CUT-OFF ROAD GOING NORTHERLY FROM THE LAST DESCRIBED POINT, MEASURED COUNTER CLOCKWISE THEREFROM, 441.97 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 33 DEGREES, 20 MINUTES, 00 SECONDS WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 65.90 FEET; THENCE NORTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 38 DEGREES, 44 MINUTES, 00 SECONDS WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 138.82 FEET; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 271 DEGREES, 25 MINUTES, 4 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER CLOCKWISE THEREFROM, 2658.89 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH EAST 1/4 OF SECTION 12 WHICH IS 147.18 FEET SOUTH OF THE NORTH EAST CORNER OF SAID SOUTH EAST 1/4; THENCE WESTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 580.80 FEET; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 176 DEGREES, 11 MINUTES, 47 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER CLOCKWISE THEREFROM, 258.97 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST 1/4 WHICH IS 1826.22 FEET EASTERLY OF THE CENTER OF SAID SECTION 19; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 62 DEGREES, 59 MINUTES, 10 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 2411.25 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF U.S. ROUTE NO. 34 AND THE CENTERLINE OF CANNONBALL TRAIL; THENCE NORTH 21 DEGREES, 49 MINUTES, 35 SECONDS EAST ALONG THE CENTERLINE OF CANNONBALL TRAIL, 555.0 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 68 DEGREES, 10 MINUTES, 25 SECONDS WEST, 48.0 FEET, THENCE SOUTH 21 DEGREES, 49 MINUTES, 35 SECONDS WEST, PARALLEL TO SAID CENTERLINE OF CANNONBALL TRAIL, 470.0 FEET; THENCE SOUTH 57 DEGREES, 49 MINUTES, 35 SECONDS WEST, 74.81 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID U.S. ROUTE NO. 34; THENCE EASTERLY ALONG SAID NORTHERLY LINE, 96.05 FEET TO THE CENTERLINE OF CANNONBALL TRAIL; THENCE NORTH 21 DEGREES, 49 MINUTES, 35 SECONDS EAST, ALONG SAID CENTERLINE, 502.78 FEET TO THE POINT OF BEGINNING, AND EXCEPT THAT PART OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP AND RANGE AFORESAID, 429.15 FEET TO THE CENTERLINE OF U.S. ROUTE NO. 34; THENCE EASTERLY ALONG SAID CENTERLINE, WHICH FORMS AN ANGLE OF 95 DEGREES 41 MINUTES 25 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 2059.30 FEET TO THE CENTERLINE EXTENDED SOUTHERLY OF CANNONBALL TRAIL; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID CANNONBALL TRAIL, WHICH FORMS AN ANGLE OF 106 DEGREES 47 MINUTES 23 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 1816.44 FEET TO THE NORTHWEST CORNER OF OAK KNOLLS SUBDIVISION; THENCE CONTINUING NORTHERLY ALONG SAID CENTERLINE, WHICH FORMS AN ANGLE OF 180 DEGREES 26 MINUTES 14 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 746.59 FEET FOR THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 94 DEGREES 29 MINUTES 17 SECONDS WITH SAID CENTERLINE, MEASURED CLOCKWISE THEREFROM, 140.00 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 85 DEGREES 30 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM AND PARALLEL WITH SAID CENTERLINE, 100.00 FEET; THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 94 DEGREES 29 MINUTES 17 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 140.00 FEET TO SAID CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE, WHICH FORMS AN ANGLE OF 85 DEGREES 30 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE, 100.00 FEET TO THE POINT OF BEGINNING), IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

To Mid America, and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 7a, 8, 10, and 11a of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated at Yorkville, Illinois, March 22, 2006.

Craig L. Duy
Craig L. Duy, IPLS No. 3359
License Expiration: 11/30/2008



GENERAL PROJECT DATA :
TOTAL SITE AREA +/- 192.30 ACRES
RESIDENTIAL SITE AREA +/- 47.26 ACRES
COMMERCIAL SITE AREA +/- 105.33 ACRES
DETENTION AREA +/- 2.590 ACRES
PARK AREA +/- 4.40 ACRES
CIVIC USE AREA +/- 8.33 ACRES
OPEN SPACE AREA +/- 3.28 ACRES
DEDICATED R.O.W. AREA +/- 1.58 ACRES

RESIDENTIAL SITE DATA :
TOTAL SITE AREA +/- 47.26 ACRES
TOTAL DWELLING 192 UNITS
AVERAGE DENSITY 4.06/AC.

SINGLE FAMILY PARCEL :
PARCEL AREA +/- 8.75 ACRES
TOTAL DWELLING 28 UNITS
DENSITY 3.20/AC.

MULTI - FAMILY PARCEL :
PARCEL AREA +/- 38.51 ACRES
TOTAL DWELLING 164 UNITS
DENSITY 4.26/AC.

COMMERCIAL SITE DATA :
TOTAL SITE AREA +/- 105.33 ACRES
TOTAL OUTLOT AREA +/- 24.74 ACRES
TOTAL G.L.A. 743,057 S.F.
TOTAL PARKING REQD. 3,831 CARS
BASED ON 3 CARS PER 1000 S.F. OF FLOOR AREA FOR RETAIL
& 5 CARS PER 1000 S.F. OF FLOOR AREA FOR RESTAURANTS
TOTAL PARKING PROVIDED 3,911 CARS

HOME DEPOT PARCEL:
PARCEL AREA +/- 10.59 ACRES
TOTAL G.L.A. 102,667 S.F.
TOTAL PARKING REQD. 513 CARS
BASED ON 3 CARS PER 1000 S.F. OF FLOOR AREA FOR RETAIL
TOTAL PARKING PROVIDED 484 CARS

KOHL'S PARCEL:
PARCEL AREA +/- 8.50 ACRES
TOTAL G.L.A. 65,666 S.F.
TOTAL PARKING REQD. 429 CARS
BASED ON 3 CARS PER 1000 S.F. OF FLOOR AREA FOR RETAIL
TOTAL PARKING PROVIDED 532 CARS

SUPER TARGET PARCEL:
PARCEL AREA +/- 15.80 ACRES
TOTAL G.L.A. 185,000 S.F.
TOTAL PARKING REQD. 925 CARS
BASED ON 3 CARS PER 1000 S.F. OF FLOOR AREA FOR RETAIL
TOTAL PARKING PROVIDED 957 CARS

PROPOSED SITE PLAN

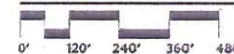


EXHIBIT B

PROPOSED
TRAFFIC SIGNAL

NOTE :
ALL PROPOSED TENANT NAMES ARE PRELIMINARY
AND SUBJECT TO REVIEW AND ACCEPTANCE BY
THAT TENANT OR ITS AGENT. ALL BUILDING AREAS
AND DIMENSIONS ARE APPROXIMATE AND SHOULD
BE REVIEWED BY THE ARCHITECT IMMEDIATELY IF
DISCREPANCIES ARE FOUND OR CHANGES TO THE
"FOOT PRINT" ARE MADE OR TENANTS ARE
SUBSTITUTED.

PROPOSED
TRAFFIC SIGNAL

PROPOSED
TRAFFIC SIGNAL

CANNONBALL TRAIL PROPER

Exhibit C

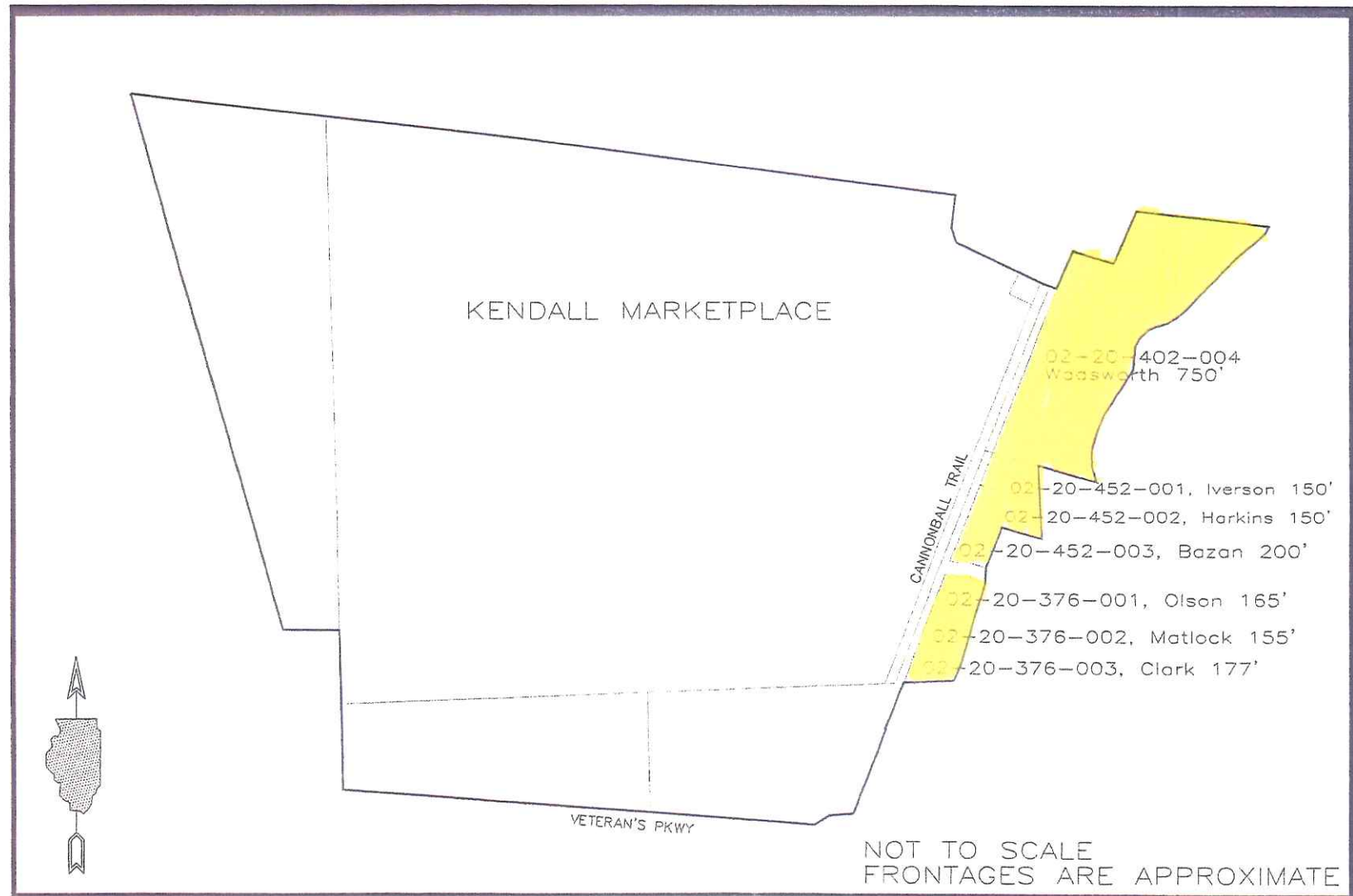


EXHIBIT D - RESIDENTIAL DEVELOPMENT FEES

	Name of Fee	Amount	Time of Payment
1	School District Transition Fee	\$3,000 per unit	Paid to School District Office prior to issuance for building permit
2	Yorkville Bristol Sanitary District Connection Fee	\$1,400 per unit	At time of building permit, paid at City Hall with separate check made out to YBSD
3	Yorkville Bristol Sanitary District Annexation Fee	\$3,523 per acre	Paid for entire development, at time of annexation to sanitary district
4	Yorkville Bristol Sanitary District Infrastructure Fee	\$3,523 per acre	Paid for entire development, at time of annexation to sanitary district
5	Building Permit Fee	\$650 + \$.020 per square foot	Building Permit
6	Water Connection Fee	\$3,700 per unit	Building Permit
7	Water Meter Cost (not applicable to fee lock)	\$390 per unit	Building Permit
8	City Sewer Connection Fee	\$2,000 per unit	Building Permit
9	Water and Sewer Inspection Fee	\$25 per unit	Building Permit
10	Public Walks and Driveway Inspection Fee	\$35 per unit	Building Permit
11a	Public Works (Development Impact Fee)	\$700 per unit	Building Permit
11b	Police (Development Impact Fee)	\$300 per unit	Building Permit
11c	Municipal Building (Development Impact Fee)	see "time of payment"	Municipal Building Impact Fee is set up as \$5,509 per unit if paid at time of permit, or \$3,288 per unit if paid at time of final plat for all units in the entirety of the annexed development.
11d	Library (Development Impact Fee)	\$500 per unit	Building Permit
11e	Parks and Rec (Development Impact Fee)	\$50 per unit	Building Permit
11f	Engineering (Development Impact Fee)	\$100 per unit	Building Permit
11g	Bristol Kendall Fire District (Development Impact Fee)	\$1,200 per unit	Building Permit
12	Parks Land Cash Fee	Calculated by ordinance, \$80,000 per acre	Building Permit or Final Plat, depending on annexation/development agreement and land/cash donations negotiated
13	School Land Cash Fee	Calculated by ordinance, \$80,000 per acre	Building Permit or Final Plat, depending on annexation/development agreement and land/cash donations negotiated
14	Road Contribution Fund	\$2,000 per unit	Building Permit
15	County Road Fee	\$1,549 per unit, escalating each calendar year at a rate determined by ordinance	Building Permit
16	Weather Warning Siren	\$75 per acre	Final Plat
17	Administration Review Fee	1.75% of Approved Engineer's Estimate of Cost of Land Improvements	Final Plat
18	Engineering Review Fee	1.25% of Approved Engineer's Estimate of Cost of Land Improvements	Final Plat



United City of Yorkville

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

EXHIBIT E

COMMERCIAL PERMIT FEES

Permit/Plan Review

Building Permit	\$750.00 plus \$0.20 per square foot
Plan Review	Based on building size (See Attached)

Contributions

Development Fee	\$3000.00* - See Attached Ordinance 2004-55 (Increase in Bristol-Kendall Fire Protection District Fee)
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Water/Sewer

Sewer Tap	See Attached Ordinance #96-11	
Water Tap	<u>Water Meter Size</u>	<u>Water Connection Fee</u>
	1"	\$ 3,700
	1 1/2"	\$ 4,000
	2"	\$ 5,000
	3"	\$ 8,000
	4"	\$15,000
	6" and larger	TBD

Water Meter	<u>Water Meter Size</u>	<u>Water Meter Price</u>
	1"	\$ 485.00
	1 1/2"	\$ 790.00
	2"	\$2800.00
	3"	\$3550.00
	4"	\$5420.00
	6"	\$8875.00

Engineering Inspections	\$60.00
-------------------------	---------

River Crossing Fee	\$25.00 per drain unit. See attached Ordinance 97-11
--------------------	--

**Engineering and Landscaping review fees will be billed separately.

*** Please call the Yorkville Bristol Sanitary District for sanitary permit fees (630) 553-7657

EXHIBIT E

MULTIPLE-FAMILY RESIDENTIAL USE GROUPS

A. New Construction Per Unit	\$350.00 plus \$0.15 per s.f.
B. Remodeling Per Unit	\$175.00 plus \$0.10 per s.f.
C. Detached Garage Per Unit without Electrical	\$50.00
D. Detached Garage Per Unit with Electrical	\$100.00
E. Temporary to Start Construction	25% of full permit fee, not to be applied to the full permit fee
F. Temporary Certificate of Occupancy when Requested by the Builder when Circumstances <u>Do Not</u> Warrant	\$50 per unit (non-refundable)

ALL OTHER USE GROUPS

<input type="checkbox"/> A. New Construction	\$750.00 plus \$0.20 per square foot	<input type="checkbox"/>
B. Additions	\$500.00 plus \$0.20 per square foot	
C. Remodeling	\$350.00 plus \$0.10 per square foot	
D. Temporary to Start Construction	25% of full permit fee, not to be applied to the full permit fee	
E. Temporary Certificate of Occupancy when Requested by the Builder when Circumstances <u>Do Not</u> Warrant	\$200.00 (non-refundable)	

NOTE: Building permit fee does not include the plan review fee for the "multiple-family residential use group" and "other use group" categories. The plan review fee will be based on the schedule following the permit fees. Plan review fees to the inspection firm will be paid at the same time as the building permit fee.

EXHIBIT E

PLAN REVIEW FEES (May vary due to outside consultant's fee schedules.)

BUILDING CODE

<i>Building Size</i>	<i>Fee</i>
1 to 60,000 cubic feet	\$355.00
60,001 to 80,000 cubic feet	\$400.00
80,001 to 100,000 cubic feet	\$475.00
100,001 to 150,000 cubic feet	\$550.00
150,001 to 200,000 cubic feet	\$650.00
over 200,000 cubic feet	\$650.00 + \$6.50 per 10,000 cubic feet over 200,000

REMODELING PLAN REVIEW 1/2 of Plan Review Fee Listed Above

ELECTRICAL, MECHANICAL, OR PLUMBING PLAN REVIEW ONLY
1/4 of Plan Review Fee Listed Above

FIRE DETECTION/ALARM SYSTEMS

\$115.00 per 10,000 square feet of floor area

FIRE SPRINKLER SYSTEMS

<i>Number of Sprinklers</i>	<i>Pipe Schedule</i>	<i>Hydraulic Calculated</i>
Up to 200	\$250.00	\$500.00
201-300	\$300.00	\$575.00
301-500	\$400.00	\$775.00
Over 500	\$450.00	\$850.00
PLUS, for each Sprinkler over 500:	\$0.60/each	\$0.95/each

ALTERNATE FIRE SUPPRESSION SYSTEMS

Standpipe	\$175.00 per Standpipe Riser (No charge with Sprinkler Review)
Specialized Extinguisher Agent (Dry or Other Chemical Agent)	\$125.00 per 50 pounds agent
Hood & Duct Cooking Extinguisher Agent	\$150.00 flat rate per system.

NOTE: If any plan has to be sent to an outside consultant other than the inspection firm, the outside consultant's fee(s) will be charged and that fee paid directly to the outside consultant.

STATE OF ILLINOIS)
)ss.
COUNTY OF KENDALL)

ORDINANCE 2004 - 55

AN ORDINANCE AMENDING ORDINANCE NO.
2003-31 AN ORDINANCE SETTING FORTH THE STANDARDS
AND REGULATION FOR PAYMENT FOR DEVELOPMENT
AND EXTENSION OF UTILITY COSTS UPON ANNEXATION
AND/OR PLANNED UNIT DEVELOPMENT TO PROVIDE FOR AN
INCREASE IN THE BRISTOL KENDALL FIRE PROTECTION DISTRICT FEE

WHEREAS, the UNITED CITY OF YORKVILLE is currently experiencing a substantial increase in population, together with the need to expand existing municipal services to provide for orderly growth and adequate municipal services; and

WHEREAS, the BRISTOL KENDALL FIRE PROTECTION DISTRICT provides fire protection, emergency medical services and rescue services for the UNITED CITY OF YORKVILLE; and

WHEREAS, the UNITED CITY OF YORKVILLE has thoroughly reviewed the need for expanding municipal services and the need for capital purchases and reviewed the study conducted by the BRISTOL KENDALL FIRE PROTECTION DISTRICT, a copy of which is attached hereto and incorporated herein by reference, to support increases in the fees provided herein; and

WHEREAS, the UNITED CITY OF YORKVILLE has thoroughly reviewed the cost to be incurred to provide for the expansion of said City; and

EXHIBIT E

WHEREAS, the City has determined that the following fees bear a rational relationship to the costs anticipated to be incurred by the various governmental entities and departments of the City to be affected; and

WHEREAS, the UNITED CITY OF YORKVILLE has previously enacted Ordinance No: 2003-31 which set standards and regulations for payment of the extension and development of capital costs for utility and governmental purposes; and

WHEREAS, one component of that Ordinance was to collect the sum of Three Hundred and 00/00 dollars (\$300.00) for the acquisition of equipment and vehicles, maintenance of the BRISTOL KENDALL FIRE PROTECTION DISTRICT, and for other capital purchases of said BRISTOL KENDALL FIRE PROTECTION DISTRICT; and

WHEREAS, the UNITED CITY OF YORKVILLE has been requested by the BRISTOL KENDALL FIRE PROTECTION DISTRICT to increase the amount of said fees to the sum of One Thousand and 00/00 Dollars (\$1,000.00) per single-family residential dwelling unit and single-family attached dwellings including, but not limited to, duplexes and town homes; and

WHEREAS, the UNITED CITY OF YORKVILLE has been requested by the BRISTOL KENDALL FIRE PROTECTION DISTRICT to increase the amount of said fees to the sum of Five Hundred and 00/00 Dollars (\$500.00) per unit of any multifamily structure, including, but not limited to, apartment buildings; and

WHEREAS, the UNITED CITY OF YORKVILLE has been requested by the BRISTOL KENDALL FIRE PROTECTION DISTRICT to increase the amount of said fees for all other occupancy classifications as follows:

EXHIBIT E

- a. The sum of 10.0 cents per square foot, with a minimum fee of One Thousand and 00/00 Dollars (\$1,000.00) effective as of January 1, 2005 up and to April 30, 2006.
- b. The sum of 12.0 cents per square foot, with a minimum fee of One Thousand Two Hundred and 00/00 Dollars (\$1,200.00) effective from May 1, 2006 up and to April 30, 2007.
- c. The sum of 15.0 cents per square foot, with a minimum fee of One Thousand Five Hundred and 00/00 Dollars (\$1,500.00) effective from May 1, 2007

NOW THEREFORE, the UNITED CITY OF YORKVILLE, does upon Motion duly made, seconded and approved by a majority of those voting does hereby ORDAIN:

- 1 Ordinance 2003-31 is hereby amended to increase the Development Fee for the BRISTOL KENDALL FIRE PROTECTION DISTRICT payable per single-family residential dwelling unit and per single-family attached dwelling including, but not limited to, duplex and town home residential dwelling units from Three Hundred and 00/00 Dollars (\$300.00) to One Thousand and 00/00 Dollars (\$1,000.00) for each unit annexed, zoned, and platted on and subsequent to the effective date within the United City of Yorkville on a subsequent to the effective date of January 1, 2005 payable at the time of issuance of building permit, or payable at the time of building permit for each unit annexed and zoned within the United City of Yorkville on and subsequent to the aforementioned effective date.
2. Ordinance 2003-31 is hereby amended to increase the Development Fee for the BRISTOL KENDALL FIRE PROTECTION DISTRICT per unit of any

EXHIBIT E

multifamily structure, including, but not limited to, apartment buildings to Five Hundred and 00/00 Dollars (\$500.00) for each unit annexed, zoned, and platted for multifamily residential development within the United City of Yorkville on and subsequent to the effective date of January 1, 2005, payable at the time of issuance of building permit, or payable at the time of building permit for each unit annexed and zoned within the United City of Yorkville on and subsequent to the aforementioned effective date .

3. Ordinance 2003-31 is hereby amended to increase the Development Fee for the BRISTOL KENDALL FIRE PROTECTION DISTRICT for all other occupancy classifications, including but not limited to Office District, B-1 Limited Business District, B-2 General Business District, B-3 Service Business District, B-4 Business District, M-1 Limited Manufacturing District and M-2 General Manufacturing District, as follows:
 - a. The sum of 10.0 cents per square foot, with a minimum fee of One Thousand and 00/00 Dollars (\$1,000.00) for any real property annexed, zoned, and platted within the United City of Yorkville effective as of January 1, 2005 up and to April 30, 2006, payable at the time of issuance of building permit, or payable at the time of building permit for each unit annexed and zoned within the United City of Yorkville on and subsequent to the aforementioned effective date.
 - b. The sum of 12.0 cents per square foot, with a minimum fee of One Thousand Two Hundred and 00/00 Dollars (\$1,200.00) for any real property annexed,

EXHIBIT E

- zoned, and platted within the United City of Yorkville effective from May 1, 2006 up and to April 30, 2007, payable at the time of issuance of building permit, or payable at the time of building permit for each unit annexed and zoned within the United City of Yorkville on and subsequent to the aforementioned effective date.
- c. The sum of 15.0 cents per square foot, with a minimum fee of One Thousand Five Hundred and 00/00 Dollars (\$1,500.00) for any real property annexed, zoned, and platted within the United City of Yorkville effective from May 1, 2007 forward, payable at the time of issuance of building permit for each unit annexed and zoned within the United City of Yorkville on and subsequent to the aforementioned effective date.
- 4. This Ordinance shall be contingent upon receipt by the UNITED CITY OF YORKVILLE of a written agreement in the form satisfactory to the UNITED CITY OF YORKVILLE which holds the UNITED CITY OF YORKVILLE harmless, including it and agreeing to defend the UNITED CITY OF YORKVILLE of any claim made as a result of the imposition or collection of said fees.
- 5. The various parts, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a Court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

EXHIBIT E

PAUL JAMES _____
RICHARD STICKA Y
VALERIE BURD Y
LARRY KOT Y

MARTY MUNNS Y
WANDA OHARE Y
ROSE SPEARS Y
JOSEPH BESCO Y

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois,
this 12th day of October, A.D. 2004.


MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois
this 12th day of October, A.D. 2004.

Attest: 
CITY CLERK

Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, Illinois 60560
630.553.9500

9/10/96

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

96-11

AN ORDINANCE AMENDING THE TAP-ON
FEE SCHEDULE IN THE UNITED CITY OF YORKVILLE

WHEREAS, the cost of providing sanitary sewer services has risen substantially, over the last several years; and

WHEREAS, the City of Yorkville has been required to provide sanitary sewer services and maintenance as a result of an increase in development; and

WHEREAS, the Mayor and City Council of the United City of Yorkville have determined it to be in the best interest of the City and its residents to increase the "Tap-On" fees for sanitary sewer service.

DEFINITIONS

"Outlet" - means each floor drain, wash basin, wash fountain, toilet, urinal, shower, air conditioner drain, water cooler, dentist tray drain or other similar plumbing fixture and any orifice of any machine, vessel tank of any kind, manifolded or simply, through which waste may flow into a sewer; the flow of which ultimately is processed by Water Pollution Control of the Yorkville Bristol Sanitary District.

"Toilet"-means a bathroom, restroom or other facility having no more than 3 outlets (as defined herein).

PROVISIONS

1. Any residential property wishing to hook-up to city sanitary sewer service shall pay to the city a flat rate of \$2,000.00 per dwelling unit. This is in addition to any and all other fees

EXHIBIT E

charges by any other entity including the applicable sanitary district.

2. Any multi-family building will pay an additional fee of \$400.00 for each drain unit for common area drains which include but are not limited to laundry rooms, floor drains etc. This additional fee shall be paid based on the summation of drain units times the \$400.00 multiplier.

Laundry washer unit	x 1/2
Floor drain	x 1/2
Common use toilet	x 1 1/2
Common use shower	x 1
Common use sink	x 1/2
Pool facilities	x 2
Common use kitchens	x 1 1/2

3. All non-residential properties shall be charged a fee based on the total number of drain units as listed in the attached schedule "A", times a multiplier of \$400.00. This fee is in addition to all other fees charged by any other entity including sanitary districts.

4. All toilets having more than 3 outlets, shall pay at the additional rate of 0.5 drain units per outlet each. This applies to both residential and non-residential properties.

5. A separate and independent building sewer shall be provided for every building; except where one building stands at the rear of another on an interior lot and no private sewer is available or can be constructed to the rear building through an adjoining alley, court, yard, or driveway, the front building may be extended to the rear building and the whole considered as one building sewer, but the City of Yorkville does not and will not assume any obligation or responsibility for damage caused by or resulting from any such single connection aforementioned.

EXHIBIT E

6. The size, slope, alignment, materials of construction of a building sewer, and the methods to be used in excavating, placing of the pipe, jointing, testing and backfilling the trench, shall all conform to the requirements of the City and/or State building and plumbing code or other applicable rules and regulations of the City of Yorkville or Yorkville Bristol Sanitary District.

7. No person(s) shall make connection of roof downspouts, foundation drains, areaway drains, or other sources of surface runoff or groundwater to a building drain which in turn is connected directly or indirectly to a public sanitary sewer unless such connection is approved by the City of Yorkville for purposes of disposal of polluted surface drainage.

8. The connection of the building sewer into the public sewer shall conform to the requirements of the building and plumbing code or other applicable rules and regulations of the City of Yorkville and the Yorkville-Bristol Sanitary District. All such connections shall be made gastight and watertight and verified by proper testing. Any deviation from the prescribed procedures and materials must be approved by the City Public Works Department before installation.

9. The applicant for the building sewer permit shall notify the Public Works Department when the building sewer is ready for inspection and connection to the public sewer. The connection and testing shall be made under the supervision of the superintendent or his representative.

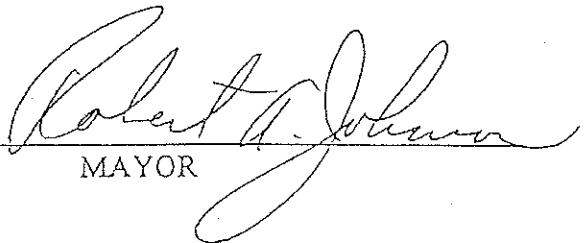
10. All Excavations for building sewer installation shall be adequately guarded with barricades and lights so as to protect the public from hazard. Streets, sidewalks, parkways, and other public property disturbed in the course of the work shall be restored in a manner satisfactory to the City of Yorkville Public Works Department.

EXHIBIT E

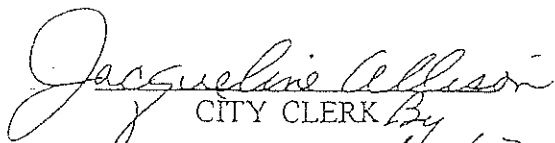
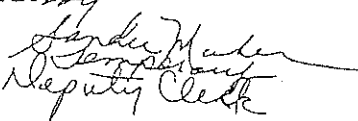
11: This Ordinance will be effective November, 1 1996.

IN ALL OTHER RESPECTS, the fee schedule and rates for the City of Yorkville shall remain unchanged.

Passed this 12th day of September, 1996


MAYOR

ATTESTED:


CITY CLERK By 
Sandra Mader
Deputy Clerk

Law Offices of Daniel J. Kramer
1107A South Bridge Street
Yorkville, Illinois 60560
630.553.9500

SCHEDULE "A"

EXHIBIT E

<u>USE OF BUILDING</u>	<u>NO. OF DRAIN UNITS</u>
STORES, MERCANTILE AND OFFICE BUILDINGS	
Each private toilet	1
Each public toilet with no more than three outlets	1-½
Each additional outlet	½
Soda Fountain	1
Grocery Stores & Meat Markets with garbage grinders	2
DRIVE-INS	
Each public toilet	1-½
Kitchens	1-½
RESTAURANTS AND THEATERS	
Food service capacity. No. of persons	
0-50	1
50-100	2
100-200	3
Each private toilet	1
Each public toilet	1-½
SERVICE STATIONS	
Each public toilet	1-½
Wash rack	2
CLUBS	
Each toilet	1-½
Restaurant charge as above	
MOTELS AND HOTELS	
Each room with bath or shower and/or toilet	1/3
Each public toilet	1-½
Restaurant charge as above	

EXHIBIT E

MOBILE TRAILER PARKS

Each trailer space with sanitary sewer outlet	$\frac{1}{2}$
Each automatic washer unit	$\frac{1}{2}$
Each public toilet	1- $\frac{1}{2}$
Each public shower	1

LAUNDRIES

Each automatic washer unit	$\frac{1}{2}$
Each public toilet	1- $\frac{1}{2}$

SELF-SERVICE CAR WASH

Per rack (covered)	1
Per rack (uncovered)	4

AUTOMATIC CAR WASH

Each production line	10
Each public toilet	1- $\frac{1}{2}$

NURSING HOMES AND HOSPITALS

Resident capacity of each building determined from
architect's plans and specifications divided by 4 (Quotient to 2 decimal points)

SCHOOLS

Student capacity of each building determined from
architect's plans and specifications divided by 12 (Quotient to 2 decimal points)

DORMITORIES, FRATERNITIES AND SORORITIES

Resident capacity of each building determined from
architect's plans and specifications divided by 6 (Quotient to 2 decimal points)

STATE OF ILLINOIS)
)ss
COUNTY OF KENDALL)

EXHIBIT E

ORDINANCE NO. 2006- 32

**ORDINANCE AMENDING ORDINANCE 2003-79
AND REPEALING ORDINANCE 2005-40
ESTABLISHING MUNICIPAL WATER CONNECTION FEES IN
THE UNITED CITY OF YORKVILLE**

WHEREAS, the United City of Yorkville has taken up, discussed and considered amending the City Ordinance 2003-79 regarding Municipal Water Connection Fees; and

WHEREAS, in amending City Ordinance 2003-79, City Ordinance 2005-40 (which previously amended Ordinance 2003-79) will by necessity be repealed.

WHEREAS, the Mayor and City Council have discussed that it may be prudent to amend said Ordinance 2003-79 to change certain connection fees by substituting the Charts defining Residential and Non-Residential Connection Fees depicted on the attached Exhibit "A" and Exhibit "B", in place of Exhibit "A" and Exhibit "B" in Ordinance 2003-79.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, upon Motion duly made, seconded and approved by the majority of those members of the City Council voting, hereby enact the water tap-on fee schedule set out in the attached Exhibit "A" and Exhibit "B", and

EXHIBIT E

1. Any Ordinance or parts thereof in conflict with the provisions of this Ordinance, specifically including Ordinance 2005-40, are hereby repealed to the extent of such conflict with this Ordinance.
2. The portion of this Ordinance affecting the water connection fee as indicated in Exhibit "A" and Exhibit "B" shall become effective on June 15, 2006.

JAMES BOCK



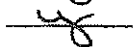
VALERIE BURD



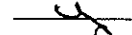
DEAN WOLFER



ROSE SPEARS



JOSEPH BESCO



PAUL JAMES



MARTY MUNNS

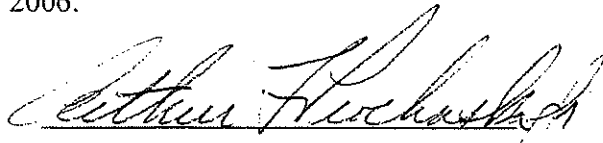


JASON LESLIE



Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this

25 Day of April, A.D. 2006.



MAYOR

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this

25 day of April, A.D. 2006.

ATTEST:



CITY CLERK

Prepared by:

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

EXHIBIT A: RESIDENTIAL CONNECTION FEE

2006 WATER SYSTEM CONNECTION FEE UPDATE

United City of Yorkville, Kendall Co., IL

EXHIBIT E

Residence Type	Projected P.E. Per Residence	Connection Fee Based On \$1,057 / P.E.
Efficiency or Studio Apartment	1.00	\$1,057
1 Bedroom Apartment/Condo	1.50	\$1,586
2+ Bedroom Apartment/Condo	3.00	\$3,171
1 Bedroom Townhome	1.50	\$1,586
2+ Bedroom Townhome	3.00	\$3,171
Duplex Home	3.50	\$3,700
Single Family Home	3.50	\$3,700



**Engineering
Enterprises,
Inc.**

EXHIBIT E

EXHIBIT B: NON-RESIDENTIAL CONNECTION FEE

2006 WATER SYSTEM CONNECTION FEE UPDATE


United City of Yorkville, Kendall Co., IL

Water Meter Size	Water Connection Fee
Less Than Or Equal To 1"	\$3,700
1 1/2"	\$4,000
2"	\$5,000
3"	\$8,000
4"	\$15,000
6" and Larger	TBD

Legend

Non-Residential Land Use shall be considered all
land uses other than those defined in Exhibit A, Page 1

TBD = Connection Fee To Be Determined By City
Council on a Case-By-Case Basis



**Engineering
Enterprises,
Inc.**

EXHIBIT E

STATE OF ILLINOIS)
)
COUNTY OF KENDALL)

4/1/97
5.2.97
5.7.97
5.15.97
5.16.97

97-11

**ORDINANCE ESTABLISHING A FEE TO FUND A NEW SANITARY SEWER
RIVER CROSSING IN THE UNITED CITY OF YORKVILLE**

WHEREAS, the cost of providing sanitary sewer service has risen substantially over the last several years; and

WHEREAS, the City of Yorkville has been required to provide sanitary sewer services and maintenance as a result of the increase in development and usage of City sanitary sewer mains; and

WHEREAS, the Yorkville Bristol Sanitary District which provides sanitary sewer treatment for the sewage transmitted through the City of Yorkville sanitary sewer mains has experienced a dramatic increase in demand for treatment of sanitary sewage; and

WHEREAS, studies conducted by the Yorkville Bristol Sanitary District and considered by the City of Yorkville's Engineer and Economic Development Committee have shown and found that there is not sufficient capacity in the current Fox River crossing siphons to transmit sewage to the Yorkville Bristol Sanitary District Treatment facility located on the north side of the Fox River, capable of addressing the demands from new development; and

WHEREAS, City of Yorkville will front fund the cost of a new river crossing by the Yorkville Sanitary District; and

WHEREAS, the City has established a fund to recover \$595,000.00 to be given to the Yorkville Sanitary District by the City for the construction of a river crossing to transport sewage to the Yorkville Bristol Sanitary District plant on the north side of the Fox River.

EXHIBIT E

NOW THEREFORE BE IT ORDAINED BY THE UNITED CITY OF YORKVILLE a Sanitary Sewer River Crossing Fee is hereby established to fund a sanitary sewer river crossing in the UNITED CITY OF YORKVILLE under the following terms:

1. A fee is hereby established payable for each P.E. or Drain Unit at the issuance of every building permit issued by the United City of Yorkville, for any parcel of real property located within the Sanitary Sewer Service area depicted in the attached Exhibit "A" incorporated herein by reference.

A) For purposes of residential sanitary sewer conversions, P.E. shall be calculated at the rate of \$25.00 per P.E. for single family residential properties.

B) For all other properties the fee shall be calculated on the basis of \$25.00 per Drain Unit, as calculated per Ordinance No. 96-11.

C) The above fees will in addition, accumulate interest from the time of expenditure by the City at a rate of 8% per annum.

2. The above fees are to be paid for all building permits issued on real property located within the Sanitary Sewer Service area depicted in the attached Exhibit "A" incorporated herein by reference for which a new sanitary sewer connection is required.

3. The fee is applicable to both areas within the United City of Yorkville and areas/property outside the City boundaries which hooks-on to the City of Yorkville Sanitary Sewer System and serviced by Yorkville Bristol Sanitary District Plant.

4. This fee shall be required to be paid on all affected real properties after the effective date this Ordinance is passed and approved by the City Council; and due publication thereof.

5. The fees to be charged under the terms of the Ordinance shall be imposed for a period of

EXHIBIT E

20 years from the date of the passage of this Ordinance by the City Council of the United City of Yorkville.

This fee is in addition to any other fees charged by the City of Yorkville for any other purpose including any other sanitary sewer fees.

That should any provision of this Ordinance be found to be invalid then the remaining portion of the Ordinance shall remain in full force and effect. This Ordinance shall be effective as to all building permits issued by the UNITED CITY OF YORKVILLE starting June 1, 1997

Passed and approved this 22nd day of May, 1997.

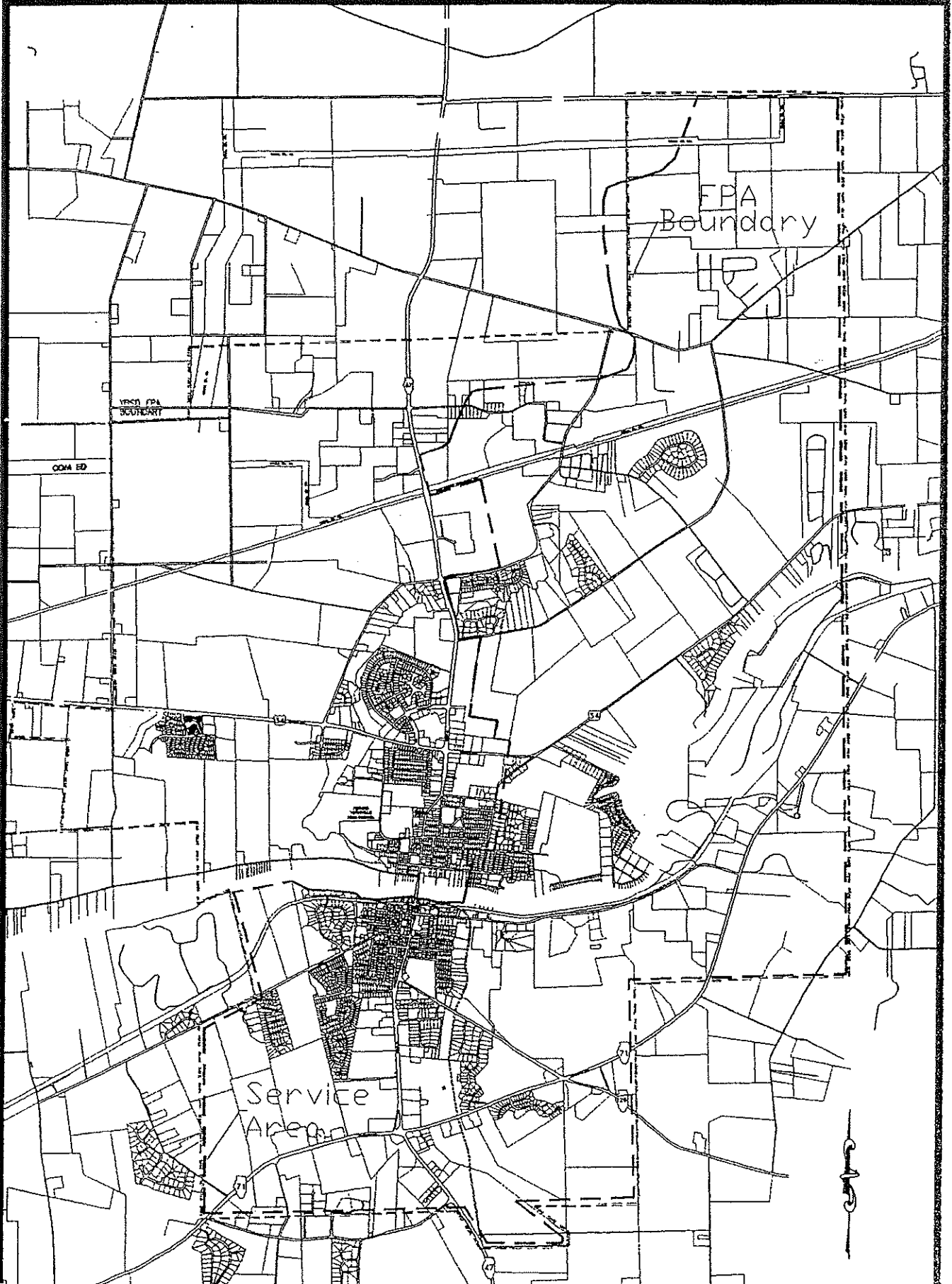
Robert A. Johnson
MAYOR

ATTEST: Deborah K. Simmons
CITY CLERK

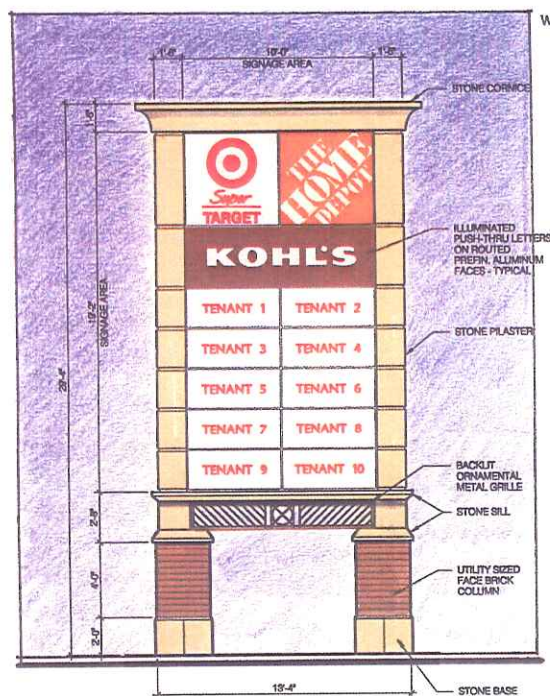
Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, Illinois 60560
630.553.9500

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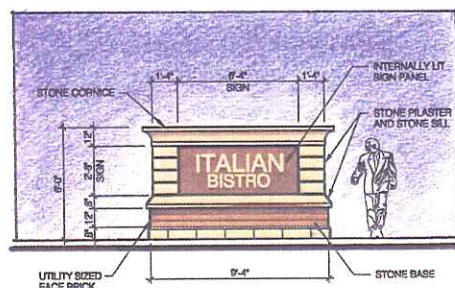
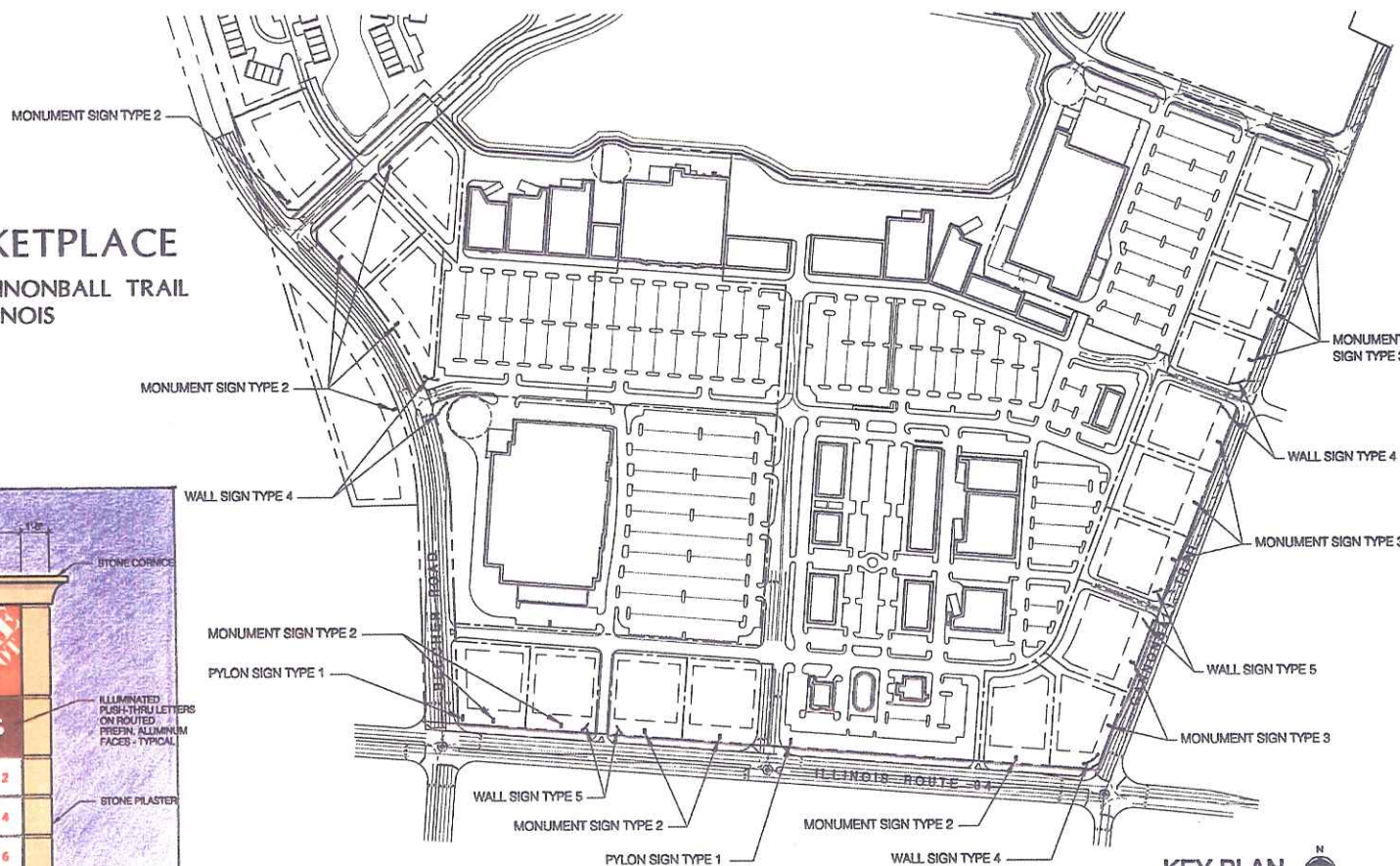
Sanitary Sewer River Crossing Service Area



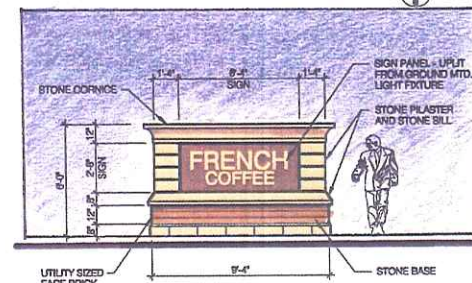
PROJECT:
KENDALL MARKETPLACE
ILLINOIS ROUTE 34 & CANNONBALL TRAIL
YORKVILLE, ILLINOIS



PYLON SIGN - TYPE ①
192 S.F. TOTAL SIGN AREA



MONUMENT SIGN - TYPE (2)
(OUTLOT SIGN)



MONUMENT SIGN - TYPE 3
(OUTLOT SIGN)

PFDA
ARCHITECTS INC.

30 N. WACKER DRIVE
SUITE 1000
CHICAGO, ILLINOIS 60606
TEL: (312) 795-0200
FAX: (312) 795-0250

PROJECT: **KENDALL MARKETPLACE**
ILLINOIS ROUTE 34 & CANNONBALL TRAIL
YORKVILLE, ILLINOIS

OWNER/DEVELOPER:

MIDAMERICA
DEVELOPMENT PARTNERS LLC

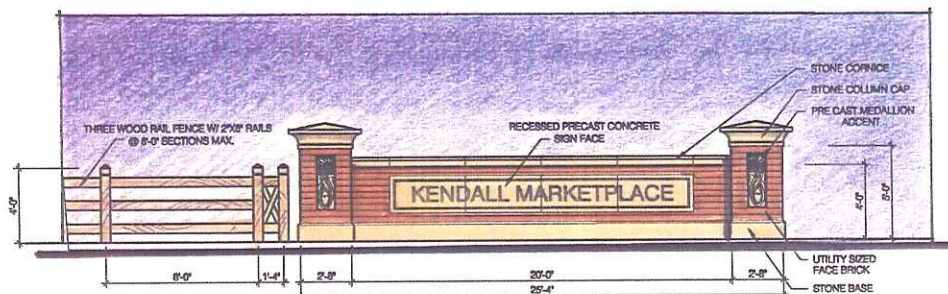
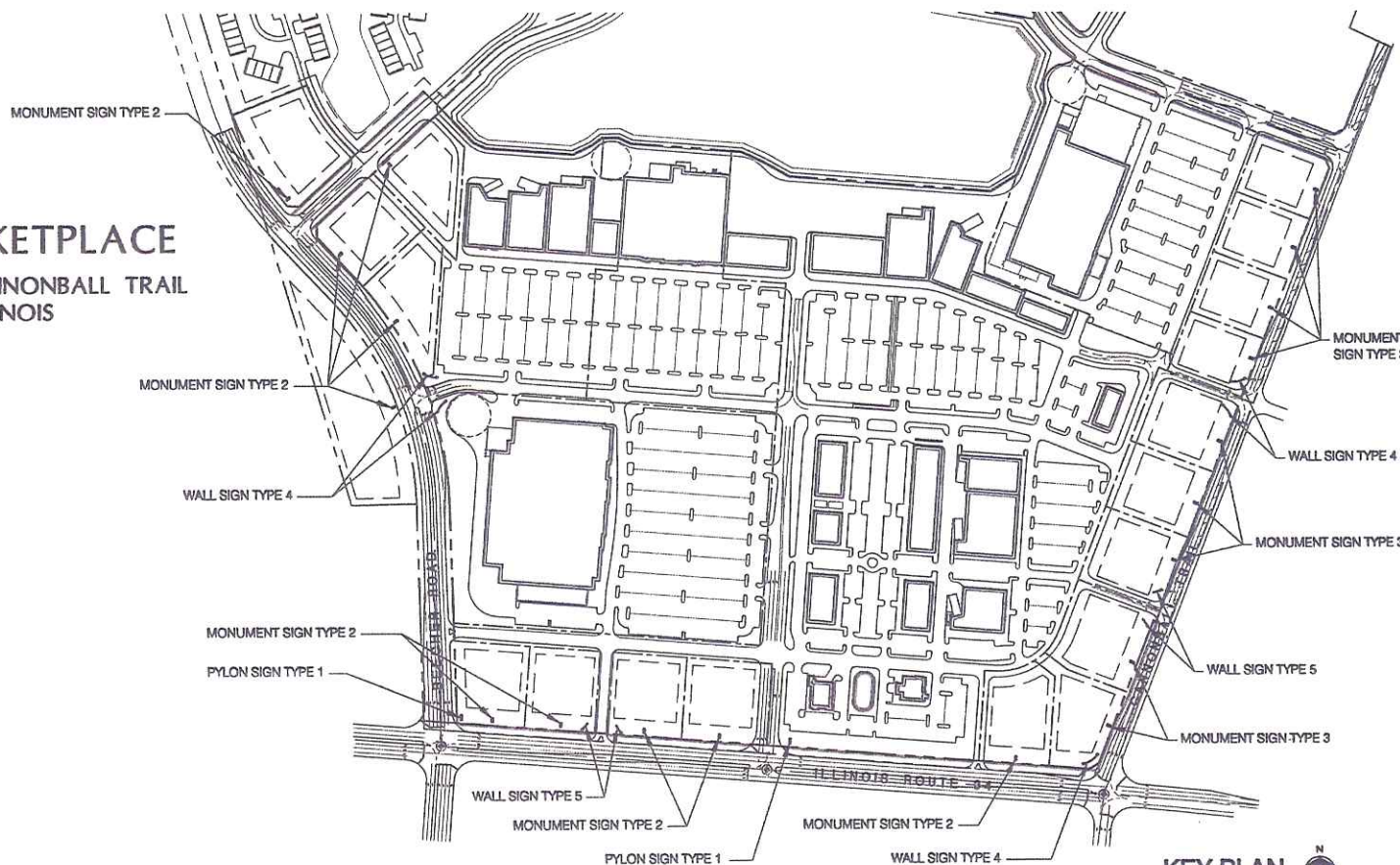
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SITE PLAN

S1

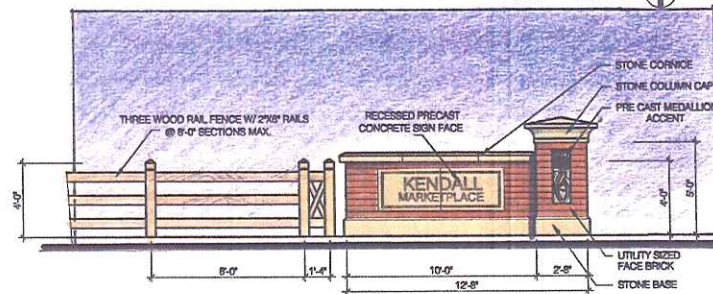
JOB NO.	XXXX
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PROJECT:
KENDALL MARKETPLACE
ILLINOIS ROUTE 34 & CANNONBALL TRAIL
YORKVILLE, ILLINOIS



SECONDARY ENTRANCE WALL SIGN - TYPE ④

(CURVED WALL SIGN)



MINOR ENTRANCE WALL SIGN - TYPE (5)

Dated: December 8, 2023

STATE OF ILLINOIS)
)
COUNTY OF KENDALL)

COMMERCIAL PURCHASE AND SALE AGREEMENT

THIS COMMERCIAL PURCHASE AND SALE AGREEMENT (this "Agreement") is entered into this 23rd day of January, 2024 (the "Effective Date"), which shall be the date the last party executes this Agreement), by and between THE UNITED CITY OF YORKVILLE, ("SELLER") and HEARTLAND MEADOWS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY or Its Assignee to an Authorized Legal Entity to be created by PURCHASER ("PURCHASER"). SELLER and PURCHASER are sometimes collectively referred to as the "Parties."

RECITALS:

A. SELLER is the owner of certain real property located in the United City of Yorkville, Sections 17 and 20 of Bristol Township ("Township"), Kendall County, Illinois, as depicted in the attached legal description as Exhibit "A" approximately Eight Point Three (8.3) gross surveyed acres more or less of real property and identified as PIN: 02-20-351-006 as more accurately described in the legal description to be provided by survey and to be attached hereto as Exhibit "B" upon Agreement of SELLER'S and PURCHASER'S Counsel. The parcel of Real Property being sold herein is referred to as the "Subject Parcel" SELLER has agreed to sell that portion of the Subject Parcel exclusive of the trail along the southern border of the Subject Parcel, the remaining portion of the Subject Parcel hereinafter referred to as the "Subject Property" as depicted in the attached Heartland Meadows West Conceptual Site Plan as set out in the attached Exhibit "C" incorporated herein by reference to PURCHASER for the sum of Four Hundred Five Thousand Dollars (\$405,000.00) the "Purchase Price".

THEREFORE, in consideration of the mutual covenants and the undertakings described in this Agreement, and other good and valuable consideration, the receipt and adequacy thereof being expressly acknowledged, the Parties agree as follows:

1. Agreement to Sell. SELLER agrees to sell, transfer and convey the Subject Property as set forth in paragraphs A and B above in exchange for the Purchase Price at Closing is set forth in paragraphs A and B above hereof and shall be paid at the Closing in wired funds.

Initials

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2. Earnest Money Deposit. On or prior to the seventh (7th) business day after the Effective Date, PURCHASER shall make a deposit in the form of Cashier's check from PURCHASER, in the amount of Twenty Five Thousand Dollars (\$25,000.00) ("Earnest Money Deposit") to Chicago Title Company, Yorkville, Illinois office ("Title Insurer"), which shall be held in Strict Joint Order ("SJO") escrow by the Title Insurer. Upon expiration of the Platting/Entitlement Period (defined in Section 8), provided PURCHASER has not terminated this Agreement as permitted herein, and Seller has not otherwise defaulted and failed to cure its default, the Earnest Money Deposit shall become non-refundable and applicable as a credit against the Purchase Price.

3. (a) Due Diligence Materials. Within Fourteen (14) Business days from the Effective Date, SELLER shall, at SELLER's expense, provide PURCHASER a copy of all documents relating to the Subject Property that are in the possession of SELLER, its agents, attorney and consultants including, but not limited to, any reports, investigations, studies, plans or documents pertaining to the Subject Property in SELLER's possession (the "Due Diligence Period").

(b) Site Access. PURCHASER shall be granted reasonable access to the Subject Property during the term of the Agreement to obtain soil tests, engineering studies, environmental (hazardous waste) study, and archeological study. Copies of all reports shall be provided to SELLER within Thirty (30) business days of receipt by PURCHASER of each report. Prior to entry of PURCHASER or its agents, employees, or subcontractors on the Subject Property, PURCHASER shall provide SELLER or SELLER's Attorney a Certificate of Insurance for at least One Million Dollar (\$1,000,000.00) Liability Insurance naming SELLER as a party insured for Liability purposes in regard to any onsite testing or investigations.

4. Evidence of Title. Within Fourteen (14) Business days from the Effective Date, SELLER shall deliver to PURCHASER a commitment for a Chicago Title ALTA Owner's Title Insurance Policy ("Commitment"), issued by the Title Insurer in an amount equal to the Purchase Price, naming PURCHASER as the proposed insured and identifying the condition of title to the Subject Property, together with legible copies of all the instruments and documents referenced in the Commitment and all Schedule B documents and including but not limited to all easements which are appurtenant to or burden the Subject Property.

5. Survey. SELLER shall provide PURCHASER with a Current ALTA Extended Coverage Survey within 30 business days of SELLER'S written acceptance of this Agreement. The ALTA Survey to be made in accordance and in compliance with the most current ALTA/ ASCM Urban Land Survey Standards and containing Table A Option Numbers 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11, 11(a), 11(b), 13, 14, 15 and 16 ("New Survey"). The New Survey shall be sufficient to cause the Title Company to delete the standard printed survey exception and to issue an owner's title policy free from any survey objections other than the Permitted Exceptions. The certification on the Survey shall run to the benefit of the PURCHASER, Title Company, PURCHASER's Lender and SELLER.

6. Permitted Exceptions. PURCHASER shall have twenty-one days (21) from receipt of the ALTA Survey and the Commitment, including all Schedule B documents referenced

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therein ("Title Review Period") to review the Survey, the Commitment and all instruments and documents referenced in the Commitment. Permitted Exceptions shall include a limitation on the permitted commercial uses of any portion of the Subject Property as mutually agreed by the Seller and Purchaser and a covenant permitting use of the area of the Subject Property designated for parking for activities in the adjoining park area so long as such use does not interfere with the hours of operation of any business located at the Subject Property. Prior to expiration of the Title Review Period, PURCHASER or PURCHASER's attorney may deliver to SELLER a written objection as to item(s) identified (or which the Title Insurer or surveyor failed to identify) in the Commitment ("PURCHASER's Objection Letter "), SELLER shall have five (5) days from its receipt of PURCHASER's Objection Letter to notify PURCHASER by written notice ("SELLER Objection Response ") as to whether or not SELLER has elected either (i) to cure any title defects or unpermitted exceptions identified in PURCHASER's Title Notice, or (ii) to cause the Title Insurer to insure the title defects or unpermitted exceptions identified in PURCHASER's Objection Letter in a manner satisfactory to PURCHASER. Any items not raised in PURCHASER's Objection Letter shall be deemed "Permitted Exceptions." If Seller elects , not to cure any matter objected to in the PURCHASER's Objection Letter , then PURCHASER shall have five (5) business days thereafter to notify SELLER by written notice (an "PURCHASER's Title Waiver Notice") as to whether PURCHASER has elected either (i) to waive its objection or objections to the matter or matters not being cured by SELLER, without reduction of the Purchase Price, or (ii) to terminate this Agreement, in which event the Initial Deposit (which has not yet been applied as no closing shall have occurred) shall be promptly returned to PURCHASER. If PURCHASER fails to deliver PURCHASER's Title Waiver Notice, such failure shall be deemed a waiver of such objections and such exceptions shall become Permitted Exceptions.

7. Feasibility Period PURCHASER may terminate this Agreement without fault if it is unable to obtain Zoning, Preliminary Platting approval, and Final Plat Approval within the Platting/Entitlement Period granted herein under Paragraph 3-8 of this Agreement. In the event PURCHASER is able to obtain Zoning and Final Plat Approval granting Entitlements by the United City of Yorkville in order to allow development of the Subject Property in substantial conformity with the Conceptual Site Plan of PURCHASER, incorporated herein as Exhibit "C" as requested for the Subject Property, PURCHASER shall be irrevocably required to purchase the Subject Property. PURCHASER shall use its best efforts to seek approval of its entitlement requests with the United City of Yorkville. Commencing on the Effective Date through the date five (5) months after the Effective Date ("Feasibility Period") the PURCHASER shall be entitled to satisfy itself in its sole discretion, that the Property may be used for PURCHASER's intended purpose, including without limitation, PURCHASER's right to reasonable access to the Property for the purpose of inspecting the physical condition of the Property and obtaining all required third party zoning, Preliminary and Final Platting approval and governmental permits and approvals from any applicable governmental body including but not limited to the United City of Yorkville, Yorkville School District, County of Kendall Stormwater Department, Bristol-Kendall Fire Department, and Illinois EPA.

8. Platting/Entitlement Period. PURCHASER shall file a Petition for Zoning & Site Plan Approval of Preliminary Engineering and a Preliminary Plat, solely at PURCHASER's expense, within thirty (30) days after the expiration of the Feasibility Period, then PURCHASER shall thereafter have one hundred eighty (180) days (the "Platting/Entitlement Period") to obtain approval of Zoning, Final Engineering and a Final Plat of Subdivision from the United City of Yorkville for development of the Subject Property with the following conditions:

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- A. That the Site Plan shall permit the development of up to 4 separate lots for commercial purposes as set out in the attached Exhibit "C". The individual parking lots to be maintained by the Association of the 4 lots in proportion to the parking area within the lot lines of each individual, or combined lot.

To conform to that request, PURCHASER shall create a Business Owner's Association in conjunction with Final Plat Approval providing for Cross Access Easements to each of the commercial areas; and cross parking agreements for the benefit of the 4 commercial lots.

- B. That the Zoning Class attributable to the commercial area shall be in substantial conformity with the United City of Yorkville B-3 Zoning District in order to permit building of office buildings, restaurants, or any other permitted or Special Use within the B-3 Zoning Classification or the less intense zoning classifications under the United City of Yorkville Unified Development Ordinance for B-1 and B-2 purposes.

The parties hereto acknowledge that the original Subdivision was planned and engineered for development with substantially the same lot coverage proposed in Exhibit "C" and that no additional detention or retention requirements other than connecting to current out lot storm ponds and current storm sewer installation to which the United City of Yorkville can grant access to Purchaser shall be required for development of the commercial or residential proposed on Exhibit "C" hereto.

- C. The parties agree that the City shall lock current existing City water and sanitary sewer connection tap on fees as are in effect as of December 1, 2023 for five (5) years following the date of City Council approval of the final plat of the Subject Property as outlined in Exhibit "C".
- D. That the residential proposed lots in the attached Exhibit "C" will be governed by Covenants and a Planned Unit Development Agreement limited to a 55 year and older active adult community. The lot sizes will conform at least to the minimum lot size and setback requirements that PURCHASER has used in a related Development that has been partially built out in the United City of Yorkville and known as Heartland Meadows.

PURCHASER may terminate this Agreement if it is unable to obtain Zoning Approvals within the Platting/Entitlement Period, by providing SELLER with written notice of termination on or before the expiration of the Platting/Entitlement Period, in which event the Earnest Money shall be released to PURCHASER and the parties shall have no further rights or obligations under this Agreement, with the exception of any surviving obligations of either party hereunder this Agreement, including but not limited to PURCHASER's restoration and indemnity obligations, which shall survive. If PURCHASER does not provide SELLER with written notice of termination on or before the expiration of the Feasibility Period.

If PURCHASER is satisfied with the Subject Property, it will deliver its Notice of Suitability ("NOS") prior to the expiration of the Feasibility Period.

Initials GM / JP

PURCHASER will also have the Platting Entitlement Period to commence and pursue all approvals from the United City of Yorkville and any other applicable authorities which are necessary to construct PURCHASER's intended improvements. PURCHASER's obligation to purchase the land is contingent upon receiving Final Site Plan/Final Plat approval from the United City of Yorkville along with zoning approvals including, without limitation, rezoning and/or re-platting of the Subject Property (if necessary), site plan approvals, fee verification, public financing assistance including, without limitation, department of transportation approvals, and applicable wetland/floodplain authority approvals. In the event that PURCHASER does not proceed with the purchase of either parcel, PURCHASER shall tender to SELLER at no cost all surveys, topography, environmental studies, drawings, evaluations of any kind and government agency reports of any kind obtained by PURCHASER during the Feasibility Period or platting entitlement period other than proprietary financial information at no cost.

Closing to occur within ninety (90) days after receipt of the final site plan approval, Final Engineering and Final Plat approval.

9. Conditions to Closing. Without limiting any of the other conditions to the Closing, the obligations of PURCHASER at closing under this Agreement is subject to the satisfaction of the following conditions ("Closing Conditions") as of the Closing Date any of which may be waived by PURCHASER:

A. All of the representations and warranties made by SELLER set forth in this Agreement shall be true and correct in all material respects when made. SELLER shall recertify its representations and warranties as of each Closing Date.

B. SELLER shall have performed, observed and complied in all material respects with all covenants and agreements required by this Agreement to be performed by SELLER at or prior to such Closing including, without limitation, delivery of all of documents required to be delivered at Closing by SELLER.

10. Closing Deliveries. At Closing the Parties shall execute the following documents and take the following actions:

A. Payment of Purchase Price. PURCHASER shall pay to SELLER the Purchase Price for the Subject Property plus or minus applicable adjustments and prorations under this Agreement.

B. Warranty Deed. SELLER shall deliver to PURCHASER a fully executed and recordable warranty deed for the Property to be purchased at Closing, conveying title to the Subject Property, subject only to the Permitted Exceptions including items set forth in Paragraph 6, the applicable City Zoning Ordinance and encumbrances that have accrued due to the acts or omissions of PURCHASER. The warranty deed shall be accompanied by an Illinois real estate transfer tax valuation affidavit ("PTAX-203"), as the purchase price is not to be reflected on the warranty deed. SELLER shall be responsible for preparation of the PTAX-203, the accuracy of all information contained therein and any supplements thereto that may be required. SELLER shall indemnify, defend and hold harmless PURCHASER from and against any and all claims, liabilities, losses, causes of action, damages, costs or expenses including court costs and reasonable attorney fees incurred by PURCHASER as

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a result of any failure to pay or accurately report Illinois real estate transfer taxes due as a result of PURCHASER's purchase of the Subject Property. The Parties acknowledge that No Revenue Stamps shall be required to be obtained or paid for by either Party since a sale from a Governmental Entity is Exempt under Illinois Compiled Statutes 200/31-45(b).

C. Non-Foreign Person Affidavit. SELLER shall furnish to PURCHASER with an affidavit stating that SELLER is not a "foreign person" within the meaning of IRC Section 1445(f)(3), as amended.

D. Closing Statement. SELLER and PURCHASER shall execute a closing statement showing the Purchase Price for the real property being acquired at Closing together with all prorations, adjustments and credits, if any, as required under this Agreement. SELLER shall pay for the Owner's Policy. PURCHASER shall pay for recording of the deed and mortgage and the costs of any title endorsements requested by PURCHASER, including any lender's title policy. Title Company closing fees, including any escrow fee, shall be split evenly between the Parties. There is no municipal transfer tax to be paid at a Closing.

E. Title Insurance Policy. SELLER shall order and pay for, and Chicago Title Insurance Company shall be prepared to issue, an owner's policy of title insurance subject only to the Permitted Exceptions in an amount equal to the Purchase Price (with extended coverage) with respect to the applicable Property to be purchased at Closing and provide to the Title Company such documents that may reasonably be requested by the Title Company to satisfy any of the Schedule B requirements applicable to SELLER. PURCHASER shall be responsible to pay the cost of any title company endorsements excluding extended coverage that PURCHASER requests or requires; or that are required by PURCHASER's Lender, if any.

F. Affidavit of Title. The SELLER shall execute a standard "Affidavit of Title."

G. certificate stating that no financing statements executed by or on behalf of Seller have been filed against the Premises since the date of the most recent UCC searches delivered by Seller to Buyer hereunder;

H. evidence of any notices, reports or registrations received from or delivered to the Illinois State Fire Marshall under any regulations for Underground Storage Tanks and/or any other federal, state or local health and safety regulations;

I. Further Assurances. The parties shall execute such additional documents and instruments and take such further actions as may be reasonably requested by either party or necessary to complete the purchase and sale of the real property at each Takedown in accordance with this Agreement.

11. Real Estate Tax Prorations . Real Estate taxes shall be prorated at 105% of the last year's tax bill if any.

12. Possession. At closing, SELLER shall deliver to PURCHASER exclusive physical possession of the real property that is acquired by PURCHASER, free and clear of any rights or claims of possession by SELLER or any third party.

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13. Permits, Fees; Plans and Elevations:

PURCHASER shall pay any zoning application fees, studies, or engineering drawings with regard to the development Property. PURCHASER shall hold SELLER harmless from payment for any fees or costs for entitlement and permitting matters with respect to the Subject Property which result from or are based on any such zoning or entitlement requests by or approvals obtained by Purchaser. SELLER hereby consents to the right of PURCHASER to file for any necessary Zoning/Platting/Review Requirements as a Contract Purchaser once SELLER executes its acceptance of this Contract in writing.

14. SELLER's Representations, Warranties and Covenants. SELLER represents, warrants and covenants to PURCHASER the following:

A. Power and Capacity. SELLER has the full power, capacity and legal right to execute and deliver this Agreement and sell the Subject Property to PURCHASER pursuant to the terms of this Agreement. The execution, delivery and performance of this Agreement and the obligations undertaken by SELLER under this Agreement have been duly authorized by all necessary action, and this Agreement has been executed by a duly authorized representative of SELLER and constitutes a valid and binding obligation of SELLER, enforceable in accordance with its terms. At all times during the term of this Agreement, SELLER shall not transfer any portion of the Subject Property or grant or permit any easements, liens, mortgages encumbrances or other interests with respect to the Real property without PURCHASER's prior written consent.

B. Contractual Obligations. The execution and delivery of this Agreement, and the performance by SELLER of any and all transactions contemplated by this Agreement, will not breach any contractual covenant or restriction between SELLER and any third- party affecting the real property.

C. Condemnation Proceedings: Special Assessments. SELLER has neither received written notice nor has actual knowledge of any condemnation or eminent domain proceeding regarding any of the Subject Property and has not entered into any negotiations for the disposition of any of the Subject Property in lieu of the commencement of condemnation or eminent domain proceedings and, to SELLER's actual knowledge, without duty of inquiry, there are no proceedings pending before any governmental agency to impose a special assessment or other public authority charge against all or any of the Real property.

D. Litigation. There is no pending or, to the best of SELLER's actual knowledge, threatened litigation, administrative action or examination, claim or demand relating to the Real property, or any pending or threatened exercise of the power of eminent domain, condemnation proceeding or other, governmental taking with respect to all or any part of the real property. No notice of default under laws, ordinances, rules and regulations of any governmental authority having jurisdiction over the real property, or any like agreement, has been issued or threatened to SELLER.

E. Condition of the Property. PURCHASER acknowledges that the Subject Property is being purchased in an "AS IS" condition and SELLER is not making any representation as to the condition of the Property; except as previously stated herein

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F. Existing Due Diligence Materials. The Existing Due Diligence Materials are all of the surveys, plats, agreements, declarations, ordinances, soil reports, notices, environmental studies or other report prepared for SELLER that SELLER has in its possession or control. To the best of SELLER's knowledge, the Existing Due Diligence Materials are copies of the original documents in the SELLER's possession.

G. Environmental. To the best of SELLER's knowledge, no hazardous substances are located on or have been stored, generated, used, processed or disposed of on or released or discharged from (including ground water contamination) the Real property or the Subject Property, and no above ground or underground storage tanks exist on or have been removed from, the Subject Property. Anything in this Agreement to the contrary notwithstanding, it is expressly understood and agreed that PURCHASER does not assume or agree to be responsible for, and SELLER hereby agrees to defend, indemnify and hold PURCHASER harmless from and against any and all claims, obligations and liabilities and all costs, expenses and attorney's fees incurred based upon or arising out of any obligation, liability, loss, damage or expense, of whatever kind or nature, contingent or otherwise, known or unknown, incurred under, or imposed by, any environmental laws with respect to a Subject Property prior to the Closing and the Subject Property. SELLER's obligation to indemnify PURCHASER with respect to environmental matters shall expressly survive termination of this Agreement in accordance with Section 24 of this Agreement.

H. The Subject Property is currently tax exempt and no action has occurred to alter the tax exempt status.

I. To the best of SELLER's knowledge and SELLER has received no Notices Ordinances or other notifications of any obligations in connection with the Subject Property or any so-called "**recapture agreement**" involving refund for sewer extension, over sizing utility lines, lighting, roadway or like expense or charge for work or services done upon or relating to the Subject Property which will bind PURCHASER or the Premises from and after the Closing Date.

J. All United City of Yorkville Service Contracts, management contracts, and leases with respect to the Property shall be terminated at or prior to closing.

15. PURCHASER's Representations, Warranties and Covenants. PURCHASER represents, warrants and covenants to SELLER as follows:

A. Due Organization. PURCHASER is a legal entity duly organized and in good standing under the laws of the State of Illinois.

B. Power and Capacity. PURCHASER has the full power, capacity, authority and legal right to execute and deliver this Agreement and to perform its obligations under this Agreement.

C. Due Authorization. This Agreement has been duly authorized, executed and delivered by PURCHASER and constitutes the legal, valid and binding obligation of

Initials GM JH

PURCHASER, enforceable in accordance with its terms. Prior to Closing, any and all documents required by this Agreement to be executed and delivered by PURCHASER shall have been duly authorized, executed and delivered by PURCHASER, and all such documents shall contain legal, valid and binding obligations of PURCHASER enforceable in accordance with their terms.

16. Signage. Signage mutually acceptable to SELLER and PURCHASER may be erected at PURCHASER's expense on the Subject Property. SELLER agrees to allow signage to be installed at the close of Feasibility Period provided that any such signage shall be in conformity with any applicable United City of Yorkville Unified Development Ordinance.

17. Real Estate Commission. The Parties hereto acknowledge that NO Real Estate Brokerage Commission or Property Manager payment is due to any Third Party that arises out of this transaction.

18. Condemnation. In the event that notice of any action, suit or proceeding shall be given for the purpose of condemning all or any portion of the Subject Property prior to the date such real property has been conveyed to PURCHASER, then PURCHASER's rights and obligations under this Agreement with respect to such real property shall terminate, and the proceeds resulting from the condemnation shall be paid to SELLER.

19. Default.

A. PURCHASER Default. If PURCHASER fails to purchase the Subject Property according to the terms of this Agreement, the SELLER shall provide PURCHASER written notice of said default ("SELLER Default Notice"). PURCHASER shall have thirty (30) days from its receipt of the SELLER Default Notice ("Cure Period") to cure or to substantially commence a cure of the default(s) identified in the SELLER Default Notice. SELLER shall have the right to terminate this Agreement if PURCHASER fails to cure or substantially commence a cure of the default identified in the SELLER Default Notice during the Cure Period. In the event of the termination of this Agreement, SELLER shall retain the any earnest money being held by Title Insurer at the time of such respective default by PURCHASER. Retention of the earnest money shall be deemed liquidated damages as SELLER'S sole and exclusive remedy that Parties agree that the damages suffered by SELLER would be speculative and difficult to ascertain and not a penalty, and the Parties shall have no further rights or obligations under this Agreement, with the exception of obligations which expressly survive termination.

B. SELLER Default. If SELLER defaults in the performance of its obligations under this Agreement, and such default is not cured or SELLER has not substantially commenced a cure within thirty (30) days from SELLER's receipt of written notice from PURCHASER, PURCHASER may at Its discretion either (i) terminate this Agreement by written notice to SELLER, in which event the Earnest Money shall be returned to PURCHASER; or commence an action under Illinois law to specifically enforce this Agreement. Thereafter neither party shall have any further claims or obligations hereunder, except such obligations as are herein expressly made to survive such termination; or (ii) seek specific performance of this Agreement.

20. No Joint Venture. (a) Neither Party is the agent, partner or joint venture partner of the other; neither Party has any obligation to the other except as specified in this Agreement.

Initials

AM, JPP

21. Non-Waiver. The failure of either Party to complain of any act or omission on the part of the other Party, no matter how long it may continue, shall not be deemed to be a waiver by any Party to any of its rights hereunder except as expressly provided for in this Agreement.

22. Third Party Rights. No Party other than SELLER and PURCHASER and their successors and assigns, shall have any right to enforce or rely upon this Agreement, which is binding upon and made solely for the benefit of SELLER and PURCHASER, and their respective successors or assigns, and not for the benefit of any other Party.

23. Survival. The representations, warranties and covenants contained in this Agreement shall survive a Takedown with respect to such Property acquired in each respective Takedown for a twelve (12) month period thereafter and shall not merge upon the delivery of the warranty deed for the Property.

24. Time. TIME IS OF THE ESSENCE OF ANY AND ALL UNDERTAKINGS AND AGREEMENTS OF THE PARTIES HERETO.

25. Notices. All notices required or permitted hereunder shall be in writing and shall be served on the parties at the addresses set forth below. Any such notices shall be either (i) sent by overnight delivery using a nationally recognized overnight courier, in which case notice shall be deemed delivered one (1) business day after deposit with such courier, (ii) sent by email, in which case notice shall be deemed delivered upon transmission of such notice, or (iii) sent by personal delivery, in which case notice shall be deemed delivered upon receipt or refusal of delivery. A party's address may be changed by written notice to the other party; provided, however, that no notice of a change of address shall be effective until two (2) Business Days following actual receipt of such notice. The Parties agree that the attorney for each respective party has the authority to send and receive notices on behalf of such party.

If To SELLER: United City of Yorkville
Attn: _____
651 Prairie Pointe Drive
Yorkville, IL 60560
Telephone: 630-553-4350
E-mail: _____

With a copy to: Attorney Kathleen Field Orr
Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
1804 North Naper Boulevard, Suite 350
Naperville, Illinois 60563
0:312-382-2113, C: 708-267-6244
kfo@ottosenlaw.com

If To PURCHASER: Heartland Meadows, LLC, An Illinois Limited Liability Company
608 E. Veterans Parkway
Yorkville, Illinois 60560
Telephone: 630-553-3322
Email No: gmarken@markenllc.com

Initials am / JPK

With a copy to: Daniel Kramer
The Law Office of Dan Kramer
1107A South Bridge Street
Yorkville, IL. 60560
Telephone: 630-553-9500
Email: dkramer@dankramerlaw.com

Any party to this Agreement may at any time change the address for notices to that party by giving notice in this manner.

26. Days. Whenever this Agreement requires that something be done within a specified period of days, that period shall (i) not include the day from which the period commences, (ii) include the day upon which the period expires, (iii) expire at 6:00 p.m., local time in the jurisdiction in the where the Property is located on the day upon which the period expires, and (iv) unless otherwise specified in this Agreement, be construed to mean calendar days; provided, that if the final day of the period falls on a Saturday, Sunday or legal holidays, which shall include but not be limited to December 24, 25 and January 1, the period shall extend to the first business day thereafter. As used in this Agreement, "business day" means each day of the year other than Saturdays, Sundays, legal holidays and days on which national banks in the location where the Subject Property is located are generally authorized or obligated by law to close.

27. Severability. If one (1) or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, that invalidity, illegality or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be construed as if the invalid, illegal or unenforceable provision had never been contained within the body of this Agreement.

28. Entire Agreement. This Agreement embodies the entire understanding between the Parties with respect to the transaction contemplated herein and all prior or contemporaneous agreements, understandings, representations, warranties and statements, oral or written, are superseded by and merged into this Agreement. Neither this Agreement nor any of its provisions may be waived, modified or amended except by an instrument in writing signed by the party against which enforcement is sought, and then only to the extent set forth in that instrument.

29. Governing Law. This Agreement shall be governed by and construed in accordance with the provisions of the laws of the State of Illinois. Kendall County shall be the agreed venue for any action with respect to the subject matter hereof.

30. Captions; Agreement Preparation. Captions to paragraphs and sections of this Agreement have been included solely for the sake of convenient reference and are entirely without substantive effect. Each of the Parties has joined in and contributed to drafting this Agreement, and the Parties agree that there shall be no presumption favoring or burdening any one or more Parties based upon draftsmanship.

31. Successors and Assigns. Either party shall be entitled to assign its rights or obligations under this Agreement without the consent of the other party so long as such assignment is to entity which is controlled or is a parent entity exercising control over such party. Any other

Initials

GM, TP

assignment shall require the consent of the other party, which consent shall not be unreasonably withheld. Subject to the foregoing, this Agreement shall be binding upon, and its benefits shall inure to, the Parties hereto and their respective heirs, personal representatives, successors and assigns.

32. Counterparts; Signatures. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart. For purposes of this Agreement, a facsimile signature or electronic copy of a signature shall be deemed the same as an original.

33. Confidentiality. Except to the extent that either party needs to disclose financial terms of this agreement to professionals bound by privileged to their respective client or a Lender, the parties shall keep all financial and closing terms of this Agreement confidential between they and their retained experts.

34. Illinois Bulk Sales. SELLER warrants to PURCHASER that it has no obligation to comply with the Illinois Bulk Sale Act in that the subject Real Estate Sale does not comprise a significant portion of the SELLER's real property; or result in a transfer of SELLER's Business.

35. Time. SELLER and PURCHASER agree that time is of the essence and that failure of either party to strictly comply with the time limitations contained herein shall be considered as a default unless provided otherwise herein or unless expressly waived in writing by agreement of the non-defaulting party.

36. Counterpart/PDF Execution. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original. Further this Agreement may be executed by PDF attached to email transmission and such PDF signatures shall be valid and binding for all purposes when transmitted to the other party. Notwithstanding the foregoing, each party signing by PDF agrees to provide the other with an original signature hereon within two (2) business days of its execution of this Agreement.

Initials GM / JRP

Signature Page Follows

Initials GM / JRP

THIS AGREEMENT has been executed by the SELLER hereto on the date set forth below.

"SELLER"

United City of Yorkville

By: _____

Mayor

Attest: _____

City Clerk

Dated: _____

1/30/2024


Initials

GM

THIS AGREEMENT has been executed by the PURCHASER hereto on the date set forth below.

"PURCHASER"

HEARTLAND MEADOWS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

By:  _____

Its: _____ Agent _____

Dated: 1.30.24

Initials GM JPP

Initials GM JPP

Exhibit "A"

Legal Description

Lot 22 in Kendall Marketplace, being a Subdivision of part of the Southeast Quarter of Section 19, the South Half of Section 20, and the Northwest Quarter of Section 29, Township 37 North, Range 7 East of the Third Principal Meridian, in the United City of Yorkville, Kendall County, Illinois. PIN: Part of 02-20-351-002 Address: Part of the land located at the Northwest Corner of Route 34 and Cannonball Drive, Yorkville, Illinois.

Initials

GM

JAP

Revised Site Plan NOT TO SCALE



CANNONBALL TRAIL

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: 7710676
Purchase Order:

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 10/18/2024, and the last publication of the notice was made in the newspaper dated and published on 10/18/2024.

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

PUBLICATION DATES: **Oct 18, 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

19th Day of October, 2024, by

Chicago Tribune Media Group



Jeremy Gates

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING
COMMISSION
PZC 2024-21**

NOTICE IS HEREBY GIVEN THAT Marker Inc., the contract purchaser and petitioner, along with the United City of Yorkville, the property owner, have submitted applications to the City of Yorkville, Kendall County, Illinois. They are requesting an amendment to the Kendall Marketplace Planned Unit Development (PUD) Agreement and seeking preliminary and final PUD plan approval. The request aims to develop Heartland Meadows West, a mixed-use project featuring twenty (20) single-family residential lots for an active adult community and four (4) commercial outlots. The proposed underlying zoning designations are R-2 Single-Family Traditional Residential District for the residential area and B-3 General Retail District for the commercial area. The petitioner is also requesting deviations to the side and rear yard setbacks within the R-2 District. The subject property is located on the north side of Blackberry Shore Lane, between Northland Lane and Cannonball Trail, on an approximately 8.3-acre vacant parcel.

The legal description is as follows:

LOT 22 IN KENDALL MARKETPLACE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19, THE SOUTH HALF OF SECTION 20, AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

PIN: 02-120-351-006

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

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a Public Hearing on said applications on Wednesday, November 13, 2024 at 7 p.m. at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560.

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

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed

CHICAGO TRIBUNE

media group

to the United City of Yorkville
Community Development De-
partment, City Hall, 651 Prairie
Pointe Drive, Yorkville, Illinois,
and will be accepted up to
the date of the public hearing.
For more project information,
please scan the QR code below.

By order of the Corporate Au-
thorities of the United City of
Yorkville, Kendall County, Illinois.

JORI BEHLAND
City Clerk
10/18/2024 7710676



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

Agenda Item Number

New Business #6

Tracking Number

EDC 2024-78

Agenda Item Summary Memo

Title: PZC 2024-26 DMYF, LLLP (Annexation & Rezoning)

Meeting and Date: Economic Development Committee – November 6, 2024

Synopsis: Request for annexation and rezoning for future data center land use.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

See attached memo.

Have a question or comment about this agenda item?

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

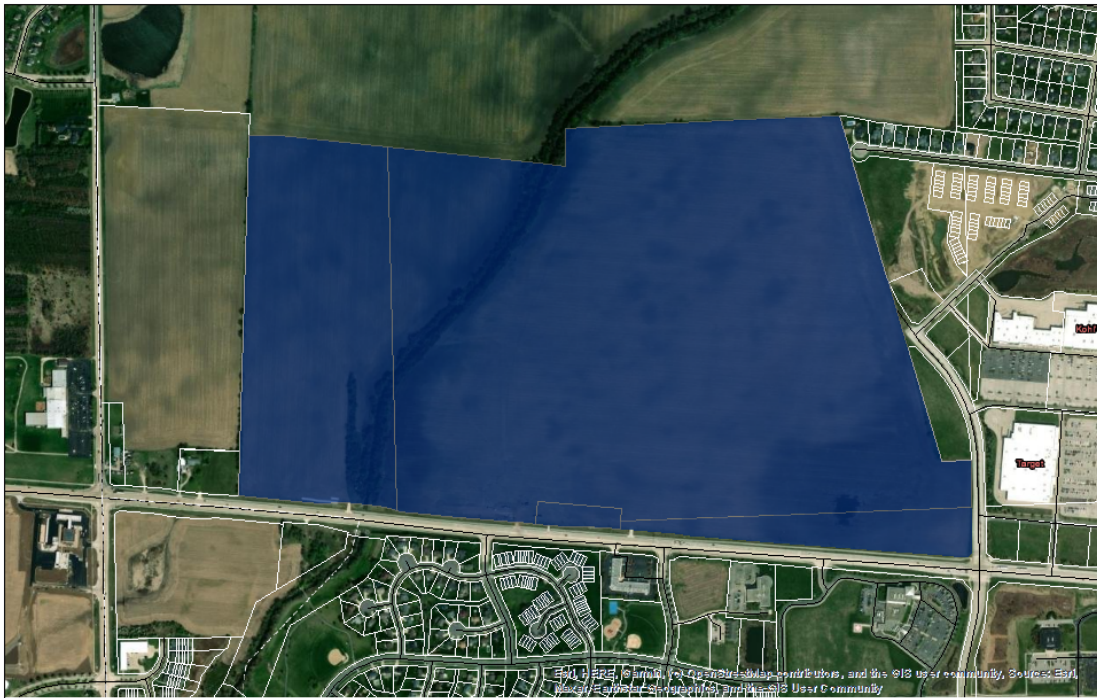


Memorandum

To: Economic Development Committee
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Planner I
Date: October 31, 2024
Subject: **PZC 2024-26 DMYF, LLLP (Daniels, Malinski Yorkville Family)**
Annexation and Rezoning Requests

SUMMARY:

Applications for annexation and rezoning were submitted by Drew Daniels on behalf of Daniels Malinski Yorkville Family, LLP (DMYF), the petitioner/owner. DMYF, LLLP is seeking to annex four (4) parcels, totaling approximately 270 acres, and rezone them from the R-1 Single-Family Suburban Residence District to the M-2 General Manufacturing District for a future data center, contingent upon approval of annexation by the City Council. The subject property, consisting of parcels #02-30-200-023, #02-19-400-010, #02-19-400-009, and #02-19-300-019, is located just north of US 34 (Veterans Parkway), west of Beecher Road and Kendall Marketplace, and approximately 850 feet east of Eldamain Road.



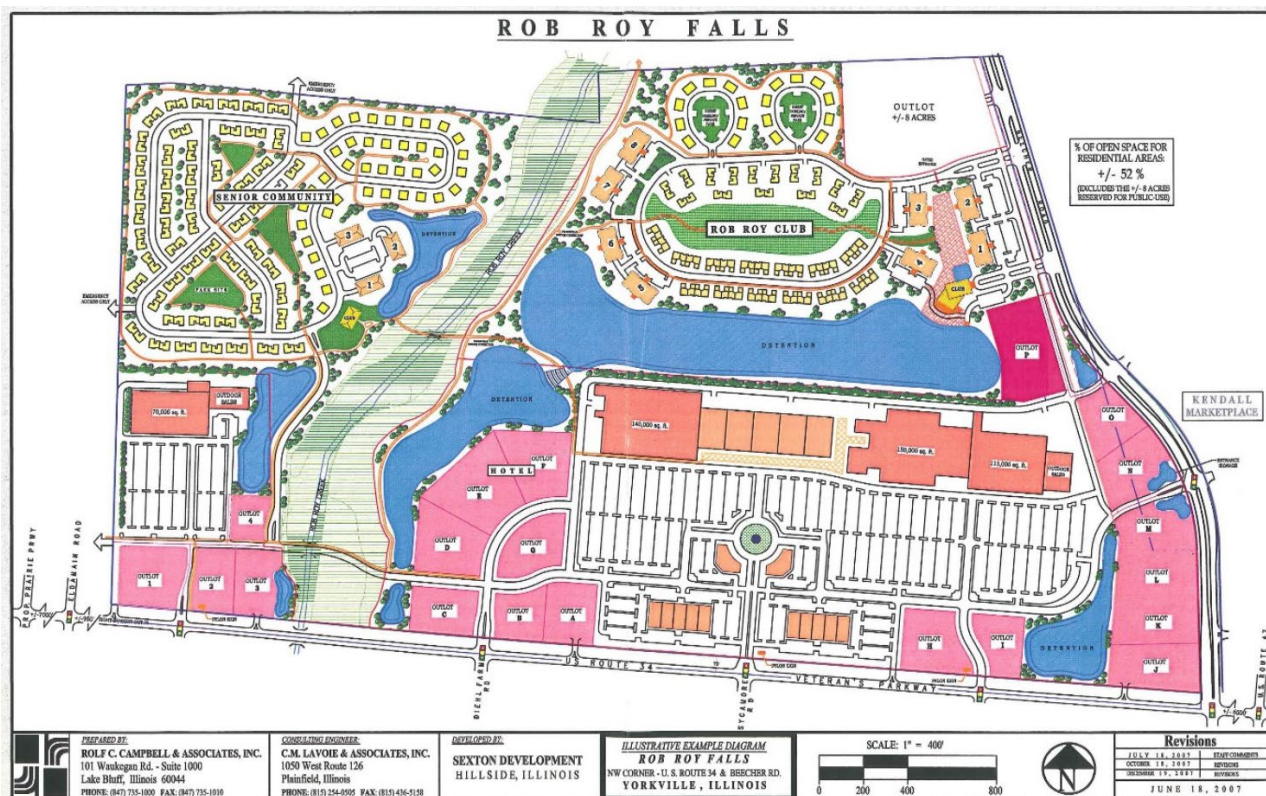
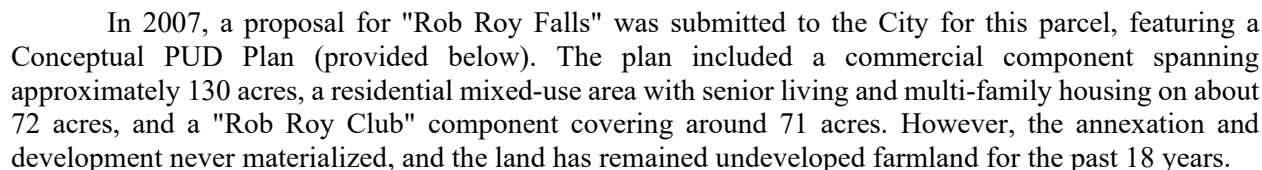
DMYF, LLLP

United City of Yorkville, Illinois
Date: September 19, 2024
File Location: I:\ARCGIS TEMPLATES\DMYF, LLLP



PROPERTY BACKGROUND:

The subject property, approximately 270 acres in total, is currently unincorporated and zoned A-1 Agriculture in Kendall County. It consists of four parcels: the largest, roughly 200 acres, is irregularly shaped and adjacent to the Kendall Marketplace development; a 55-acre rectangular parcel is closest to Eldamain Road; and two smaller parcels, approximately 13 acres, are located just north of US 34. The property is currently used for farming, with a portion of Rob Roy Creek running through it. The two largest parcels are also part of the Rob Roy Drainage District.



REZONING REQUEST:

According to Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed into the city is automatically zoned as R-1 Single-Family Suburban Residential District. In this case, the petitioner is requesting rezoning to the M-2 General Manufacturing District for the development of a proposed data center. Data centers are defined as facilities containing networked computers, storage systems, and computing infrastructure that organizations use to collect, process, store, and distribute data.

Per Section 10-3-6-F of the Yorkville UDO, the M-2 General Manufacturing District is designated for manufacturing, industrial, and related uses that produce more significant off-site impacts compared to those in the M-1 Limited Manufacturing District. The purpose of this district is to ensure compatibility between industrial uses and nearby residential and commercial areas, while minimizing off-site impacts like noise, traffic, and visual disturbances.

Table 10-3-12(B) of the Unified Development Ordinance specifies that data centers are permitted land uses within the M-2 District. The UDO also outlines specific rezoning standards that will be reviewed by all recommending bodies. The petitioner has provided responses addressing each of these standards in the application.

To assess the potential impact of the proposed rezoning and future use of the property, staff has created the following chart, which summarizes the current zoning and land uses of the surrounding area:

Zoning		Land Use
North	M-2 General Manufacturing District	Farmland (Kelaka)
	A-1 Agricultural District (Kendall County)	Farmland
East	Planned Unit Development (B-3, R-3, R-2)	Kendall Marketplace (Commercial, Townhomes, Single-Family Residential)
South	US 34 (Veterans Parkway)	Transportation
	B-3 General Business District	Rush Copley Medical Center/Commercial
	R-3 Multi-Family Attached Residence District	Fox Hill Townhomes
	R-2 Single-Family Traditional Residence	Fox Hill
West	B-3 General Business District	Commercial
	Undeveloped/Agriculture (Cobblestone North)	

ANNEXATION AGREEMENT:

As previously mentioned, the applicant seeks annexation of four (4) unincorporated parcels, #02-30-200-023, #02-19-400-010, #02-19-400-009, and #02-19-300-019, totaling approximately 270-acres for the future purpose of constructing and operating a data center land use. Contiguity of the subject parcels and Yorkville's current corporate boundary is established immediately to the east via the Kendall Marketplace commercial development and the recently annexed Kelaka parcel to the north. The approximately 148-acre Kelaka parcel is currently unimproved but is also entitled for a future industrial/data center.

A draft annexation agreement will be provided at the City Council public hearing for review and comment. Should a data center user not develop on the parcel, **staff recommends** only the following M-2 General Manufacturing land uses be permitted on the subject property per Table 10-3-12(B) of the Unified Development Ordinance:

1. Automobile sales and services (enclosed) – defined as “An establishment engaged in the sale of automobiles where all operations take place entirely within an enclosed showroom in a primary building.”

2. Bakery (wholesale) - defined as “a bakery in which there is permitted the production and/or wholesaling of baked goods, excluding retail bakery.”
3. Brewery/winery/distillery – defined as “an establishment primarily engaged in brewing fermented malt beverages including beer, ale, malt liquors, and nonalcoholic beer (brewery), manufacturing and bottling wine on the premises (winery), or manufacturing, by distillation, intoxicating spirits on the premises (distillery) but not including on-premises consumption by patrons.”
4. Building material sales – defined as “establishments or places of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures.”
5. Microdistillery – defined as “a small-scale artisan manufacturing business that blends, ferments, processes, packages, distributes and serves alcoholic spirits on and off the premises and produces no more than fifteen thousand (15,000) gallons per calendar year on-site. The microdistillery facility may include an ancillary tasting room and retail component in which guests/customers may sample and purchase the product. Off-site distribution of the alcoholic beverages shall be consistent with state law.”
6. Microbrewery/Microwinery – defined as “a combination retail, wholesale, and/or small-scale artisan manufacturing business that brews, ferments, processes, packages, distributes, and serves either beer or wine for sale on- or off-site. A microbrewery shall produce no more than one-hundred fifty-five thousand (155,000) gallons of beer per year for sale on the premises for either on-premises or off-premises consumption. These facilities may include an ancillary tasting room and retail component in which guests/customers may sample and purchase the product. Off-site distribution of the beverages shall be consistent with state law.”
7. Nursery/greenhouse – defined as “retail business whose principal activity is the selling of plants and having outdoor storage, growing and/or display of plants.”
8. Research laboratories – defined as “a building or group of buildings in which are located facilities for scientific research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.”
9. Recreational vehicle sales and services – defined as “an establishment engaged in the sale of recreational vehicles, including motorhomes and pickup campers, travel trailers, tent trailers, and similar vehicles that are designed and constructed for permit sleeping or housekeeping in an outdoor or a showroom enclosed in a primary building.”
10. Storage, single-building climate controlled – defined as “a facility consisting of a single building where individual self-contained units are leased or rented to the general public for dead storage and where the individual storage units are accessed from the interior of the building.”
11. Refrigerated Warehouse (Cold Storage)- defined as “a facility which is artificially or mechanically cooled in order to maintain the integrity and quality of perishable goods.”

The above identified limited permitted land uses shall be in effect for the term of the annexation agreement, twenty (20) years. Additionally, **staff also recommends** a Plat of Annexation be provided as an exhibit to the annexation agreement. A public hearing for the proposed annexation is set for November 12, 2024 before the City Council.

THE COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan Update designates this property as “Suburban Neighborhoods (SN)” which is designated primarily for single-family detached residential homes. However, the Comprehensive Plan also states, “while the land use map should guide future land use and development and zoning

decisions, it is also meant to be adjusted and changed when circumstances warrant a change in planning direction in a given area of the City.”

Due to the recent trend in rezoning and development in the area, the Kelaka property annexation and rezoning to M-2 and the Cyrus One data center development approval to the north of the subject property, staff supports the proposed M-2 General Manufacturing District zoning for a future data center campus development with conditions.

Upon approval of the annexation and rezoning, the Comprehensive Plan will require an amendment to reflect the new M-2 General Manufacturing zoning district. The subject property’s future land use designation will be revised from “Suburban Neighborhoods (SN)” to “General Industrial (GI)”.

COMMUNITY MEETING:

Section 10-8-13-B-1-a of the Unified Development Ordinance states that a community meeting with area or neighborhood property owners, explaining the proposed annexation, may be required. This meeting, conducted by the petitioner at their own expense and at a location of their choice, may be recommended by the Plan Council before the Planning and Zoning Commission public hearing.

Given the proximity of existing residential land uses to the east (Kendall Marketplace), west (CMP Properties), and south of US 34 (Fox Hill), staff recommends that the petitioner reach out to the property owners in these areas to discuss the proposed future land use of the property prior to the City Council and Planning and Zoning Commission public hearings.

STAFF COMMENTS:

The request is tentatively set for a public hearing at the City Council meeting on November 12, 2024, for the annexation agreement, followed by a public hearing before the Planning and Zoning Commission on November 13, 2024, to consider rezoning. Staff and the petitioner are seeking feedback from the Economic Development Committee on these requests prior to the public hearings.

ATTACHMENTS:

1. Annexation Agreement Application
2. Rezoning Application
3. Public Hearing Notices
4. Plan Council Packet dated October 8, 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

APPLICATION FOR ANNEXATION

DATE:	PZC NUMBER:	DEVELOPMENT NAME:	
PETITIONER INFORMATION			
NAME: Drew Daniels		COMPANY: Daniels Malinski Yorkville Family, LLLP	
MAILING ADDRESS: 405 E. Sheridan Road			
CITY, STATE, ZIP: Lake Bluff, Illinois 60044		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME (847) 942-5916	
EMAIL: ddaniels@sextoncompanies.net		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Daniels Malinski Yorkville Family, LLLP			
IS THE PROPERTY OCCUPIED OR VACANT: Vacant (with seasonal farming)			
IF OCCUPIED, PLEASE LIST ALL NAMES OF ELECTORS (THOSE REGISTERED TO VOTE) RESIDING ON THE PROPERTY: N/A			
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: 11443 Route 34, Yorkville, Illinois 60560			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Farmland fronting U.S. Route 34 (Veterans Parkway) and West of Kendall Marketplace			
CURRENT ZONING CLASSIFICATION: Unincorporated Kendall County (Bristol Township) / Agricultural			
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: East of Creek is Zoned Agricultural and is in Unincorporated Kendall County / West of Creek was recently annexed into York			
EAST: B-3 / Kendall Market Place + R-3 / Future Attached Multi-Family Residences + / R-2 / One Single Family Home			
SOUTH: (N/A) - U.S. Route 34 / W. Veterans Parkway			
WEST: B-3 / Residential Home/Office & Trailer Storage			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-30-200-023			
02-19-400-010			
02-19-400-009			
02-19-300-019			



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 ANNEXATION

PLEASE DESCRIBE IN DETAIL ANY ADDITIONAL REQUESTS TO BE MADE UPON ANNEXATION APPROVAL.

ATTORNEY INFORMATION

NAME: Margaret Christie

COMPANY: Golan Christie Taglia LLP

MAILING ADDRESS: 70 W. Madison Street, Suite 1500

CITY, STATE, ZIP: Chicago, Illinois 60602

TELEPHONE: (312) 696-2042

EMAIL: MACHristie@GCT.law

FAX:

ENGINEER INFORMATION

NAME: Michael Cook

COMPANY: Cook Engineering Group

MAILING ADDRESS: 26316 Mapleview Drive

CITY, STATE, ZIP: Plainfield, Illinois 60585

TELEPHONE: (815) 577-1707

EMAIL: mcook@cookenggroup.com

FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: Eric Cox

COMPANY: DLZ Industrial Surveying Inc.

MAILING ADDRESS: 80 McDonald Avenue, Unit D

CITY, STATE, ZIP: Joliet, Illinois 60431

TELEPHONE: (815) 725-8840

EMAIL: ecox@dlz.com

FAX: (815) 725-8849

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".

Petitioner must provide a written petition signed by a majority of the owners of record of land in the territory and also by a majority of the electors, if any, residing in the territory. Attach as a separate petition titled as "Exhibit C".



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 ANNEXATION

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

9/12/2024

DATE

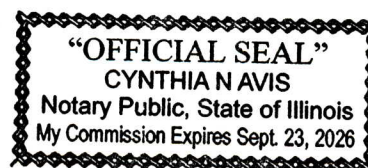
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.


OWNER SIGNATURE

9/12/2024

DATE

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




9/12/2024



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

APPLICATION FOR ANNEXATION

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 checked="" type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres $\frac{268.30}{\text{\# of Acres}} - 5 = \frac{263.30}{\text{Acres over 5}} \times \$10 = \frac{\$2,633.00}{\text{Amount for Extra Acres}} + \$250 = \$ \frac{2,883.00}{\text{Total Amount}}$		Total: \$ 2,883.00
REZONING	<input checked="" 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> $\frac{268.30}{\text{\# of Acres}} - 5 = \frac{263.30}{\text{Acres over 5}} \times \$10 = \frac{\text{Waived}}{\text{Amount for Extra Acres}} + \$200 = \$ \frac{200.00}{\text{Total Amount}}$		Total: \$ 200.00
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres $\frac{\quad}{\text{\# of Acres}} - 5 = \frac{\quad}{\text{Acres over 5}} \times \$10 = \frac{\quad}{\text{Amount for Extra Acres}} + \$250 = \$ \frac{\quad}{\text{Total Amount}}$		Total: \$
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input checked="" type="checkbox"/> Less than 1 acre \$5,000.00 <input type="checkbox"/> Over 1 acre, less than 10 acres \$10,000.00 <input type="checkbox"/> Over 10 acres, less than 40 acres \$15,000.00 <input type="checkbox"/> Over 40 acres, less than 100 acres \$20,000.00 <input type="checkbox"/> Over 100 acres \$25,000.00		Total: \$ 5,000.00
OUTSIDE CONSULTANTS DEPOSIT <i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres \$1,000.00 <input type="checkbox"/> Over 2 acres, less than 10 acres \$2,500.00 <input checked="" type="checkbox"/> Over 10 acres \$5,000.00			Total: \$ 5,000.00
TOTAL AMOUNT DUE:			\$13,083.00



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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 11443 Route 34, Yorkville, Illinois 60560
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PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: Drew Daniels	COMPANY: Daniels Malinski Yorkville Family, LLLP
--------------------	--

MAILING ADDRESS: 405 E. Sheridan Road

CITY, STATE, ZIP: Lake Bluff, Illinois 60044

TELEPHONE: (847) 942-5916

EMAIL: ddaniels@sextoncompanies.net

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.

Drew Daniels

PRINT NAME

SIGNATURE*

General Partner

TITLE

9-9-24

DATE

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:

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

LEGAL DEPOSITS:

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



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

APPLICATION FOR REZONING

DATE:	PZC NUMBER:	DEVELOPMENT NAME:	
PETITIONER INFORMATION			
NAME: Drew Daniels		COMPANY: Daniels Malinski Yorkville Family, LLLP	
MAILING ADDRESS: 405 E. Sheridan Road			
CITY, STATE, ZIP: Lake Bluff, Illinois 60044		TELEPHONE: <input type="radio"/> BUSINESS <input checked="" type="radio"/> HOME (847) 942-5916	
EMAIL: ddaniels@sextoncompanies.net		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Daniels Malinski Yorkville Family, LLLP			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS: 11443 Route 34, Yorkville, Illinois 60560			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Farmland fronting U.S. Route 34 (Veterans Parkway) and West of Kendall Marketplace			
CURRENT ZONING CLASSIFICATION: Agricultural		REQUESTED ZONING CLASSIFICATION: M-2	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: M-2		TOTAL ACREAGE: 268.30	
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: East of Creek is Zoned Agricultural and is in Unincorporated Kendall County / West of Creek was recently annexed into Yorkville			
EAST: B-3 / Kendall Market Place + R-3 / Future Attached Multi-Family Residences + / R-2 / One Single Family Home			
SOUTH: (N/A) - U.S. Route 34 / W. Veterans Parkway			
WEST: B-3 / GENERAL BUSINESS DISTRICT			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-30-200-023			
02-19-400-010			
02-19-400-009			
02-19-300-019			



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APPLICATION FOR REZONING

ATTORNEY INFORMATION

NAME: Margaret Christie

COMPANY: Golan Christe Taglia LLP

MAILING ADDRESS: 70 W. Madison Street, Suite 1500

CITY, STATE, ZIP: Chicago, Illinois 60602

TELEPHONE: (312) 696-2042

EMAIL: MACHristie@GCT.law

FAX:

ENGINEER INFORMATION

NAME: Michael Cook

COMPANY: Cook Engineering Group

MAILING ADDRESS: 26316 Mapleview Drive

CITY, STATE, ZIP: Plainfield, Illinois 60585

TELEPHONE: (815) 577-1707

EMAIL: mcook@cookenggroup.com

FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: Eric Cox

COMPANY: DLZ Industrial Surveying Inc.

MAILING ADDRESS: 80 McDonald Avenue, Unit D

CITY, STATE, ZIP: Joliet, Illinois 60431

TELEPHONE: (815) 577-1707

EMAIL: ecox@dlz.com

FAX:

ATTACHMENTS

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

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



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APPLICATION FOR REZONING

REZONING STANDARDS

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

The existing zoning is Agricultural in Unincorporated Kendall County (Bristol Township) and the current uses of the property within the general area is farming.

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

Surrounding properties are being re-zoned (or being considered) to M-2 zoning.

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

None to our knowledge

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

None



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APPLICATION FOR REZONING

REZONING STANDARDS

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

The property has been farmed for decades

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The surrounding area is being developed as industrial / data center uses, and the potential utility and real estate taxes to the City and the community are important.

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

The use is consistent with what is being proposed and approved in the general area and it aligns with surrounding properties in the 2016 Comprehensive Plan update.

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

Other than the construction traffic when the final development is built, very little to no change in traffic impact. At the moment, there are no existing access roads, but if and when traffic lights are added onto Route 34, they have already been planned for (including the necessary easements granted) by the Illinois Department of Transportation when the widening of Route 34 occurred back in 2018/2019.



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APPLICATION FOR REZONING

REZONING STANDARDS

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

With no known hardship, the development would envision substantial construction jobs as well as long-term jobs all while also providing the City and its' residents with potentially considerable utility / property taxes.

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

The use is consistent with what is being proposed and approved in the general area and it aligns with the 2016 Comprehensive Plan update.

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

9/12/2024

DATE

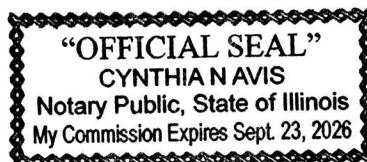
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

OWNER SIGNATURE

9/12/2024

DATE

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



Cynthia N. Avis
9/12/24

Exhibit A

Document:	Application for Annexation & Rezoning
Petitioner Name:	Drew Daniels
Company Name:	Daniels Malinski Yorkville Family, LLLP
Property Address:	11433 US Route 34 – Kendall County, Illinois
Exhibit A:	Legal Descriptions
PINs:	02-19-300-019
	02-19-400-009
	02-19-400-010
	02-30-200-023

LEGAL DESCRIPTION

PARCEL ONE

THAT PART OF THE SOUTH 1/2 OF SECTION 19 AND THE NORTH 1/2 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00° 48' 07" EAST ALONG THE QUARTER LINE 257.40 FEET; THENCE NORTH 83° 55' 03" WEST 1944.30 FEET TO A POINT WHICH IS 1930.58 FEET SOUTH 88° 28' 32" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 88° 28' 32" WEST ALONG SAID NORTH LINE 204.60 FEET; THENCE SOUTH 02° 08' 40" WEST 2489.33 FEET TO THE PRESENT CENTER LINE OF U. S. HIGHWAY NO. 34; THENCE EASTERLY ALONG SAID CENTER LINE 2001.79 FEET TO A POINT ON SAID CENTER LINE WHICH IS NORTH 84° 54' 42" WEST FROM THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30 (AS MEASURED ALONG THE CENTER LINE OF SAID U. S. HIGHWAY NO. 34); THENCE NORTH 05° 05' 18" EAST AT RIGHT ANGLES TO SAID CENTER LINE 231.00 FEET; THENCE SOUTH 84° 54' 42" EAST PARALLEL WITH SAID CENTER LINE 565.71 FEET; THENCE SOUTH 05° 05' 18" WEST AT RIGHT ANGLES TO SAID CENTER LINE 231.00 FEET TO SAID CENTER LINE; THENCE SOUTH 84° 54' 42" EAST ALONG SAID CENTER LINE 2370.99 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 00° 39' 04" WEST ALONG SAID EAST LINE 429.15 FEET TO THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 00° 39' 04" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, 301.20 FEET; THENCE SOUTH 89° 20' 56" WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 227.23 FEET; THENCE NORTH 15° 08' 07" WEST 2403.75 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19 WHICH IS 1826.22 FEET NORTH 88° 28' 32" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88° 28' 32" WEST ALONG SAID NORTH LINE, 1826.22 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCEL TWO

THAT PART OF THE SOUTH 1/2 OF SECTION 19 AND THE NORTH 1/2 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF STATE ROUTE 34 AND THE EAST LINE OF SAID SECTION 30; THENCE WESTERLY ALONG THE CENTER LINE OF SAID ROUTE 34, 2370.99 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 231 FEET; THENCE WESTERLY PARALLEL TO THE CENTER LINE OF STATE ROUTE 34, 565.71 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 231 FEET TO THE CENTER LINE OF SAID ROUTE 34; THENCE EASTERLY ALONG THE CENTER LINE OF SAID ROUTE 34, 565.71 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF OUTLOT 1 OF FOX HILL UNIT ONE PLANNED UNIT DEVELOPMENT, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, RECORDED IN CABINET 3, SLOTS 508 A&B AND 509 A&B AS DOCUMENTED NO. 9410594 IN THE RECORDER'S OFFICE OF KENDALL COUNTY; THENCE NORTH 06 DEGREES 22 MINUTES 18 SECONDS EAST, ON A BEARING REFERENCED TO AN ASSUMED NORTH, 15.240 METERS (50.00 FEET) TO THE CENTERLINE OF F.A. 591 AND THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 37 MINUTES 42 SECONDS WEST 93.518 METERS (306.82 FEET) ON SAID CENTERLINE; THENCE WESTERLY 213.414 METERS (700.18 FEET) ALONG AN 11,642.530 METERS (38,197.20) RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 84 DEGREES 09 MINUTES 12 SECONDS WEST 213.411 METERS (700.17 FEET); THENCE NORTH 02 DEGREE 08 MINUTES 42 SECONDS EAST 15.263 METERS (50.08 FEET); THENCE EASTERLY 208.048 METERS (682.57 FEET) ALONG AN 11,657.770 METER (38,247.20 FOOT) RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 84 DEGREES 10 MINUTES 17 SECONDS EAST 208.046 METERS (682.56 FEET); THENCE NORTH 85 DEGREES 35 MINUTES 28 SECONDS EAST 25.458 METERS (83.52 FEET); THENCE SOUTH 83 DEGREES 37 MINUTES 42 SECONDS EAST 50.000 METERS (164.04 FEET); THENCE SOUTH 72 DEGREES 50 MINUTES 54 SECONDS EAST 25.449 (83.49 FEET); THENCE SOUTH 83 DEGREES 37 MINUTES 42 SECONDS EAST 2.433 METERS (7.98 FEET); THENCE SOUTH 00 DEGREES 39 MINUTES 02 SECONDS EAST 15.355 METERS (50.38 FEET) TO SAID CENTERLINE; THENCE NORTH 83 DEGREES 37 MINUTES 42 SECONDS WEST 4.311 METERS (14.14 FEET) ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 0.5095 HECTARE (1.259 ACRES), MORE OR LESS, OF WHICH 0.4738 HECTARE (1.171 ACRES), MORE OR LESS, ARE IN THE EXISTING RIGHT OF WAY, SITUATED IN THE COUNTY OF KENDALL AND STATE OF ILLINOIS.

THE ABOVE PARCEL BEING SHOWN ON SHEET 2 OF THE RIGHT OF WAY PLANS FOR F.A. 591 (U.S. ROUTE 34), SECTION 13BR, RECORDED AS DOCUMENT NUMBER 9702750, FLAT FILE, 5-55 IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS.

ALSO, EXCEPT THAT PART CONVEYED THE UNITED CITY OF YORKVILLE IN DEED RECORDED AS DOCUMENT NO. 201400012767 TO WIT:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY CORNER OF SAID SECTION 30, THENCE SOUTH 01 DEGREES 14 MINUTES 12 SECONDS EAST, 304.62 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30 TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 01 DEGREES 14 MINUTES 12 SECONDS EAST, 74.37 FEET ALONG SAID EAST LINE OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 34; THENCE CONTINUING SOUTH 01 DEGREES 14 MINUTES 12 SECONDS EAST, 50.25 FEET ALONG SAID EAST LINE TO THE CENTERLINE OF U.S. ROUTE 34; THENCE NORTH 85 DEGREES 32 MINUTES 10 SECONDS WEST, 1879.99 FEET ALONG SAID CENTERLINE, THENCE NORTH 04 DEGREES 27 MINUTES 50 SECONDS EAST, 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 34; THENCE NORTH 76 DEGREES 01 MINUTE 45 SECONDS EAST, 79.06 FEET TO A POINT 25.00 FEET NORTHERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 34; THENCE SOUTH 85 DEGREES 32 MINUTES 10 SECONDS EAST, 1748.26 FEET PARALLEL WITH AND 25.00 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE, THENCE NORTH 46 DEGREES 36 MINUTES 49 SECONDS EAST 66.09 FEET TO POINT OF BEGINNING, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PERMANENT TAX NUMBERS: 02-19-300-019; 02-19-400-009, 02-19-400-010; and 02-30-200-023

Exhibit B

Document:	Application for Annexation & Rezoning
Petitioner Name:	Drew Daniels
Company Name:	Daniels Malinski Yorkville Family, LLLP
Property Address:	11433 US Route 34 – Kendall County, Illinois
Exhibit B:	500' Notifications
PINs:	02-19-300-019
	02-19-400-009
	02-19-400-010
	02-30-200-023

PAUL R DRESDEN 9404 W CORSAIR FRANKFORT IL 60423	CMP PROPERTIES DEVELOPMENT 202 RUGLEY RD WESTERN SPRINGS IL 60558	SHAWN M MARTINEZ 1701 COTTONWOOD CT YORKVILLE IL 60560
DREW DANIELS LASALLE NATIONAL BANL 405 E SHERIDAN RD LAKE BLUFF IL 60044	111 MAPLE STREET LLC 1307 SCHIFERL RD BARTLETT IL 60103	JOSE NIVIA HERNANDEZ 1609 COTTONWOOD TRL YORKVILLE IL 60560
KELAKA LLC 181 S LINCOLNWAY NORTH AURORA IL 60542	FOX HILL PUD ASSOCIATION INC 11326 WEXFORD DR MOKENA IL 60448	ROGELIO MARGARITA CARRILLO 1605 COTTONWOOD TR YORKVILLE IL 60560
KELAKA LLC 181 S LINCOLNWAY NORTH AURORA IL 60542	DONALD CAMPBELL 1617 COTTONWOOD TRL YORKVILLE IL 60560	
ALEXANDRA CRONIN 1619 COTTONWOOD TR YORKVILLE IL 60560	THOMAS W JOSLIN 1611 COTTONWOOD TRL YORKVILLE IL 60560	
ROBERT HEATHER L SALDANA 1613 COTTONWOOD TRL YORKVILLE IL 60560	DREW DANIELS LASALLE NATIONAL BANK 405 E SHERIDAN RD LAKE BLUFF IL 60044	
FOX HILL PUD ASSOCIATION INC 11326 WEXFORD DR MOKENA IL 60448	DONALD J RICHARD A BRUMMEL 12340 FAXON RD PLANO IL 60545	
JERIMY J STEPHANIE M WEATHERLY 1703 COTTONWOOD CT YORKVILLE IL 60560	JESUS ANITA DIAZ 1615 COTTONWOOD TRL YORKVILLE IL 60560	
MATTHEW T RACHEL M MILLER 1607 COTTONWOOD TR YORKVILLE IL 60560	PENN KYLE PENN LAWRENCE R 7249 WHITFIELD RD NEWARK IL 60540	
BRIAN L SHERRY K HANEY 1610 COTTONWOOD TRL YORKVILLE IL 60560	LETITIA N WASHINGTON 1616 COTTONWOOD TR YORKVILLE IL 60560	

PAUL R DRESDEN
9404 W CORSAIR
FRANKFORT IL 60423

JAGRUTI K LLC
14536 GENERAL DR
PLAINFIELD IL 60544

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

BRIAN ANTHONY BAILEY ROSE CARRABOTTA
1131 BLACKBERRY SHORE LN
YORKVILLE IL 60560

JOHN L RENEE E BRANDT
1606 COTTONWOOD TR
YORKVILLE IL 60560

ROBERT HEATHER L SALDANA
1613 COTTONWOOD TRL
YORKVILLE IL 60560

DREW DANIELS LASALLE NATIONAL BANL
405 E SHERIDAN RD
LAKE BLUFF IL 60044

c/o MID-AMERICA KENDALL HOLDINGS I LLC
ONE PARKVIEW PLAZA 9TH FLR
OAKBROOK TERRACE IL 60181

c/o MID-AMERICA KENDALL HOLDINGS I LLC
ONE PARKVIEW PLAZA 9TH FLR
OAKBROOK TERRACE IL 60181

KELAKA LLC
181 S LINCOLNWAY
NORTH AURORA IL 60542

JONATHAN M KAREN D STALLER
1151 BLACKBERRY SHORE LN
YORKVILLE IL 60560

c/o MID-AMERICA KENDALL HOLDINGS I LLC
ONE PARKVIEW PLAZA 9TH FLR
OAKBROOK TERRACE IL 60181

DAN KRAMER OAKS AT FOX HILL TOWNHOME ASSOC INC
1107A S BRIDGE ST
YORKVILLE IL 60560

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

BRADY ELIZABETH VOLINSKY BRIAN
24210 CEDAR CREEK LN
PLAINFIELD IL 60586

DONALD S MARY A MAHER BARTALONE
1171 BLACKBERRY SHORE LN
YORKVILLE IL 60560

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

DAVID J VOS
1513 STONERIDGE CIR
YORKVILLE IL 60560

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

ALEXANDRA CRONIN
1619 COTTONWOOD TR
YORKVILLE IL 60560

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

HEATHER HOLMES
1520 COTTONWOOD TR
YORKVILLE IL 60560

CLAUDIO MARIA G ALVAREZ
1510 STONERIDGE CIR
YORKVILLE IL 60560

LORRAINE M MAY
1540 COTTONWOOD TRL
YORKVILLE IL 60560

DAN KRAMER OAKS AT FOX HILL TOWNHOME ASSOC INC
1107A S BRIDGE ST
YORKVILLE IL 60560

KRISTINE L SMITH
1512 STONEBRIDGE CIR
YORKVILLE IL 60560

c/o MID-AMERICA KENDALL HOLDINGS I LLC
ONE PARKVIEW PLAZA 9TH FLR
OAKBROOK TERRACE IL 60181

AMY STAIE
1523 STONERIDGE CT
YORKVILLE IL 60560

ASHLEY BARILLA
1521 COTTONWOOD TRL
YORKVILLE IL 60560

JOSEPH A MELISSA L KAIN
1531 COTTONWOOD TRL
YORKVILLE IL 60560

c/o MID-AMERICA KENDALL HOLDINGS I LLC
ONE PARKVIEW PLAZA 9TH FLR
OAKBROOK TERRACE IL 60181

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

TARGET CORPORATION
%PROPERTY TAX DEPT T-2378
PO BOX 9456
MINNEAPOLIS MN 554409456

ANNA WHITE
1506 STONERIDGE CIR W
YORKVILLE IL 60560

WARREN E EATON
1523 COTTONWOOD TR
YORKVILLE IL 60560

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

c/o MID-AMERICA KENDALL HOLDINGS I LLC
ONE PARKVIEW PLAZA 9TH FLR
OAKBROOK TERRACE IL 60181

MATTHEW T RACHEL M MILLER
1607 COTTONWOOD TR
YORKVILLE IL 60560

FOX HILL PUD ASSOCIATION INC
11326 WEXFORD DR
MOKENA IL 60448

GREENWOOD GLOBAL INC KENDALL HOLDINGS I LLC
707 SKOKIE BLVD STE 600
NORTHBROOK IL 60062

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

SARAH M GORGES FIRST BANK OF MANHATTAN
12888 MACKENZIE DR
YORKVILLE IL 60560

FOX HILL PUD ASSOCIATION INC
11326 WEXFORD DR
MOKENA IL 60448

DREW DANIELS LASALLE NATIONAL BANK
405 E SHERIDAN RD
LAKE BLUFF IL 60044

JASON E MARCINIAK
1514 STONERIDGE CIR
YORKVILLE IL 60560

OTIS BETTE P PAYNE
1524 COTTONWOOD TRL
YORKVILLE IL 60560

NANCY L MONDEK TRUST
1141 BLACKBERRY SHORE LN
YORKVILLE IL 60560

COPLEY VENTURES INC
2000 OGDEN AVE
AURORA IL 60504

KELI NIKKEL
1501 STONERIDGE CIR
YORKVILLE IL 60560

BRIAN L SHERRY K HANEY
1610 COTTONWOOD TRL
YORKVILLE IL 60560

ANDREW J VICTORIA L WEGRZYN
1548 COTTONWOOD TRL
YORKVILLE IL 60560

JERIMY J STEPHANIE M WEATHERLY
1703 COTTONWOOD CT
YORKVILLE IL 60560

STEVEN L BRENDA S HUEY
1519 COTTONWOOD TRL
YORKVILLE IL 60560

PROPERTY TAX DEPT YORKVILLE-HARPER LLC ETAL
P O BOX 3666
OAK BROOK IL 60523

MARK GOC
1522 COTTONWOOD TR
YORKVILLE IL 60560

DEBORAH L SPARTO
1529 COTTONWOOD TRL
YORKVILLE IL 60560

ANTOINETTE M HASTINGS
1503 STONERIDGE CIR
YORKVILLE IL 60560

DIANA A MONARREZ BUENO
1528 COTTONWOOD TR
YORKVILLE IL 60560

c/o MID-AMERICA KENDALL HOLDINGS I LLC
ONE PARKVIEW PLAZA 9TH FLR
OAKBROOK TERRACE IL 60181

REBECCA C FALTZ
1521 STONERIDGE CT
YORKVILLE IL 60560

AMANDA R THURMAN
1505 STONERIDGE CIR
YORKVILLE IL 60560

JAMES M FIORITO
1502 STONERIDGE CIR
YORKVILLE IL 60560

JENNIFER L JONATHON D KLOTZ
1161 BLACKBERRY SHORE LN
YORKVILLE IL 60560

DAVID DEBRA E MCMASTER
1603 COTTONWOOD TRL
YORKVILLE IL 60560

MILES ANDREW K RHODES BRAILYN C
1536 COTTONWOOD TR
YORKVILLE IL 60560

FOX HILL SENIOR LIVING YORKVILLE LLC
230 OHIO ST STE 200
OSHKOSH WI 54902

DONALD CAMPBELL
1617 COTTONWOOD TRL
YORKVILLE IL 60560

KAREN S MUELLER
1532 COTTONWOOD TRL
YORKVILLE IL 60560

ELIZABETH MENKE
583 COACH RD
YORKVILLE IL 60560

MARY BONNER
1519 STONERIDGE CT
YORKVILLE IL 60560

DANIEL R LORI L MELHOUSE
1526 COTTONWOOD TRL
YORKVILLE IL 60560

c/o MID-AMERICA KENDALL HOLDINGS I LLC
ONE PARKVIEW PLAZA 9TH FLR
OAKBROOK TERRACE IL 60181

THOMAS W JOSLIN
1611 COTTONWOOD TRL
YORKVILLE IL 60560

HECTOR L COTTS
1518 COTTONWOOD TRL
YORKVILLE IL 60560

LATANYA GILBERT
1516 STONERIDGE CIR
YORKVILLE IL 60560

JOEL ARTEAGA
1544 COTTONWOOD TR
YORKVILLE IL 60560

KENNETH E MARY F CRISER
1121 BLACKBERRY SHORE LN
YORKVILLE IL 60560

NANCY E TRAINOR
1539 COTTONWOOD TR
YORKVILLE IL 60560

COPLEY VENTURES INC
ATTN CONTROLLER
2000 OGDEN AVE
AURORA IL 60504

THOMAS STEPHANIE WAGNER
1547 COTTONWOOD TRL
YORKVILLE IL 60560

c/o MID-AMERICA KENDALL HOLDINGS I LLC
ONE PARKVIEW PLAZA 9TH FLR
OAKBROOK TERRACE IL 60181

PITTMAN JOSEPH W BROOKS BENJAMIN D
1527 COTTONWOOD TRL
YORKVILLE IL 60560

DREW DANIELS LASALLE NATIONAL BANK
405 E SHERIDAN RD
LAKE BLUFF IL 60044

TARGET CORPORATION
%PROPERTY TAX DEPT T-2378
PO BOX 9456
MINNEAPOLIS MN 554409456

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

KELAKA LLC
181 S LINCOLNWAY
NORTH AURORA IL 60542

JESUS ANITA DIAZ
1615 COTTONWOOD TRL
YORKVILLE IL 60560

c/o MID-AMERICA KENDALL HOLDINGS I LLC
ONE PARKVIEW PLAZA 9TH FLR
OAKBROOK TERRACE IL 60181

GREENWOOD GLOBAL INC KENDALL HOLDINGS I LLC
707 SKOKIE BLVD STE 600
NORTHBROOK IL 60062

TIFFANIE SHIPP
1534 COTTONWOOD TR
YORKVILLE IL 60560

TRACY PHILLIPS
1515 STONERIDGE CIR
YORKVILLE IL 60560

JENNIFER RICE
1511 STONERIDGE CIR
YORKVILLE IL 60560

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

RYAN JANA PALUMBO
1508 STONERIDGE CIR
YORKVILLE IL 60560

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

GUY KIM LOMBARDO
1604 COTTONWOOD TRL
YORKVILLE IL 60560

ASPASIA S BEZOS
1517 STONERIDGE CT
YORKVILLE IL 60560

DANIEL C WALLER JR
1602 COTTONWOOD TRL
YORKVILLE IL 60560

AH4R I IL LLC
ATTN PROPERTY TAX DEPARTMENT
23975 PARK SORRENTO SUITE 300
CALABASAS CA 91302

CHICAGO TITLE LAND
405 E SHERIDAN RD
LAKE BLUFF IL 60044

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

JOSHUA A TORRES
1538 COTTONWOOD TRL
YORKVILLE IL 60560

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

TAMMY J MERRILL
1504 STONERIDGE CIR
YORKVILLE IL 60560

PENN KYLE PENN LAWRENCE R
7249 WHITFIELD RD
NEWARK IL 60540

JAY A NICHOLSON
1541 COTTONWOOD TR
YORKVILLE IL 60560

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

RENA RAMSEY
1507 STONERIDGE CIR
YORKVILLE IL 60560

LETITIA N WASHINGTON
1616 COTTONWOOD TR
YORKVILLE IL 60560

ROGELIO MARGARITA CARRILLO
1605 COTTONWOOD TR
YORKVILLE IL 60560

SHAWN M MARTINEZ
1701 COTTONWOOD CT
YORKVILLE IL 60560

DIANE S HANSON
1515 STONERIDGE CT
YORKVILLE IL 60560

JOSE NIVIA HERNANDEZ
1609 COTTONWOOD TRL
YORKVILLE IL 60560

TAWNEY BECKER DEC OF TR
1545 COTTONWOOD TRL
YORKVILLE IL 60560

DREW DANIELS LASALLE NATIONAL BANL
405 E SHERIDAN RD
LAKE BLUFF IL 60044

DAVID J VOS
1513 STONERIDGE CIR
YORKVILLE IL 60560

STEVEN L BRENDA S HUEY
1519 COTTONWOOD TRL
YORKVILLE IL 60560

DAN KRAMER OAKS AT FOX HILL TOWNHOME ASSOC INC
1107A S BRIDGE ST
YORKVILLE IL 60560

LORRAINE M MAY
1540 COTTONWOOD TRL
YORKVILLE IL 60560

DEBORAH L SPARTO
1529 COTTONWOOD TRL
YORKVILLE IL 60560

HEATHER HOLMES
1520 COTTONWOOD TR
YORKVILLE IL 60560

JOSEPH A MELISSA L KAIN
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YORKVILLE IL 60560

SARAH M GORGES FIRST BANK OF MANHATTAN
12888 MACKENZIE DR
YORKVILLE IL 60560

DAN KRAMER OAKS AT FOX HILL TOWNHOME ASSOC INC
1107A S BRIDGE ST
YORKVILLE IL 60560

ANNA WHITE
1506 STONERIDGE CIR W
YORKVILLE IL 60560

JASON E MARCINIAK
1514 STONERIDGE CIR
YORKVILLE IL 60560

AMY STAIE
1523 STONERIDGE CT
YORKVILLE IL 60560

OTIS BETTE P PAYNE
1524 COTTONWOOD TRL
YORKVILLE IL 60560

ANDREW J VICTORIA L WEGRZYN
1548 COTTONWOOD TRL
YORKVILLE IL 60560

JAGRUTI K LLC
14536 GENERAL DR
PLAINFIELD IL 60544

KELI NIKKEL
1501 STONERIDGE CIR
YORKVILLE IL 60560

ANTOINETTE M HASTINGS
1503 STONERIDGE CIR
YORKVILLE IL 60560

CLAUDIO MARIA G ALVAREZ
1510 STONERIDGE CIR
YORKVILLE IL 60560

MARK GOC
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YORKVILLE IL 60560

KRISTINE L SMITH
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YORKVILLE IL 60560

DIANA A MONARREZ BUENO
1528 COTTONWOOD TR
YORKVILLE IL 60560

AMANDA R THURMAN
1505 STONERIDGE CIR
YORKVILLE IL 60560

ASHLEY BARILLA
1521 COTTONWOOD TRL
YORKVILLE IL 60560

WARREN E EATON
1523 COTTONWOOD TR
YORKVILLE IL 60560

DAVID DEBRA E MCMASTER
1603 COTTONWOOD TRL
YORKVILLE IL 60560

BRADY ELIZABETH VOLINSKY BRIAN
24210 CEDAR CREEK LN
PLAINFIELD IL 60586

DREW DANIELS LASALLE NATIONAL BANK
405 E SHERIDAN RD
LAKE BLUFF IL 60044

MARY BONNER
1519 STONERIDGE CT
YORKVILLE IL 60560

JOEL ARTEAGA
1544 COTTONWOOD TR
YORKVILLE IL 60560

ELIZABETH MENKE
583 COACH RD
YORKVILLE IL 60560

CHICAGO TITLE LAND
405 E SHERIDAN RD
LAKE BLUFF IL 60044

PITTMAN JOSEPH W BROOKS BENJAMIN D
1527 COTTONWOOD TRL
YORKVILLE IL 60560

LATANYA GILBERT
1516 STONERIDGE CIR
YORKVILLE IL 60560

JAY A NICHOLSON
1541 COTTONWOOD TR
YORKVILLE IL 60560

JAMES M FIORITO
1502 STONERIDGE CIR
YORKVILLE IL 60560

NANCY E TRAINOR
1539 COTTONWOOD TR
YORKVILLE IL 60560

RENA RAMSEY
1507 STONERIDGE CIR
YORKVILLE IL 60560

MILES ANDREW K RHODES BRAILYN C
1536 COTTONWOOD TR
YORKVILLE IL 60560

TIFFANIE SHIPP
1534 COTTONWOOD TR
YORKVILLE IL 60560

ROGELIO MARGARITA CARRILLO
1605 COTTONWOOD TR
YORKVILLE IL 60560

KAREN S MUELLER
1532 COTTONWOOD TRL
YORKVILLE IL 60560

TRACY PHILLIPS
1515 STONERIDGE CIR
YORKVILLE IL 60560

DIANE S HANSON
1515 STONERIDGE CT
YORKVILLE IL 60560

DANIEL R LORI L MELHOUSE
1526 COTTONWOOD TRL
YORKVILLE IL 60560

RYAN JANA PALUMBO
1508 STONERIDGE CIR
YORKVILLE IL 60560

TAWNEY BECKER DEC OF TR
1545 COTTONWOOD TRL
YORKVILLE IL 60560

HECTOR L COTTS
1518 COTTONWOOD TRL
YORKVILLE IL 60560

JESSY J JEAN
1510 COTTONWOOD TR
YORKVILLE IL 60560

MIREYA J GRANADOS
1512 COTTONWOOD TR
YORKVILLE IL 60560

THOMAS STEPHANIE WAGNER
1547 COTTONWOOD TRL
YORKVILLE IL 60560

JOSHUA A TORRES
1538 COTTONWOOD TRL
YORKVILLE IL 60560

TAMMY J MERRILL
1504 STONERIDGE CIR
YORKVILLE IL 60560

FOX HILL SENIOR LIVING YORKVILLE LLC
230 OHIO ST STE 200
OSHKOSH WI 54902

JENNIFER RICE
1511 STONERIDGE CIR
YORKVILLE IL 60560

UNITED CITY OF YORKVILLE
651 PRAIRIE POINTE DR
YORKVILLE IL 60560

ASPASIA S BEZOS
1517 STONERIDGE CT
YORKVILLE IL 60560

COPLEY VENTURES INC
ATTN CONTROLLER
2000 OGDEN AVE
AURORA IL 60504

SARAH M GORGES FIRST BANK OF MANHATTAN
12888 MACKENZIE DR
YORKVILLE IL 60560

DAVID J VOS
1513 STONERIDGE CIR
YORKVILLE IL 60560

c/o MID-AMERICA KENDALL HOLDINGS I LLC
ONE PARKVIEW PLAZA 9TH FLR
OAKBROOK TERRACE IL 60181

RENA RAMSEY
1507 STONERIDGE CIR
YORKVILLE IL 60560

KELI NIKKEL
1501 STONERIDGE CIR
YORKVILLE IL 60560

c/o MID-AMERICA KENDALL HOLDINGS I LLC
ONE PARKVIEW PLAZA 9TH FLR
OAKBROOK TERRACE IL 60181

JASON E MARCINIAK
1514 STONERIDGE CIR
YORKVILLE IL 60560

COUNTY OF KENDALL
GVMNT CAMPUS US 34
111 W FOX ST
YORKVILLE IL 60560

TARGET CORPORATION
%PROPERTY TAX DEPT T-2378
PO BOX 9456
MINNEAPOLIS MN 554409456

KRISTINE L SMITH
1512 STONEBRIDGE CIR
YORKVILLE IL 60560

TARGET CORPORATION
%PROPERTY TAX DEPT T-2378
PO BOX 9456
MINNEAPOLIS MN 554409456

DREW DANIELS LASALLE NATIONAL BANK
405 E SHERIDAN RD
LAKE BLUFF IL 60044

CLAUDIO MARIA G ALVAREZ
1510 STONERIDGE CIR
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UNITED CITY OF YORKVILLE
651 PRAIRIE POINTE DR
YORKVILLE IL 60560

JAGRUTI K LLC
14536 GENERAL DR
PLAINFIELD IL 60544

RYAN JANA PALUMBO
1508 STONERIDGE CIR
YORKVILLE IL 60560

GREENWOOD GLOBAL INC KENDALL HOLDINGS I LLC
707 SKOKIE BLVD STE 600
NORTHBROOK IL 60062

PROPERTY TAX DEPT YORKVILLE-HARPER LLC ETAL
P O BOX 3666
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ANNA WHITE
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LAKE BLUFF IL 60044

JENNIFER RICE
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YORKVILLE IL 60560

TAMMY J MERRILL
1504 STONERIDGE CIR
YORKVILLE IL 60560

COPLEY VENTURES INC
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AURORA IL 60504

ANTOINETTE M HASTINGS
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YORKVILLE IL 60560

JAMES M FIORITO
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YORKVILLE IL 60560

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YORKVILLE IL 60560

AMANDA R THURMAN
1505 STONERIDGE CIR
YORKVILLE IL 60560

TRACY PHILLIPS
1515 STONERIDGE CIR
YORKVILLE IL 60560

FOX HILL SENIOR LIVING YORKVILLE LLC
230 OHIO ST STE 200
OSHKOSH WI 54902

SYCAMORE HOLDINGS GROUP LLC
1448-58 SYCAMORE RD JOHN ST
YORKVILLE IL 60560

JAMES J BETH A WARD
1458 SYCAMORE RD STE A
YORKVILLE IL 60560

SYCAMORE HOLDINGS GROUP LLC
1448-58 SYCAMORE RD JOHN ST
YORKVILLE IL 60560

CHICAGO TITLE LAND
405 E SHERIDAN RD
LAKE BLUFF IL 60044

LEGAL DESCRIPTION

PARCEL ONE
THAT PART OF THE SOUTH 1/2 OF SECTION 19 AND THE NORTH 1/2 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00° 48' 07" EAST ALONG THE QUARTER LINE 257.40 FEET; THENCE NORTH 83° 55' 03" WEST 1944.30 FEET TO A POINT WHICH IS 1930.58 FEET SOUTH 88° 28' 32" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 88° 28' 32" WEST ALONG SAID NORTH LINE 294.60 FEET; THENCE SOUTH 02° 08' 40" WEST 2489.33 FEET TO THE PRESENT CENTER LINE OF U. S. HIGHWAY NO. 34; THENCE EASTERLY ALONG SAID CENTER LINE 2001.79 FEET TO A POINT ON SAID CENTER LINE WHICH IS NORTH 84° 54' 42" WEST FROM THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30 (AS MEASURED ALONG THE CENTER LINE OF SAID U. S. HIGHWAY NO. 34); THENCE NORTH 05° 05' 18" EAST AT RIGHT ANGLES TO SAID CENTER LINE 231.00 FEET; THENCE SOUTH 84° 54' 42" EAST PARALLEL WITH SAID CENTER LINE 565.71 FEET; THENCE SOUTH 05° 05' 18" WEST AT RIGHT ANGLES TO SAID CENTER LINE 231.00 FEET TO SAID CENTER LINE; THENCE SOUTH 84° 54' 42" EAST ALONG SAID CENTER LINE 2373.99 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 00° 39' 04" WEST ALONG SAID EAST LINE 428.19 FEET TO THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 00° 39' 04" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, 301.20 FEET; THENCE SOUTH 89° 20' 56" WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 227.23 FEET; THENCE NORTH 15° 08' 07" WEST 2403.75 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19 WHICH IS 1826.22 FEET NORTH 88° 28' 32" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88° 28' 32" WEST ALONG SAID NORTH LINE, 1826.22 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCEL 2
THAT PART OF THE SOUTH 1/2 OF SECTION 19 AND THE NORTH 1/2 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF STATE ROUTE 34 AND THE EAST LINE OF SAID SECTION 30; THENCE WESTERLY ALONG THE CENTER LINE OF SAID ROUTE 34, 2370.99 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 231 FEET; THENCE WESTERLY PARALLEL TO THE CENTER LINE OF STATE ROUTE 34, 565.71 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 231 FEET TO THE CENTER LINE OF SAID ROUTE 34; THENCE EASTERLY ALONG THE CENTER LINE OF SAID ROUTE 34, 565.71 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF OUTLOT 1 OF FOX HILL UNIT ONE PLANNED UNIT DEVELOPMENT, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, RECORDED IN CABINET 3, SLOTS 508 A48 AND 309 A48 AS DOCUMENTED NO. 9410994 IN THE RECORDERS OFFICE OF KENDALL COUNTY; THENCE NORTH 06 DEGREES 22 MINUTES 18 SECONDS EAST, ON A BEARING REFERENCED TO AN ASSUMED NORTH, 15.240 METERS (50.00 FEET) TO THE CENTERLINE OF F.A. 591 AND THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 37 MINUTES 42 SECONDS WEST 93.518 METERS (306.82 FEET) ON SAID CENTERLINE; THENCE WESTERLY 213.414 METERS (700.19 FEET) ALONG AN 11,642.530 METERS (38,197.20) RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 84 DEGREES 08 MINUTES 12 SECONDS WEST 213.411 METERS (700.17 FEET); THENCE NORTH 02 DEGREE 08 MINUTES 42 SECONDS EAST 15.283 METERS (50.08 FEET); THENCE EASTERLY 208.048 METERS (682.57 FEET) ALONG AN 11,651.770 METER (38,241.20 FOOT) RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 84 DEGREES 10 MINUTES 17 SECONDS EAST 208.046 METERS (682.56 FEET); THENCE NORTH 85 DEGREES 35 MINUTES 28 SECONDS EAST 25.458 METERS (83.52 FEET); THENCE SOUTH 83 DEGREES 37 MINUTES 42 SECONDS EAST 50.000 METERS (164.04 FEET); THENCE SOUTH 72 DEGREES 50 MINUTES 54 SECONDS EAST 25.449 (83.49 FEET); THENCE SOUTH 83 DEGREES 37 MINUTES 42 SECONDS EAST 2.433 METERS (7.98 FEET); THENCE SOUTH 00 DEGREES 39 MINUTES 02 SECONDS EAST 15.355 METERS (50.38 FEET) TO SAID CENTERLINE; THENCE NORTH 83 DEGREES 37 MINUTES 42 SECONDS WEST 4.311 METERS (14.14 FEET) ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 0.5085 HECTARE (1.259 ACRES) MORE OR LESS, OF WHICH 0.4728 HECTARE (1.171 ACRES) MORE OR LESS, ARE IN THE EXISTING RIGHT OF WAY, SITUATED IN THE COUNTY OF KENDALL AND STATE OF ILLINOIS.

THE ABOVE PARCEL BEING SHOWN ON SHEET 2 OF THE RIGHT OF WAY PLANS FOR F.A. 591 (U.S. ROUTE 34), SECTION 138R, RECORDED AS DOCUMENT NUMBER 9702750, FLAT FILE, 5-55 IN THE RECORDERS OFFICE OF KENDALL COUNTY, ILLINOIS.

ALSO EXCEPT THAT PART CONVEYED THE UNITED CITY OF YORKVILLE IN DEED RECORDED AS DOCUMENT NO. 201400012767 TO WIT:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

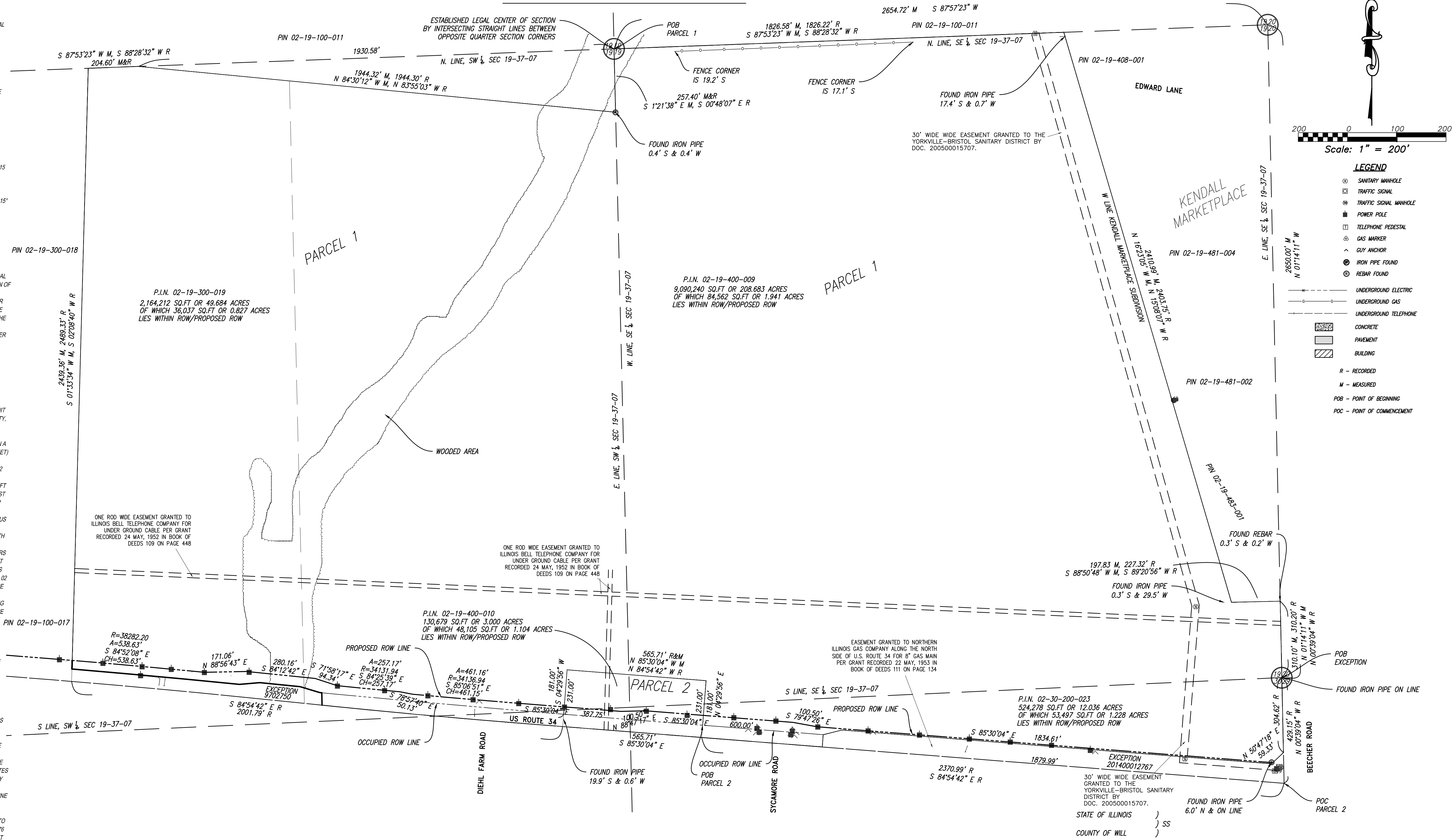
COMMENCING AT THE NORTHERLY CORNER OF SAID SECTION 30, THENCE SOUTH 01 DEGREES 14 MINUTES 12 SECONDS EAST, 304.62 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 14 MINUTES 12 SECONDS EAST, 74.37 FEET ALONG SAID EAST LINE OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 34; THENCE CONTINUING SOUTH 01 DEGREES 14 MINUTES 12 SECONDS EAST, 50.25 FEET ALONG SAID EAST LINE TO THE CENTERLINE OF U.S. ROUTE 34; THENCE NORTH 85 DEGREES 32 MINUTES 10 SECONDS WEST, 1879.99 FEET ALONG SAID CENTERLINE; THENCE NORTH 04 DEGREES 27 MINUTES 50 SECONDS EAST, 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 34; THENCE NORTH 76 DEGREES 01 MINUTE 45 SECONDS EAST, 79.06 FEET TO A POINT 25.00 FEET NORTHERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 34; THENCE SOUTH 85 DEGREES 32 MINUTES 10 SECONDS EAST, 1748.26 FEET PARALLEL WITH AND 25.00 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 46 DEGREES 36 MINUTES 49 SECONDS EAST 66.09 FEET TO POINT OF BEGINNING, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PERMANENT TAX NUMBER(S): 02-19-300-019; 02-19-400-009; 02-19-400-010; 02-30-200-023

NOTES:

- 1) THE SURVEYED PARCELS WERE PERFORMED WITH THE BENEFIT OF WHEATLAND TITLE GUARANTY COMPANY'S TITLE COMMITMENT WTG NO. 13-2013KL-2189-0, EFFECTIVE DATE: MARCH 21, 2016 AS FURNISHED BY CLIENT.
- 2) THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
- 3) NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT. NOTIFY SURVEYOR IMMEDIATELY WITH ANY DISCREPANCIES SHOWN HEREON.
- 4) THE LOCATION OF EDWARD LANE, ROB ROY CREEK AND THE WOODED AREA ALONG THE CREEK SHOWN HEREON WERE GRAPHICALLY DEPICTED FROM AN AERIAL PHOTO TAKEN SEPTEMBER 20, 2015.
- 5) THE TOTAL AREA OF THE SURVEYED PARCELS IS 273.403 OF WHICH 5.105 ACRES LIES WITHIN RIGHT OF WAY, NET TOTAL 268.298 ACRES MORE OR LESS. THE PROPOSED RIGHT OF WAY SHOWN HEREON IS FROM IDOT PLANS R-93-010-13 DATED 08/31/16. NO FORMAL DEDICATION OF THIS ADDITIONAL RIGHT OF WAY WAS PROVIDED BY THE CLIENT.

PLAT OF SURVEY



I, ERIC C. COX, AN ILLINOIS LAND SURVEYOR, DO HEREBY ATTEST THAT I HAVE SUPERVISED THE SURVEY OF AND HAVE ASSEMBLED THE PLAT OF THE HEREON SHOWN AND DESCRIBED PARCEL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELD WORK COMPLETED ON MARCH 2, 2018

DATED THIS 11TH DAY OF SEPTEMBER, 2024

Eric C. Cox

ERIC C. COX
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3604
RENEWAL DATE: NOVEMBER 30, 2024
DLZ INDUSTRIAL SURVEYING, INC. PROFESSIONAL DESIGN FIRM 184002815



DLZ
INDUSTRIAL SURVEYING, INC.
80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431
TELEPHONE (815) 725-8840 FAX (815) 725-8849

YORKVILLE ILLINOIS
COOK ENGINEERING GROUP
DANIELS/MALINSKI YORKVILLE FAMILY, LLLP
US ROUTE 34 & BEECHER ROAD
PLAT OF SURVEY

DRAWN: CSH	CHK'D: ECC	NO.	REVISION	BY	DATE
DESIGNED: -	APPR'D: ECC	△	ADDED ADDITIONAL ADJOINING P.L.N.'S	EC	3/2/18
DATE: MARCH 2, 2018		△	UPDATED PARCELS AND PIN'S	EC	9/11/24
SCALE: 1" = 200'		△			
		△			
		△			
PROJECT NUMBER		△			
1850-7024		△			

SHEET 1
OF 1
DRAWING NUMBER
7024PS

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: 7714192
Purchase Order:

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 10/21/2024, and the last publication of the notice was made in the newspaper dated and published on 10/21/2024.

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

PUBLICATION DATES: **Oct 21, 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

22nd Day of October, 2024, by

Chicago Tribune Media Group



Jeremy Gates

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING ON AN ANNEXATION AGREEMENT
BEFORE
UNITED CITY OF YORKVILLE
CITY COUNCIL**

NOTICE IS HEREBY GIVEN THAT Drew Daniels, on behalf of Daniels Malinski Yorkville Family, LLLP, petitioner/owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting annexation pursuant to an annexation agreement of a tract of property into the City's municipal boundary. The property consists of four (4) parcels totaling approximately 268.30 acres and is generally located at the northwest corner of West Veterans Parkway (US 34) and Beecher Road. The land is currently undeveloped and used for farming. The purpose of this annexation is to allow for future manufacturing development on the property pursuant to the terms of an annexation agreement.

The legal description of the tract of property is as follows:

PARCEL ONE

THAT PART OF THE SOUTH 1/2 OF SECTION 19 AND THE NORTH 1/2 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00° 48' 07" EAST ALONG THE QUARTER LINE 257.40 FEET; THENCE NORTH 83° 55' 03" WEST 1944.30 FEET TO A POINT WHICH IS 1930.58 FEET SOUTH 88° 28' 32" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 88° 28' 32" WEST ALONG SAID NORTH LINE 204.60 FEET; THENCE SOUTH 02° 08' 40" WEST 2489.33 FEET TO THE PRESENT CENTER LINE OF U. S. HIGHWAY NO. 34; THENCE EASTERLY ALONG SAID CENTER LINE 2001.79 FEET TO A POINT ON SAID CENTER LINE WHICH IS NORTH 84° 54' 42" WEST FROM THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30 (AS MEASURED ALONG THE CENTER LINE OF SAID U. S. HIGHWAY NO. 34); THENCE NORTH 05° 05' 18" EAST AT RIGHT ANGLES TO SAID CENTER LINE 231.00 FEET; THENCE SOUTH 84° 54' 42" EAST PARALLEL WITH SAID CENTER LINE 565.71 FEET; THENCE SOUTH 05° 05' 18" WEST AT RIGHT ANGLES TO SAID CENTER LINE 231.00 FEET TO SAID CENTER LINE; THENCE SOUTH 84° 54' 42" EAST ALONG SAID CENTER LINE 2370.99 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 00° 39' 04" WEST ALONG SAID EAST LINE 429.15 FEET TO THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 00° 39' 04" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, 301.20 FEET; THENCE SOUTH 89° 20' 56" WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 227.23 FEET; THENCE NORTH 15° 08' 07" WEST 2403.75 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19 WHICH IS 1826.22 FEET NORTH 88° 28' 32" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88° 28' 32" WEST ALONG SAID NORTH LINE, 1826.22 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCEL TWO

THAT PART OF THE SOUTH 1/2 OF SECTION 19 AND THE NORTH 1/2 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF STATE ROUTE 34 AND THE EAST LINE OF SAID SECTION 30; THENCE WESTERLY ALONG THE CENTER LINE OF SAID ROUTE 34, 2370.99 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 231 FEET; THENCE WESTERLY PARALLEL TO THE CENTER LINE OF STATE ROUTE 34, 565.71 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 231 FEET TO THE CENTER LINE OF SAID ROUTE 34; THENCE EASTERLY ALONG THE CENTER LINE OF SAID ROUTE 34, 565.71 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

CHICAGO TRIBUNE

media group

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF OUTLOT 1 OF FOX HILL UNIT ONE PLANNED UNIT DEVELOPMENT, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, RECORDED IN CABINET 3, SLOTS 508 A&B AND 509 A&B AS DOCUMENTED NO. 9410594 IN THE RECORDER'S OFFICE OF KENDALL COUNTY; THENCE NORTH 06 DEGREES 22 MINUTES 18 SECONDS EAST, ON A BEARING REFERENCED TO AN ASSUMED NORTH, 15.240 METERS (50.00 FEET) TO THE CENTERLINE OF F.A. 591 AND THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 37 MINUTES 42 SECONDS WEST 93.518 METERS (306.82 FEET) ON SAID CENTERLINE; THENCE WESTERLY 213.414 METERS (700.18 FEET) ALONG AN 11,642.530 METERS (38,197.20) RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 84 DEGREES 09 MINUTES 12 SECONDS WEST 213.411 METERS (700.17 FEET); THENCE NORTH 02 DEGREE 08 MINUTES 42 SECONDS EAST 15.263 METERS (50.08 FEET); THENCE EASTERLY 208.048 METERS (682.57 FEET) ALONG AN 11,657.770 METER (38,247.20 FOOT) RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 84 DEGREES 10 MINUTES 17 SECONDS EAST 208.046 METERS (682.56 FEET); THENCE NORTH 85 DEGREES 35 MINUTES 28 SECONDS EAST 25.458 METERS (83.52 FEET); THENCE SOUTH 83 DEGREES 37 MINUTES 42 SECONDS EAST 50.000 METERS (164.04 FEET); THENCE SOUTH 72 DEGREES 50 MINUTES 54 SECONDS EAST 25.449 (83.49 FEET); THENCE SOUTH 83 DEGREES 37 MINUTES 42 SECONDS EAST 2.433 METERS (7.98 FEET); THENCE SOUTH 00 DEGREES 39 MINUTES 02 SECONDS EAST 15.355 METERS (50.38 FEET) TO SAID CENTERLINE; THENCE NORTH 83 DEGREES 37 MINUTES 42 SECONDS WEST 4.311 METERS (14.14 FEET) ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 0.5095 HECTARE (1.259 ACRES), MORE OR LESS, OF WHICH 0.4738 HECTARE (1.171 ACRES), MORE OR LESS, ARE IN THE EXISTING RIGHT OF WAY, SITUATED IN THE COUNTY OF KENDALL AND STATE OF ILLINOIS.

THE ABOVE PARCEL BEING SHOWN ON SHEET 2 OF THE RIGHT OF WAY PLANS FOR F.A. 591 (U.S. ROUTE 34), SECTION 13BR, RECORDED AS DOCUMENT NUMBER 9702750, FLAT FILE, 5-55 IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS.

ALSO, EXCEPT THAT PART CONVEYED THE UNITED CITY OF YORKVILLE IN DEED RECORDED AS DOCUMENT NO. 201400012767 TO WIT:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY CORNER OF SAID SECTION 30, THENCE SOUTH 01 DEGREES 14 MINUTES 12 SECONDS EAST, 304.62 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30 TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 01 DEGREES 14 MINUTES 12 SECONDS EAST, 74.37 FEET ALONG SAID EAST LINE OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 34; THENCE CONTINUING SOUTH 01 DEGREES 14 MINUTES 12 SECONDS EAST, 50.25 FEET ALONG SAID EAST LINE TO THE CENTERLINE OF U.S. ROUTE 34; THENCE NORTH 85 DEGREES 32 MINUTES 10 SECONDS WEST, 1879.99 FEET ALONG SAID CENTERLINE, THENCE NORTH 04 DEGREES 27 MINUTES 50 SECONDS EAST, 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 34; THENCE NORTH 76 DEGREES 01 MINUTE 45 SECONDS EAST, 79.06 FEET TO A POINT 25.00 FEET NORTHERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 34; THENCE SOUTH 85 DEGREES 32 MINUTES 10 SECONDS EAST, 1748.26 FEET PARALLEL WITH AND 25.00 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE, THENCE NORTH 46 DEGREES 36 MINUTES 49 SECONDS EAST 66.09 FEET TO POINT OF BEGINNING, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PERMANENT TAX NUMBERS: **02-19-300-019; 02-19-400-009, 02-19-400-010; AND 02-30-200-023**

NOTICE IS HEREWITH GIVEN THAT the City Council for the United City of Yorkville will conduct a Public Hearing for the purpose of considering and hearing testimony as to an

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160 N Stetson Avenue, Chicago, IL 60601
(312) 222-2222 - Fax: (312) 222-4014

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conduct a public hearing for the purpose of considering and hearing testimony as to an ordinance authorizing the annexation to the City of the above-described tract of property on **Tuesday, November 12, 2024 at 7 p.m.** at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560. An accurate map of the property proposed to be annexed to the City and form of the proposed annexation agreement are on file in the office of the Community Development Director.

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

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

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



JORI BEHLAND
City Clerk

10/21/2024 - 7714192

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: 7715985
Purchase Order: PZC 2024-26 DMYF (Rezone)

State of Illinois - Kane

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 10/25/2024, and the last publication of the notice was made in the newspaper dated and published on 10/25/2024.

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

PUBLICATION DATES: **Oct 25, 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

26th Day of October, 2024, by

Chicago Tribune Media Group



Jeremy Gates

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2024-26**

NOTICE IS HEREBY GIVEN THAT Drew Daniels, on behalf of Daniels Malinski Yorkville Family, LLP, petitioner/owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property consists of four (4) parcels totaling approximately 268.30 acres and is generally located at the northwest corner of West Veterans Parkway (US 34) and Beecher Road. The petitioner is requesting rezoning approval from R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District (contingent on approval of annexation by the City Council).

The legal description of the tract of property is as follows:

PARCEL ONE

THAT PART OF THE SOUTH 1/2 OF SECTION 19 AND THE NORTH 1/2 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00° 48' 07" EAST ALONG THE QUARTER LINE 257.40 FEET; THENCE NORTH 83° 55' 03" WEST 1944.30 FEET TO A POINT WHICH IS 1930.58 FEET SOUTH 88° 28' 32" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 88° 28' 32" WEST ALONG SAID NORTH LINE 204.60 FEET; THENCE SOUTH 02° 08' 40" WEST 2489.33 FEET TO THE PRESENT CENTER LINE OF U. S. HIGHWAY NO. 34; THENCE EASTERLY ALONG SAID CENTER LINE 2001.79 FEET TO A POINT ON SAID CENTER LINE WHICH IS NORTH 84° 54' 42" WEST FROM THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30 (AS MEASURED ALONG THE CENTER LINE OF SAID U. S. HIGHWAY NO. 34); THENCE NORTH 05° 05' 18" EAST AT RIGHT ANGLES TO SAID CENTER LINE 231.00 FEET; THENCE SOUTH 84° 54' 42" EAST PARALLEL WITH SAID CENTER LINE 565.71 FEET; THENCE SOUTH 05° 05' 18" WEST AT RIGHT ANGLES TO SAID CENTER LINE 231.00 FEET TO SAID CENTER LINE; THENCE SOUTH 84° 54' 42" EAST ALONG SAID CENTER LINE 2370.99 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 00° 39' 04" WEST ALONG SAID EAST LINE 429.15 FEET TO THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 00° 39' 04" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, 301.20 FEET; THENCE SOUTH 89° 20' 56" WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 227.23 FEET; THENCE NORTH 15° 08' 07" WEST 2403.75 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19 WHICH IS 1826.22 FEET NORTH 88° 28' 32" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88° 28' 32" WEST ALONG SAID NORTH LINE, 1826.22 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCEL TWO

THAT PART OF THE SOUTH 1/2 OF SECTION 19 AND THE NORTH 1/2 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF STATE ROUTE 34 AND THE EAST LINE OF SAID SECTION 30; THENCE WESTERLY ALONG THE CENTER LINE OF SAID ROUTE 34, 2370.99 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 231 FEET; THENCE WESTERLY PARALLEL TO THE CENTER LINE OF STATE ROUTE 34, 565.71 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 231 FEET TO THE CENTER LINE OF SAID ROUTE 34; THENCE EASTERLY ALONG THE CENTER LINE OF SAID ROUTE 34, 565.71 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF OUTLOT 1 OF FOX HILL UNIT ONE PLANNED UNIT DEVELOPMENT, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, RECORDED IN CABINET 3, SLOTS 508 A&B AND 509 A&B AS DOCUMENTED NO. 9410594 IN THE RECORDER'S OFFICE OF KENDALL COUNTY; THENCE NORTH 06 DEGREES 22 MINUTES 18 SECONDS EAST, ON A BEARING REFERENCED TO AN ASSUMED NORTH, 15.240 METERS (50.00 FEET) TO THE CENTERLINE OF F.A. 591 AND THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 37 MINUTES 42 SECONDS WEST 93.518 METERS (306.82 FEET) ON SAID CENTERLINE; THENCE WESTERLY 213.414 METERS (700.18 FEET) ALONG AN 11,642.530 METERS (38,197.20) RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 84 DEGREES 09 MINUTES 12 SECONDS WEST 213.411 METERS (700.17 FEET); THENCE NORTH 02 DEGREE 08 MINUTES 42 SECONDS EAST 15.263 METERS (50.08 FEET); THENCE EASTERLY 208.048 METERS (682.57 FEET) ALONG AN 11,657.770 METER (38,247.20 FOOT) RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 84 DEGREES 10 MINUTES 17 SECONDS EAST 208.046 METERS (682.56 FEET); THENCE NORTH 85 DEGREES 35 MINUTES 28 SECONDS EAST 25.458 METERS (83.52 FEET); THENCE SOUTH 83 DEGREES 37

MINUTES 42 SECONDS EAST 50.000 METERS (164.04 FEET); THENCE SOUTH 72 DEGREES 50 MINUTES 54 SECONDS EAST 25.449 (83.49 FEET); THENCE SOUTH 83 DEGREES 37 MINUTES 42 SECONDS EAST 2.433 METERS (7.98 FEET); THENCE SOUTH 00 DEGREES 39 MINUTES 02 SECONDS EAST 15.355 METERS (50.38 FEET) TO SAID CENTERLINE; THENCE NORTH 83 DEGREES 37 MINUTES 42 SECONDS WEST 4.311 METERS (14.14 FEET) ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 0.5095 HECTARE (1.259 ACRES), MORE OR LESS, OF WHICH 0.4738 HECTARE (1.171 ACRES), MORE OR LESS, ARE IN THE EXISTING RIGHT OF WAY, SITUATED IN THE COUNTY OF KENDALL AND STATE OF ILLINOIS.

THE ABOVE PARCEL BEING SHOWN ON SHEET 2 OF THE RIGHT OF WAY PLANS FOR F.A. 591 (U.S. ROUTE 34), SECTION 13BR, RECORDED AS DOCUMENT NUMBER 9702750, FLAT FILE, 5-55 IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS.

ALSO, EXCEPT THAT PART CONVEYED THE UNITED CITY OF YORKVILLE IN DEED RECORDED AS DOCUMENT NO. 201400012767 TO WIT:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY CORNER OF SAID SECTION 30, THENCE SOUTH 01 DEGREES 14 MINUTES 12 SECONDS EAST, 304.62 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30 TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 01 DEGREES 14 MINUTES 12 SECONDS EAST, 74.37 FEET ALONG SAID EAST LINE OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 34; THENCE CONTINUING SOUTH 01 DEGREES 14 MINUTES 12 SECONDS EAST, 50.25 FEET ALONG SAID EAST LINE TO THE CENTERLINE OF U.S. ROUTE 34; THENCE NORTH 85 DEGREES 32 MINUTES 10 SECONDS WEST, 1879.99 FEET ALONG SAID CENTERLINE, THENCE NORTH 04 DEGREES 27 MINUTES 50 SECONDS EAST, 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 34; THENCE NORTH 76 DEGREES 01 MINUTE 45 SECONDS EAST, 79.06 FEET TO A POINT 25.00 FEET NORTHERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 34; THENCE SOUTH 85 DEGREES 32 MINUTES 10 SECONDS EAST, 1748.26 FEET PARALLEL WITH AND 25.00 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE, THENCE NORTH 46 DEGREES 36 MINUTES 49 SECONDS EAST 66.09 FEET TO POINT OF BEGINNING, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS. PERMANENT TAX NUMBERS: 02-19-300-019; 02-19-400-009, 02-19-400-010; AND 02-30-200-023

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

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a Public Hearing on said applications on **Wednesday, November 13, 2024 at 7 p.m.** at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560.

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

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

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

JORI BEHLAND
City Clerk
10/25/2024 7715985 HSPAXLP



Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: October 8, 2024
Subject: **PZC 2024-26 Daniels Malinski Yorkville Family, LLLP (DMYF)**
Proposed Annexation and Rezoning Request

I have reviewed the annexation and rezoning applications for the subject property located just north of US 34 (Veterans Parkway), west of Beecher Road and Kendall Marketplace, and approximately 850 feet east of Eldamain Road. The applications were submitted by Drew Daniels on behalf of Daniels Malinski Yorkville Family, LLP, the petitioner. The petitioner is seeking to annex four (4) parcels, totaling approximately 270 acres, and rezone them from the R-1 Single-Family Suburban Residence District, which would apply upon annexation, to the M-2 General Manufacturing District.

Based upon my review of the application documents and plans, I have compiled the following comments:

GENERAL ZONING/LAND USE COMMENTS:

The subject property, approximately 270 acres in total, is currently unincorporated and zoned A-1 Agriculture in Kendall County. It consists of four parcels: the largest, roughly 200 acres, is irregularly shaped and adjacent to the Kendall Marketplace development; a 55-acre rectangular parcel is closest to Eldamain Road; and two smaller parcels, approximately 13 acres, are located just north of US 34. The property is currently used for farming, with a portion of Rob Roy Creek running through it. The two largest parcels are also part of the Rob Roy Drainage District.

1. **ZONING** – The subject property consists of four (4) parcels (#02-30-200-023, #02-19-400-010, #02-19-400-009, and #02-19-300-019). The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	M-2 General Manufacturing District	Farmland (Kelaka)
	A-1 Agricultural District (Kendall County)	Farmland
East	Planned Unit Development (B-3, R-3, R-2)	Kendall Marketplace (Commercial, Townhomes, Single-Family Residential)
South	US 34 (Veterans Parkway)	Transportation
	B-3 General Business District	Rush Copley Medical Center/Commercial
	R-3 Multi-Family Attached Residence District	Fox Hill Townhomes
	R-2 Single-Family Traditional Residence	Fox Hill
West	B-3 General Business District	Commercial
		Undeveloped/Agriculture (Cobblestone North)

- a. Per Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed to the city shall automatically be classified within the R-1 Single-Family Suburban Residential District. Therefore, the petitioner is seeking rezoning within the M-2 General Manufacturing District, however, a proposed future land use was not provided on the rezoning application.

- i. **Will the petitioner confirm that the intended future land use for the subject property is for a data center campus?**
2. **PERMITTED USES** – Per Section 10-3-6-F of the Yorkville Unified Development Ordinance (UDO), the M-2 general manufacturing district zoning designation is intended to provide for the location of manufacturing, industrial, and related uses that have greater off-site impacts than those in the M-1 limited manufacturing district. The district is intended to ensure the compatibility of the manufacturing and industrial uses with surrounding residential and commercial uses and to minimize off-site impacts such as noise, traffic, and visual qualities.
 - a. Further, per Table 10-3-12 (B) Permitted and Special Uses of the Unified Development Ordinance, under “Energy Industrial Uses” data centers are permitted land uses.
3. **M-2 BULK REGULATIONS** – Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following are the current M-2 General Business District standards:

M-2 Zoning Regulations	
Min. Lot Area	N/A
Front Yard Setback	25 feet
Rear Yard Setback	N/A
Side Yard Setback	Min. 10% of lot width/Max. 20 feet
Corner Yard Setback	Min. 10% of lot width/Max. 20 feet
Max. Lot Coverage	85%
Max. Building Height	N/A

4. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates this property as “Suburban Neighborhoods (SN)” which is designated primarily for single-family detached residential homes. However, the Comprehensive Plan also states, “while the land use map should guide future land use and development and zoning decisions, it is also meant to be adjusted and changed when circumstances warrant a change in planning direction in a given area of the City.”
 - a. **Due to the recent trend in rezoning and development in the area, the Kelaka property annexation and rezoning to M-2 and the Cyrus One data center development approval to the north of the subject property, staff supports the proposed M-2 General Manufacturing District zoning for a future data center campus development with conditions.**
 - b. **Upon approval of the annexation and rezoning, the Comprehensive Plan will require an amendment to reflect the new M-2 General Manufacturing zoning district. The subject property’s future land use designation will be revised from “Suburban Neighborhoods (SN)” to “General Industrial (GI)”.**

ANNEXATION COMMENTS:

5. **ANNEXATION AGREEMENT** – Given the subject property's location along a major arterial roadway (US 34) and its proximity to the Kendall Marketplace development, which includes both commercial and residential land uses, staff recommends that the annexation agreement include a condition to consider restricting future manufacturing uses under the M-2 District if a data center campus is not developed on the site.

i. **Should a data center user not develop on the parcel, staff would recommend only the following M-2 General Manufacturing land uses be permitted on the subject property per Table 10-3-12(B) of the Unified Development Ordinance:**

1. **Automobile sales and services (enclosed) – defined as “An establishment engaged in the sale of automobiles where all operations take place entirely within an enclosed showroom in a primary building.”**
2. **Bakery (wholesale) - defined as “a bakery in which there is permitted the production and/or wholesaling of baked goods, excluding retail bakery.”**
3. **Brewery/winery/distillery – defined as “an establishment primarily engaged in brewing fermented malt beverages including beer, ale, malt liquors, and nonalcoholic beer (brewery), manufacturing and bottling wine on the premises (winery), or manufacturing, by distillation, intoxicating spirits on the premises (distillery) but not including on-premises consumption by patrons.”**
4. **Building material sales – defined as “establishments or places of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures.”**
5. **Microdistillery – defined as “a small-scale artisan manufacturing business that blends, ferments, processes, packages, distributes and serves alcoholic spirits on and off the premises and produces no more than fifteen thousand (15,000) gallons per calendar year on-site. The microdistillery facility may include an ancillary tasting room and retail component in which guests/customers may sample and purchase the product. Off-site distribution of the alcoholic beverages shall be consistent with state law.”**
6. **Microbrewery/Microwinery – defined as “a combination retail, wholesale, and/or small-scale artisan manufacturing business that brews, ferments, processes, packages, distributes, and serves either beer or wine for sale on- or off-site. A microbrewery shall produce no more than one-hundred fifty-five thousand (155,000) gallons of beer per year for sale on the premises for either on-premises or off-premises consumption. These facilities may include an ancillary tasting room and retail component in which guests/customers may sample and purchase the product. Off-site distribution of the beverages shall be consistent with state law.”**
7. **Nursery/greenhouse – defined as “retail business whose principal activity is the selling of plants and having outdoor storage, growing and/or display of plants.”**

8. Research laboratories – defined as “a building or group of buildings in which are located facilities for scientific research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.”
 9. Recreational vehicle sales and services – defined as “an establishment engaged in the sale of recreational vehicles, including motorhomes and pickup campers, travel trailers, tent trailers, and similar vehicles that are designed and constructed for permit sleeping or housekeeping in an outdoor or a showroom enclosed in a primary building.”
 10. Storage, single-building climate controlled – defined as “a facility consisting of a single building where individual self-contained units are leased or rented to the general public for dead storage and where the individual storage units are accessed from the interior of the building.”
 11. Refrigerated Warehouse (Cold Storage)- defined as “a facility which is artificially or mechanically cooled in order to maintain the integrity and quality of perishable goods.”
- ii. The above identified limited permitted land uses shall be in effect for the term of the annexation agreement, twenty (20) years.
6. **PLAT OF ANNEXATION** – A plat of annexation shall be an exhibit to the annexing ordinance. The city engineer will prepare the exhibit.
 7. **COMMUNITY MEETING** – Per Section 10-8-13-B-1-a of the Unified Development Ordinance states a community meeting of area/neighborhood property owners explaining the proposed Annexation conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission public hearing date.
 - a. Due to the proximity of existing residential land uses immediately to the east (Kendall Marketplace), west (CMP Properties) and south of US 34 (Fox Hill) staff recommends the petitioner conduct a community meeting regarding the proposed future land use of the subject property prior to the City Council and Planning and Zoning Commission public hearings.



October 15, 2024

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

**Re: DMFY, LLLP
Annexation and Rezoning Review
United City of Yorkville**

Dear Krysti:

We have reviewed the application for annexation and rezoning for the above-referenced project dated September 12, 2024.

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

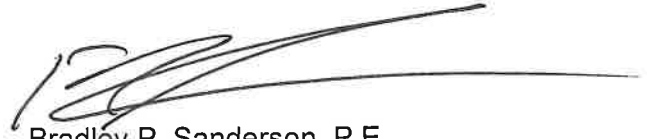
1. Rob Roy Creek traverses the property and there is a floodplain and floodway that need to be taken into account during the ultimate land planning process. The best available data has been provided to the developer's engineer.
2. The City is planning an extension of Beecher Road from Faxon Road to the existing location with the Kendall Marketplace Development. This should be accounted for during the land planning process.
3. The connections to the sanitary sewer will generally come from the existing interceptor sewer located along the property's eastern edge. Additional study will be required to analyze the ability of the City to provide sewer service.
4. The connections to the water distribution system will require additional study. In addition, depending on the ultimate development additional water system infrastructure may be required.
5. Connections to US Route 34 will need to be coordinated with IDOT and the City during the land planning process.
6. Prior to construction, detailed final engineering plans will need to be submitted for review.

Ms. Krysti Barksdale-Noble
October 15, 2024
Page 2

If you have any questions or require additional information, please call our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Sara Mendez, City Planner (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Ms. Jori Behland, City Clerk (via email)
Mr. Drew Daniels, Sexton Companies (via email)
TNP, PGW2, EEI (Via e-mail)



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

Agenda Item Number

New Business #7

Tracking Number

EDC 2024-79

Agenda Item Summary Memo

Title: Grande Reserve Units 18 & 25 – Final Plat of Subdivision

Meeting and Date: Economic Development Committee – November 6, 2024

Synopsis: Proposed Plat of Subdivision of Units 18 & 25 in Grande Reserve Subdivision

Council Action Previously Taken:

Date of Action: CC – 6/13/06 & Action Taken: Approval of final plans for Units 18 & 25
CC – 12/26/06

Item Number: PC 2006-17 & PC 2006-82

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
 CC: Bart Olson, City Administrator
 Sara Mendez, Planner I
 Date: October 23, 2024
 Subject: **PZC 2024-27 Grande Reserve – Units 18 & 25 (Final Plat)**
 Proposed Approval of 164 Townhomes in 2 New Units of Grande Reserve

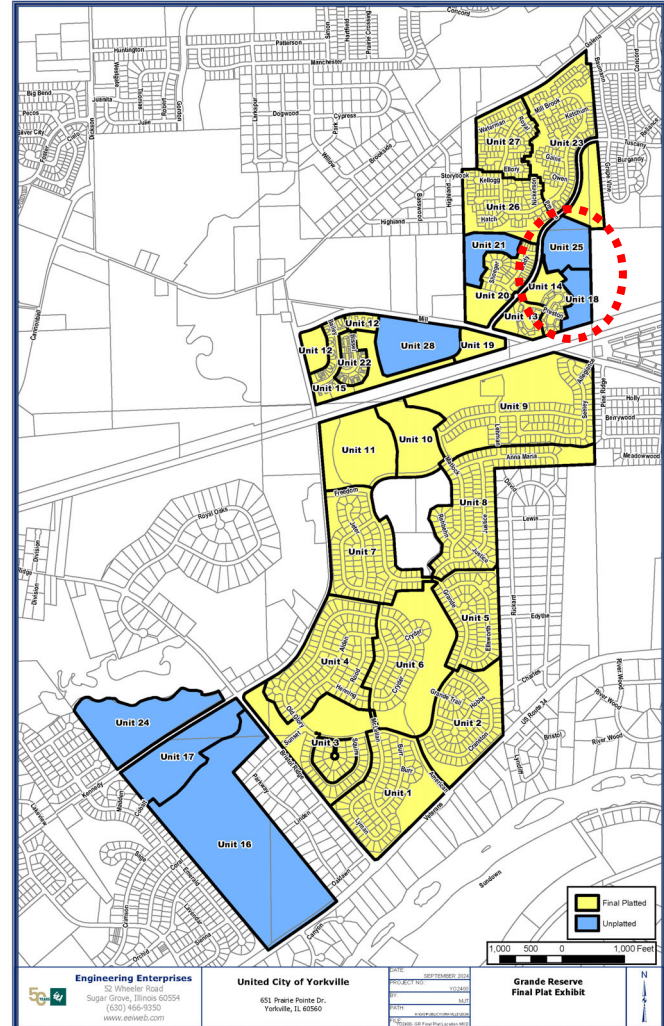
REQUEST SUMMARY:

The petitioner, Cesar Cruz on behalf of GR Yorkville Residents, LLC, owner, is seeking Final Plat approval for an approximately 22-acre site consisting of 164 new residential townhome lots and four (4) open space outlots located north of the BNSF railroad and east of Tuscany Trail in Yorkville. These lots will complete Neighborhood 3 and this quadrant of the Grande Reserve development (refer to map on the right).

The proposed 164 units will represent a slight decrease of one (1) unit in the originally planned and approved PUD for this neighborhood in the 2003 annexation agreement. Additionally, the petitioner is seeking approval of architectural design standards for the townhome building facades within the proposed final platted areas, as mandated by both the original annexation agreement and a subsequent 2021 economic incentive agreement.

ZONING AND LAND USE:

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



	Zoning	Land Use
North	Tuscany Trail R-2 Planned Unit Development (Grande Reserve)	Transportation Residential
South	Burlington Northern Santa Fe (BNSF) Railroad Commonwealth Edison Easement R-2 Planned Unit Development (Grande Reserve)	Transportation Utility Residential
East	R-2 Planned Unit Development (Grande Reserve) Open Space (Grande Reserve Park A)	Residential Park
West	R-4 General Residential PUD (Village of Oswego)	Residential (Undeveloped)

Note, the approximately 100-acre parcel located within the Village of Oswego to the west of the subject property is owned by Tuscany Station, LLC. This parcel was approved for a mixed-residential housing complex consisting of 480-unit apartments and 164 single-family detached homes in 2023 and will be developed by Abby Properties, an affiliate of the petitioner.¹

PROPOSED FINAL PLAT OF SUBDIVISION:

The Preliminary/Final Plats for Units 18 and 25 were approved by the City Council in June and December of 2006, respectively, but they were never recorded and have since expired. The proposed Final Plat of Subdivision generally aligns with the originally approved plans but has slight differences in the number and distribution of units compared to the Concept PUD Plan.

For Unit 18, which covers 8.861 acres, the proposal includes 68 units arranged in groups of four townhomes, fronting the extension of Preston Drive. Unit 25, spanning 13.157 acres, proposes 96 townhomes, also grouped in fours, fronting Preston Drive as well as Collins Court and Whiteside Court cul-de-sacs. Both units will feature common open space lots designated for public utility and drainage easements.

According to Group Exhibit “D” of the Annexation Agreement (Ord. 2003-44), the “CITY, OWNERS and DEVELOPER acknowledge that the number of dwelling units on future preliminary and final plats may vary from the Concept Plan.” Additionally, it notes that “any plan for a phase of development that does not exceed the total number of dwelling units allowed in the Neighborhoods shall be considered in substantial conformance with the Concept Plan.”

Below is a comparison of the approved Concept Plan PUD dwelling unit count (Group Exhibit “C”) and the proposed final plat unit count for each section in Neighborhood 3:

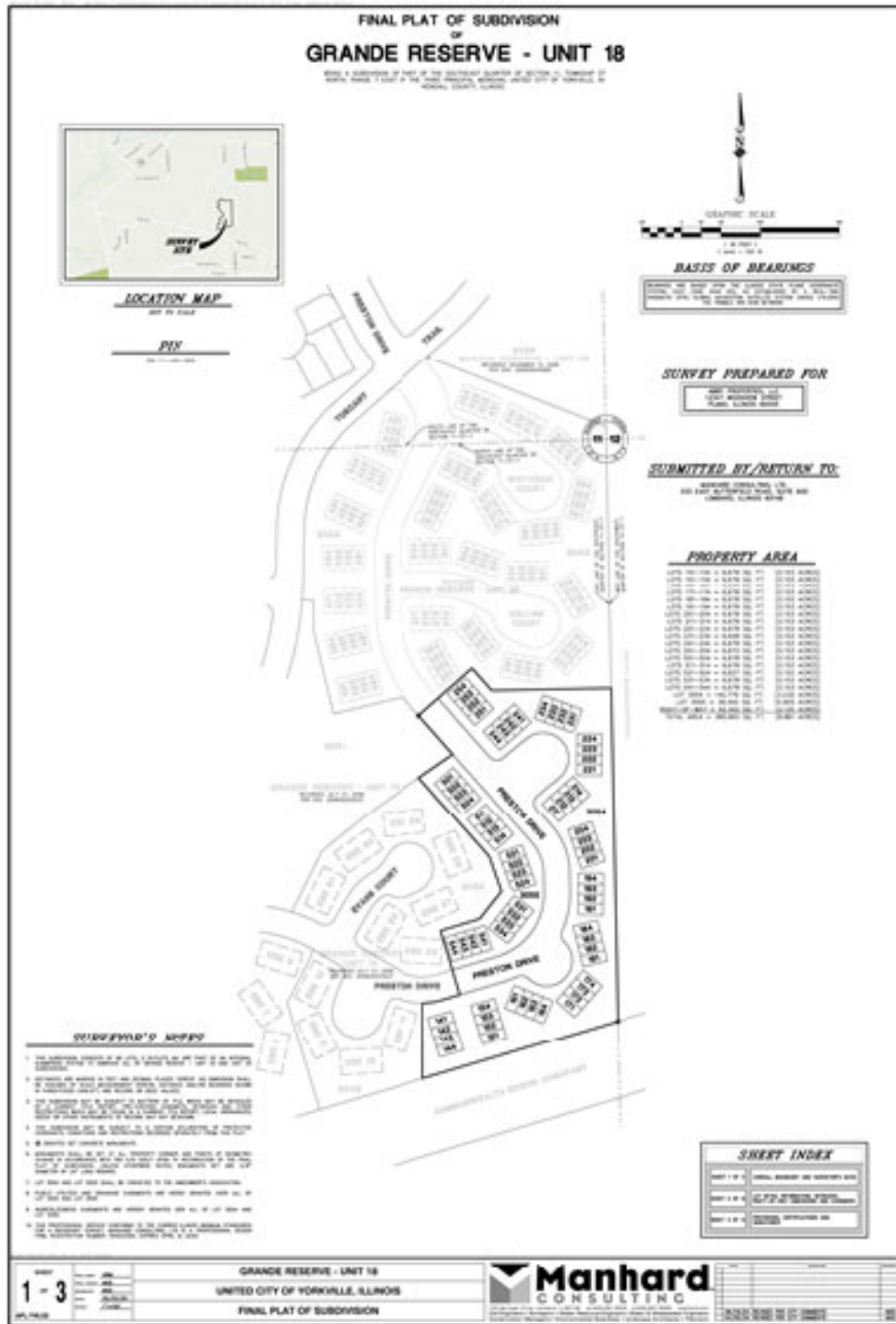
NEIGHBORHOOD 3 (UNIT)	UNIT TYPE	APPROVED DWELLING UNITS CONCEPT PUD PLAN	PROPOSED/APPROVED DWELLING UNITS FINAL PLAT
Unit 13	TH	36	36
Unit 14	TH	44	44
Unit 18	TH	82	68
Unit 25	TH	83	96
TOTAL		245	244

Per Exhibit “D7” of the Annexation Agreement, the overall approved maximum density for Neighborhood 3 is 6 units/acre (245 units on 43.2 acres). With the proposed reduction of one (1) dwelling unit in Neighborhood 3, the density remains unchanged.

The area breakdown of the proposed final platted areas are as follows:

UNIT 18 - AREA SUMMARY		
<i>Land Type</i>	<i>Acres</i>	<i>Square Feet</i>
Lots	2.604	113,442
Public Utility & Drainage Easements	4.138	180,221
Dedicated Right of Way (Public Streets)	2.119	92,302
TOTAL	8.861 Acres	385,965 SF

¹ Source: <https://www.shawlocal.com/kendall-county-now/2023/01/16/oswego-village-board-approves-subdivision-with-480-unit-apartment-complex-metra-station-lot-in-split-ballot/>



UNIT 25 - AREA SUMMARY		
Land Type	Acres	Square Feet
Lots	3.676	160,154
Public Utility & Drainage Easements	6.459	281,336
Dedicated Right of Way (Public Streets)	3.022	131,643
TOTAL	13.157 Acres	573,133 SF

4

ANNEXATION AGREEMENT

The original annexation agreement and the subsequent economic incentive agreement had provisions which apply to specific units within Grande Reserve and conditions for final plat approval. Below are applicable provisions to Units 18 and Unit 25 (Neighborhood 3).

Cul-de-Sacs

Per Ordinance the original annexation agreement, the homeowners' association (HOA) for these units are required to pay for and perform all snowplowing of cul-de-sacs, even though all roads within the units will be public roads. The HOA does not have the snowplowing obligation for other public roadways within the units. Unit 18 appears to have two (2) cul-de-sacs or "bump-outs" on Preston Drive. Staff has deferred to the City Engineer and Public Works Director if these qualify as cul-de-sacs. While Unit 25 has two (2) traditional cul-de-sacs, Collins Court, and Whiteside Court.

Declarations of CCRs

Group Exhibit "D", paragraph B of the Annexation Agreement requires that the developer submit a copy of the proposed Declaration of Covenants, Restrictions and Easements to be reviewed by the City. The declarations shall be recorded at the same time with the final plat for each phase. This portion of Grande Reserve will be included, upon recordation, within the existing Grande Reserve North Community Association, as amended and restated in a document recorded in 2020.

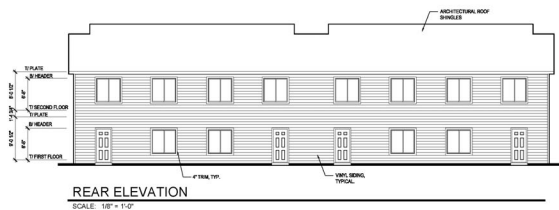
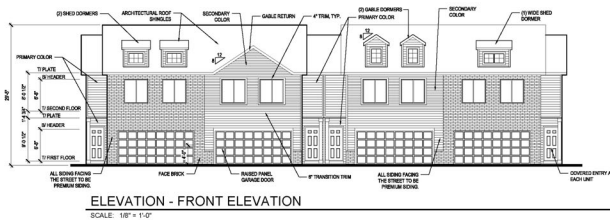
APPEARANCE STANDARDS

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

GR Yorkville Residents, LLC has submitted plan elevations prepared by Abby Properties, LLC for the townhome model proposed in Units 18 and 25. The townhome building will feature architectural shingles, shed and gable-style decorative dormers, vinyl siding, face brick, cementitious based premium siding on front elevations, covered porches and transom windows on the front doors. The two-story townhomes have front-loaded garages with four (4) units per building, each with approximately 1,700 square feet per unit.

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

Townhome Elevation Plans (Units 18 & 25)		
Appearance Code Requirements		Proposed Elevation
Masonry product	75% of total buildings	31 of 41 buildings will have min. 50% masonry on façade (75%)
Premium Siding	50% on front façade – excluding openings	48% Premium Siding Material
Masonry Siding	25% of premium siding	52% Masonry Siding
Credit for major architectural feature	10% each	20% credit (dormers = yellow; covered porches = red) *Meets Minimum 30% of premium siding requirement



NOT SHOWN:
- 6\"/>

ELEVATIONS

ABBY PROPERTIES, LLC

GRAND RESERVE - UNIT 18 & 25 TOWNHOMES
YORKVILLE, IL

2

While the proposed elevations satisfy the minimum appearance standards set by the Unified Development Ordinance, staff offered feedback on the initial architectural design and materials. Some of these suggestions were incorporated into the current façade, such as the addition of more masonry on the front elevation. Staff also recommended adding window shutters to enhance architectural interest. However, the petitioner has expressed that their aesthetic vision for these townhome units is modern and sleek.

Below are images of other townhome units constructed in the adjacent unit to the west, Unit 14 between 2006 and present.



Staff Comments:

The proposed Final Plat of Resubdivision has been reviewed by the City's engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated October 9, 2024 was provided to the applicant (see attached). Based upon the review of the proposed Final Plat of Subdivision of Grande Reserve Units 18 and 25, the City Engineer has found the plats to be acceptable with regards to the current subdivision control regulations. Therefore, we intend to recommend approval of the Final Plat to the Planning and Zoning Commission at the November 13, 2024 meeting with subsequent final determination by the City Council at the November 26, 2024 meeting. Should you have any questions regarding this matter; staff will be available at Tuesday night's meeting.

Attachments:

1. Copy of Petitioner's Application
2. Final Plat of Subdivision of Grande Reserve Unit 18 prepared by Manhard Consulting Ltd., dated last revised 09/18/24.
3. Final Plat of Subdivision of Grande Reserve Unit 25 prepared by Manhard Consulting Ltd., dated last revised 09/18/2024.
4. Grande Reserve – Unit 18 & 25 Townhomes Elevations prepared by Abby Properties, LLC.
5. EEI Letter to the City dated October 9, 2024.
6. Plan Council – October 10, 2024



Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

September 13, 2024

Ms. Kristi Barksdale Noble
Community Development Director
United City of Yorkville
651 Prairie Point Drive
Yorkville, IL 60560

SUBJECT: Grande Reserve – Units 18 & 25; Unit 21

Dear Ms. Noble:

Please find enclosed the following documents for your review and approval:

- Application for Final Plat/Replat for a Subdivision of Grande Reserve Unit 18 & 25 and \$20,500 fee
- Application for Final Plat/Replat for a Subdivision of Grande Reserve Unit 21 and \$20,500 fee
- (3) Final Plat of Subdivision of Grande Reserve Unit 18, prepared by Manhard Consulting, dated 02/23/24
- (3) Final Plat of Subdivision of Grande Reserve Unit 25, prepared by Manhard Consulting, dated 02/23/24
- (3) Final Plat of Subdivision of Grande Reserve Unit 21, prepared by Manhard Consulting, dated 01/17/24
- Legal Description for a Subdivision of Grande Reserve Unit 18:Exhibit A
- Legal Description for a Subdivision of Grande Reserve Unit 25:Exhibit A
- Legal Description for a Subdivision of Grande Reserve Unit 21:Exhibit A
- Proposed lot areas and dimensions for a Subdivision of Grande Reserve Unit 18:Exhibit B
- Proposed lot areas and dimensions for a Subdivision of Grande Reserve Unit 25:Exhibit B
- Proposed lot areas and dimensions for a Subdivision of Grande Reserve Unit 21:Exhibit B

Should you have any questions or require additional information, please feel free to reach out at jiovinelli@manhard.com or at (630) 925-1110.

Yours truly,
MANHARD CONSULTING, LTD.

A handwritten signature in blue ink, appearing to read 'Joe Iovinelli', is written over a horizontal line.

Joe Iovinelli, P.E. – Senior Project Manager



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 FINAL PLAT/REPLAT

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

[illegible]



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 FINAL PLAT/REPLAT

ATTORNEY INFORMATION

NAME: Mark C. Metzger

COMPANY: Law Office of Mark C. Metzger

MAILING ADDRESS: 1807 W. Diehl Road, Suite 105

CITY, STATE, ZIP: Naperville, Illinois, 60563

TELEPHONE: 630-615-6380

EMAIL:

FAX:

ENGINEER INFORMATION

NAME: Joe Iovinelli

COMPANY: Manhard Consulting

MAILING ADDRESS: 333 East Butterfield Road, Suite 600

CITY, STATE, ZIP: Lombard, Illinois, 60148

TELEPHONE: 630-925-1110

EMAIL: jiovinelli@manhard.com

FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: Marcus G. Schmitt

COMPANY: Manhard Consulting

MAILING ADDRESS: 333 East Butterfield Road, Suite 600

CITY, STATE, ZIP: Lombard, Illinois, 60148

TELEPHONE: 630-925-1108

EMAIL: mschmitt@manhard.com

FAX:

ATTACHMENTS

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

AGREEMENT

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

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

PETITIONER SIGNATURE

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

OWNER SIGNATURE

NOTARY PUBLIC, STATE OF ILLINOIS
EDWIN ARREGUIN
MY COMMISSION EXPIRES April 12, 2027

OFFICIAL SEAL
EDWIN ARREGUIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES April 12, 2027



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 NAME:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: Tuscany Trail and Preston Drive	
PETITIONER DEPOSIT ACCOUNT FUND: It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the INVOICE & WORKSHEET PETITION APPLICATION . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.			
ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY			
NAME: Luz Padilla		COMPANY: G R Yorkville Residential, LLC	
MAILING ADDRESS: 12347 Woodview Street			
CITY, STATE, ZIP: Plano, Illinois, 60545		TELEPHONE: 773-383-5826	
EMAIL: Cesar@abbyproperties.llc		FAX:	
FINANCIALLY RESPONSIBLE PARTY: I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.			
PRINT NAME <u>Luz M Padilla</u>		TITLE <u>Owner</u>	
SIGNATURE* <u>Luz Maria Padilla</u>		DATE <u>10/31/24</u>	
<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		



EXHIBIT A
Legal Description

Unit 18

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 637.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST CONTINUING ALONG SAID EAST LINE, 851.77 FEET TO THE NORTH LINE OF COMMONWEALTH EDISON COMPANY TRACT RECORDED AS DOCUMENT 19730003089; THENCE SOUTH 73 DEGREES 21 MINUTES 21 SECONDS WEST ALONG SAID NORTH LINE, 518.26 FEET TO THE EASTERLY LINE OF GRANDE RESERVE - UNIT 14 RECORDED AS DOCUMENT 200600023023; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING TEN (10) COURSES: 1) THENCE NORTH 00 DEGREES 01 MINUTES 02 SECONDS WEST, 195.86 FEET TO A POINT ON A NON-TANGENT CURVE; 2) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 183.00 FEET, AN ARC DISTANCE OF 51.59 FEET, A CHORD BEARING NORTH 81 DEGREES 26 MINUTES 34 SECONDS EAST, AND A CHORD DISTANCE OF 51.42 FEET TO A POINT OF TANGENCY; 3) THENCE NORTH 73 DEGREES 21 MINUTES 59 SECONDS EAST, 46.35 FEET; 4) THENCE NORTH 16 DEGREES 38 MINUTES 01 SECONDS WEST, 169.95 FEET; 5) THENCE NORTH 73 DEGREES 06 MINUTES 04 SECONDS EAST, 103.50 FEET; 6) THENCE NORTH 38 DEGREES 18 MINUTES 44 SECONDS EAST, 89.10 FEET; 7) THENCE NORTH 19 DEGREES 08 MINUTES 07 SECONDS WEST, 93.56 FEET; 8) THENCE NORTH 41 DEGREES 25 MINUTES 14 SECONDS WEST, 272.11 FEET; 9) THENCE NORTH 55 DEGREES 29 MINUTES 56 SECONDS EAST, 105.46 FEET; 10) THENCE NORTH 41 DEGREES 25 MINUTES 18 SECONDS WEST, 131.40 FEET; THENCE NORTH 48 DEGREES 34 MINUTES 42 SECONDS EAST, 181.58 FEET; THENCE SOUTH 41 DEGREES 16 MINUTES 24 SECONDS EAST, 75.41 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 02 SECONDS EAST, 303.11 FEET TO THE POINT OF BEGINNING ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 8.861 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



EXHIBIT A
Legal Description

Unit 25

THAT PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 637.16 FEET; THENCE SOUTH 88 DEGREES 49 MINUTES 02 SECONDS WEST, 303.11 FEET; THENCE NORTH 41 DEGREES 16 MINUTES 24 SECONDS WEST, 75.41 FEET; THENCE SOUTH 48 DEGREES 34 MINUTES 42 SECONDS WEST, 181.58 FEET TO THE EASTERLY LINE OF LOT 3051 IN GRANDE RESERVE - UNIT 14 RECORDED AS DOCUMENT 200600023023; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING SIX (6) COURSES: 1) THENCE NORTH 41 DEGREES 25 MINUTES 18 SECONDS WEST, 27.00 FEET TO A POINT OF CURVATURE; 2) THENCE NORTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 383.00 FEET, AN ARC DISTANCE OF 35.89 FEET, A CHORD BEARING NORTH 38 DEGREES 44 MINUTES 15 SECONDS WEST, AND A CHORD DISTANCE OF 35.87 FEET TO A POINT OF NON-TANGENCY; 3) THENCE SOUTH 76 DEGREES 26 MINUTES 26 SECONDS WEST, 185.87 FEET; 4) THENCE NORTH 13 DEGREES 33 MINUTES 34 SECONDS WEST, 210.95 FEET; 5) THENCE NORTH 01 DEGREES 10 MINUTES 58 SECONDS WEST, 82.19 FEET; 6) THENCE NORTH 85 DEGREES 33 MINUTES 59 SECONDS WEST, 28.23 FEET TO A POINT ON A NON-TANGENT CURVE BEING THE EAST LINE OF TUSCANY TRAIL AS DEDICATED PER DOCUMENT 200600035289; THENCE ALONG SAID EAST LINE OF TUSCANY TRAIL FOR THE FOLLOWING FOUR (4) COURSES: 1) THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 885.00 FEET, AN ARC DISTANCE OF 49.49 FEET, A CHORD BEARING NORTH 02 DEGREES 49 MINUTES 54 SECONDS EAST, AND A CHORD DISTANCE OF 49.48 FEET TO A POINT OF TANGENCY; 2) THENCE NORTH 01 DEGREES 13 MINUTES 47 SECONDS EAST, 138.04 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 365.00 FEET, AN ARC DISTANCE OF 300.45 FEET, A CHORD BEARING NORTH 24 DEGREES 48 MINUTES 40 SECONDS EAST, AND A CHORD DISTANCE OF 292.04 FEET TO A POINT OF TANGENCY; 4) THENCE NORTH 48 DEGREES 23 MINUTES 32 SECONDS EAST, 271.11 FEET TO A POINT OF CUSP, ON THE SOUTHERLY LINE OF LOT 3036 IN GRANDE RESERVE - UNIT 23 RECORDED AS DOCUMENT 200600040560; THENCE ALONG THE SOUTHERLY LINE OF LOT 3036 FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 12.57 FEET, A CHORD BEARING SOUTH 33 DEGREES 59 MINUTES 21 SECONDS WEST, AND A CHORD DISTANCE OF 12.44 FEET TO A POINT OF NON-TANGENCY; 2) THENCE SOUTH 68 DEGREES 30 MINUTES 06 SECONDS EAST, 485.59 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; 3) THENCE SOUTH 01 DEGREES 11 MINUTES 07 SECONDS EAST ALONG SAID EAST LINE, 31.62 FEET TO THE POINT OF BEGINNING, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 13.157 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



EXHIBIT B
Lot Areas and Dimensions

Unit 18

LOTS 141-144 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 151-154 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 161-164 = 6,673 SQ. FT. (0.153 ACRES)
LOTS 171-174 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 181-184 = 6,678 SQ. FT. (0.153 ACRES)
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LOTS 501-504 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 511-514 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 521-524 = 6,627 SQ. FT. (0.152 ACRES)
LOTS 531-534 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 541-544 = 6,678 SQ. FT. (0.153 ACRES)
LOT 3054 = 104,779 SQ. FT. (3.232 ACRES)
LOT 3055 = 39,442 SQ. FT. (0.905 ACRES)
RIGHT-OF-WAY = 92,302 SQ. FT. (2.120 ACRES)
TOTAL AREA = 385,965 SQ. FT. (8.861 ACRES)

Unit 25

LOTS 261-264 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 271-274 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 281-284 = 6,678 SQ. FT. (0.153 ACRES)
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LOT 3053 = 186,069 SQ. FT. (4.272 ACRES)
RIGHT-OF-WAY = 131,643 SQ. FT. (3.028 ACRES)
TOTAL AREA = 573,133 SQ. FT. (13.157 ACRES)

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EXHIBIT A
Legal Description

Unit 25

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EXHIBIT B
Lot Areas and Dimensions

Unit 18

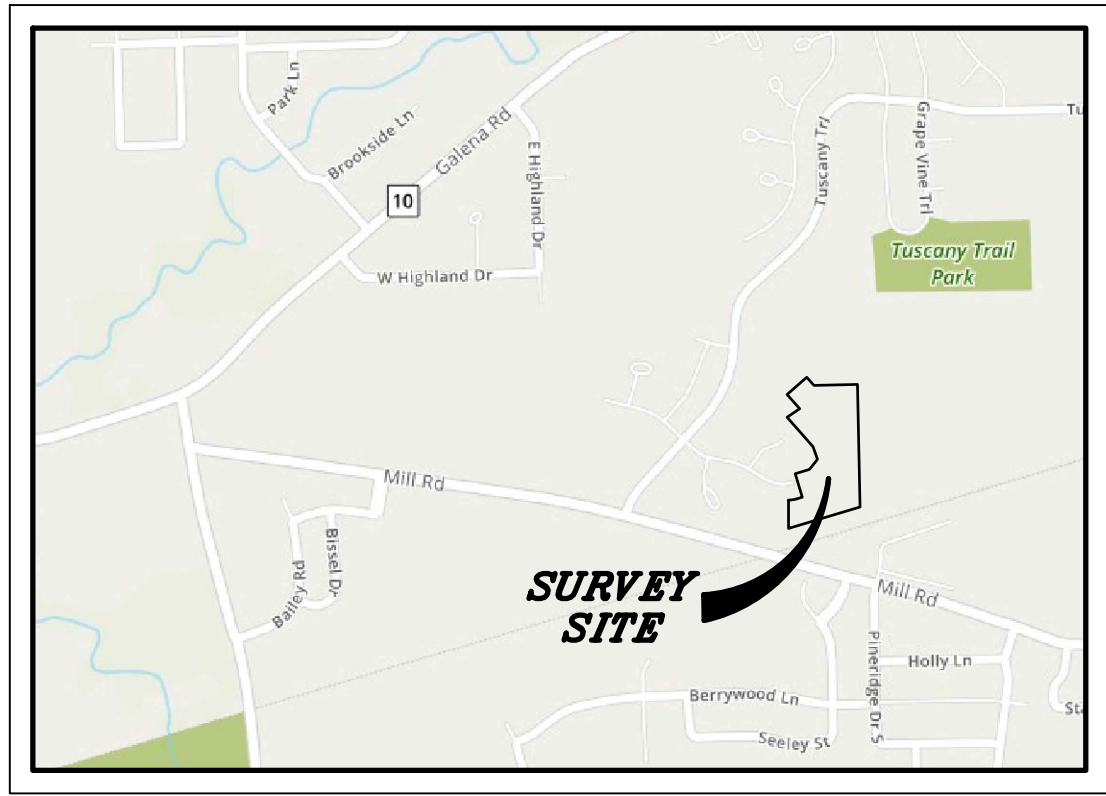
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RIGHT-OF-WAY = 131,643 SQ. FT. (3.028 ACRES)
TOTAL AREA = 573,133 SQ. FT. (13.157 ACRES)

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 18

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37
NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, UNITED CITY OF YORKVILLE, IN
KENDALL COUNTY, ILLINOIS.

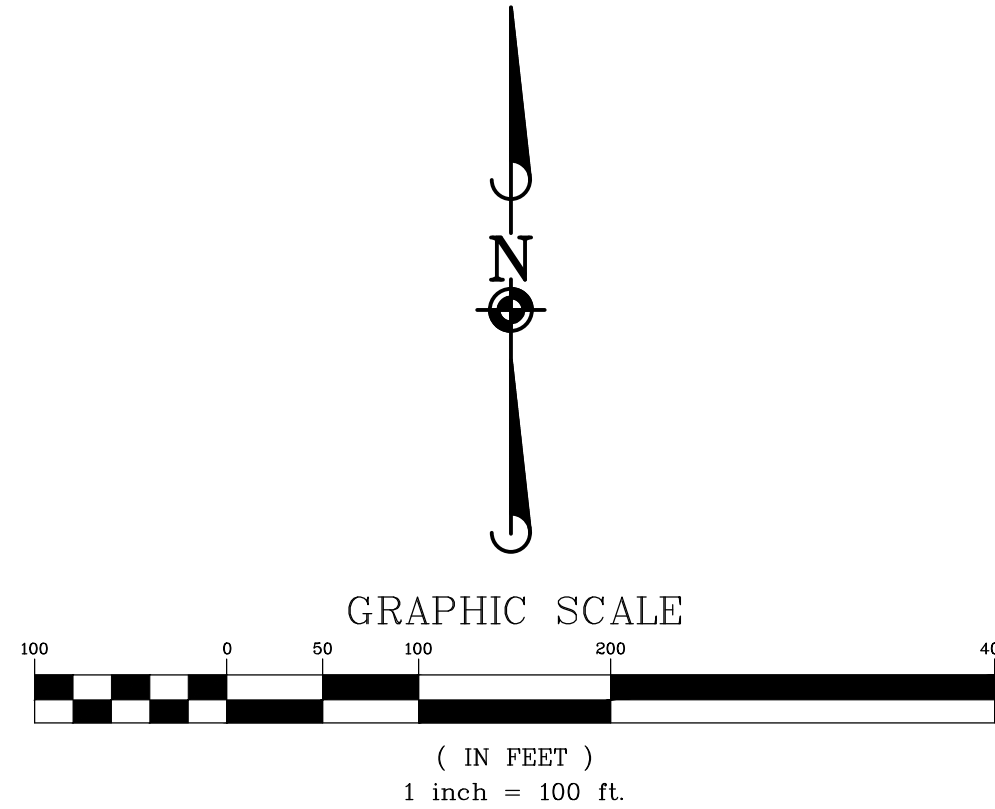


LOCATION MAP

NOT TO SCALE

PIN

02-11-400-020



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR

ABBY PROPERTIES, LLC
12347 WOODVIEW STREET
PLANO, ILLINOIS 60545

SUBMITTED BY/RETURN TO:

MANHARD CONSULTING, LTD.
333 EAST BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148

PROPERTY AREA

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LOT 3054 = 140,779 SQ. FT. (3.232 ACRES)
LOT 3055 = 39,442 SQ. FT. (0.905 ACRES)
RIGHT-OF-WAY = 92,302 SQ. FT. (2.120 ACRES)
TOTAL AREA = 385,965 SQ. FT. (8.861 ACRES)

SURVEYOR'S NOTES

- THIS SUBDIVISION CONSISTS OF 68 LOTS, 2 OUTLOTS AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF GRANDE RESERVE - UNIT 18 AND UNIT 25 SUBDIVISIONS.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- THIS SUBDIVISION MAY BE SUBJECT TO A CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATELY FROM THIS PLAT.
- DENOTES SET CONCRETE MONUMENTS
- MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
- LOT 3054 AND LOT 3055 SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.
- PUBLIC UTILITIES AND DRAINAGE EASEMENTS ARE HEREBY GRANTED OVER ALL OF LOT 3054 AND LOT 3055
- INGRESS/EGRESS EASEMENTS ARE HEREBY GRANTED OVER ALL OF LOT 3054 AND LOT 3055.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

SHEET INDEX

SHEET 1 OF 3	OVERALL BOUNDARY AND SURVEYOR'S NOTES
SHEET 2 OF 3:	LOT DETAIL INFORMATION, SETBACKS, RIGHT-OF-WAY DIMENSIONS AND EASEMENTS
SHEET 3 OF 3:	PROVISIONS, CERTIFICATIONS AND SIGNATURES

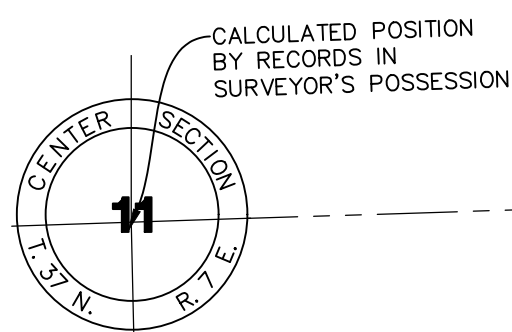
SHEET 1 OF 3 APLYVL02	PROJ. MGR.: ARM	GRANDE RESERVE - UNIT 18 UNITED CITY OF YORKVILLE, ILLINOIS FINAL PLAT OF SUBDIVISION
	PROJ. ASSOC.: MGS	
	DRAWN BY: MGS	
	DATE: 02/23/24	
	SCALE: 1"=100'	

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph: 830.881.8500 f: 830.881.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
09/18/24	REVISED PER CITY COMMENTS	MGS
04/05/24	REVISED PER CITY COMMENTS	MGS

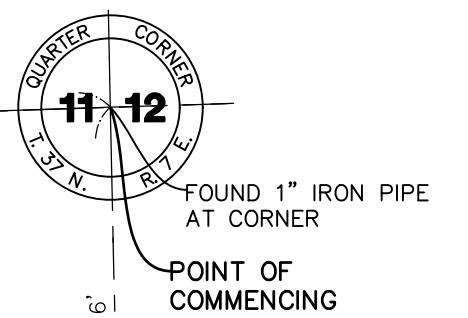
GRAPHIC SCALE

SCALE: 1" = 40'



SOUTH LINE OF THE
NORTHEAST QUARTER OF
SECTION 11-37-7

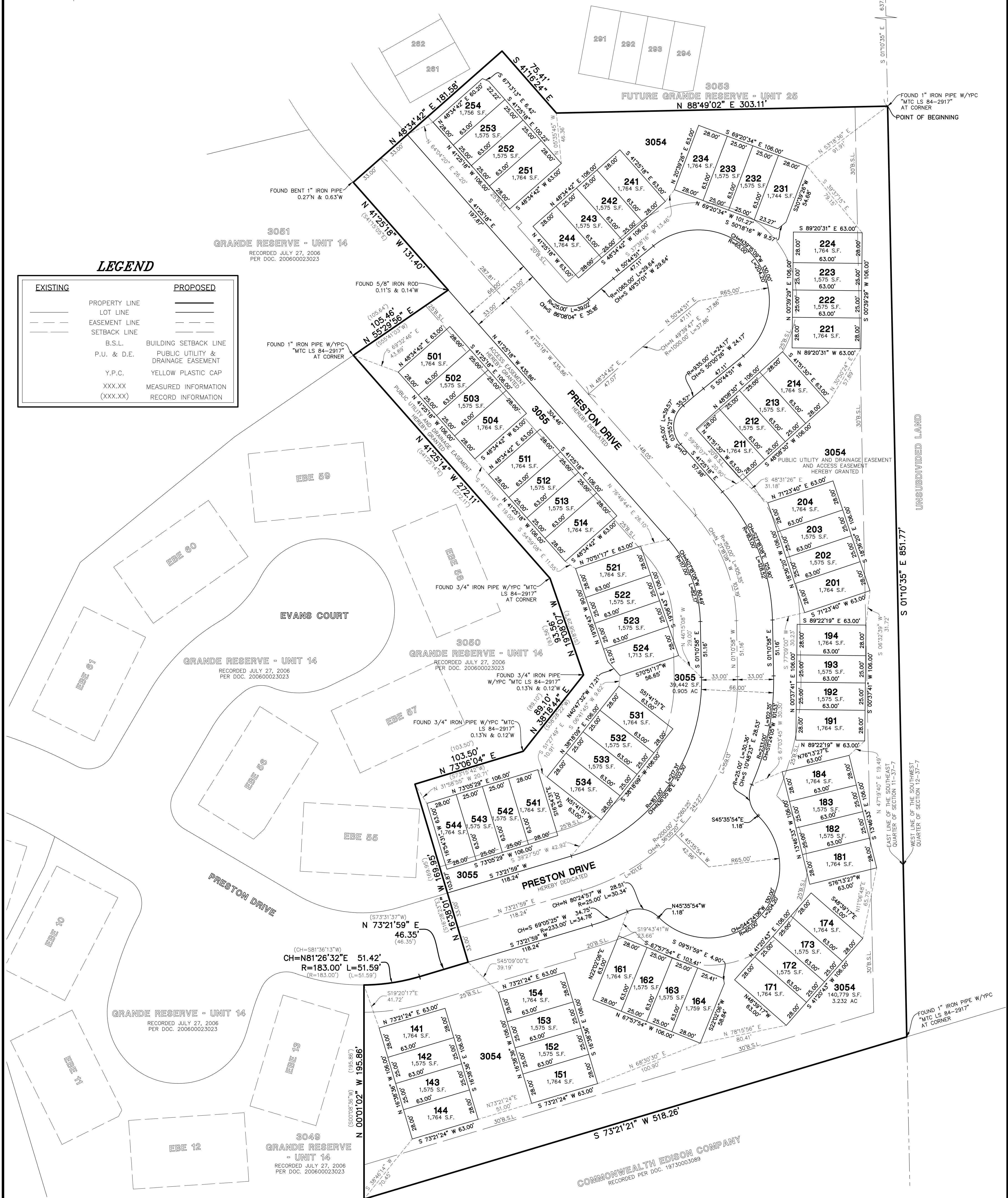
NORTH LINE OF THE
SOUTHEAST QUARTER OF
SECTION 11-37-7



3051
GRANDE RESERVE - UNIT 14
RECORDED JULY 27, 2006
PER DOC. 200600023023

LEGEND

<u>EXISTING</u>	<u>PROPOSED</u>
_____	_____
_____	_____
_____	_____
_____	_____
B.S.L.	BUILDING SETBACK LINE
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
Y.P.C.	YELLOW PLASTIC CAP
XXX.XX	MEASURED INFORMATION
(XXX.XX)	RECORD INFORMATION



DATE	REVISIONS	DRAWN BY
09/18/24	REVISED PER VILLAGE COMMENTS	MGS
04/03/24	REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 18

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

OWNER'S CONSENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115 AND COMMUNITY COLLEGE DISTRICT 516.

DATED THIS _____ DAY OF _____, 202____.

OWNER:

BY: _____

PRINTED NAME AND TITLE

OWNER'S ADDRESS

NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESaid, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 202____.

NOTARY PUBLIC

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF KENDALL COUNTY, COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D., _____ AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: _____, A.D., 202____.

BY: _____

PRINTED NAME AND TITLE

MORTGAGEE'S NAME AND ADDRESS

ATTEST: _____

PRINTED NAME AND TITLE

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESaid, DO HEREBY CERTIFY THAT _____ AND _____

OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D. 202____.

NOTARY PUBLIC

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 202____.

CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 202____.

MAYOR

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 202____.

CITY ADMINISTRATOR

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

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

DATED AT YORKVILLE, ILLINOIS THIS _____ DAY OF _____, 202____.

CITY ENGINEER

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No. _____ AT A MEETING HELD THIS _____ DAY OF _____, 202____.

CITY CLERK

ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL PRESENT AND FUTURE OWNERS OF THE VARIOUS LOTS IN THIS SUBDIVISION, AND TO THE UNITED CITY OF YORKVILLE, AND LOT THE PUBLIC IN GENERAL, GRANTEEES, TOGETHER WITH THERE RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS, INGRESS AND EGRESS TO AND FROM THE PUBLIC STREET RIGHT-OF-WAYS, OVER AND ACROSS THAT PART OF THE PROPERTY WITHIN THE AREAS OF LAND DESIGNATED AS "ACCESS EASEMENT" AS SHOWN ON THE PLAT HEREON.

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

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

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

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

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

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

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

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

DATED THIS _____ DAY OF _____, 202____.

JOSEPH M. IOVINELLI ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-069635
LICENSE EXPIRES NOVEMBER 30, 2025

OWNER/ATTORNEY: _____

PRINTED NAME AND TITLE

KENDALL COUNTY RECORDER'S CERTIFICATE

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

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D., 202____, AT _____ O'CLOCK _____ M., AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

BY: _____
RECORDER OF DEEDS

KENDALL COUNTY CLERK'S CERTIFICATE

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

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

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

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

THIS _____ DAY OF _____, A.D., 202____.

COUNTY CLERK

PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, MARCUS G. SCHMITT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS THE AUTHORITY TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2024. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ TH DAY OF _____, A.D. 202____.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004081
LICENSE EXPIRES NOVEMBER 30, 2024

SURVEYOR'S CERTIFICATE

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

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

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 637.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST CONTINUING ALONG SAID EAST LINE, 851.77 FEET TO THE NORTH LINE OF COMMONWEALTH EDISON COMPANY TRACT RECORDED AS DOCUMENT 19730005089; THENCE SOUTH 73 DEGREES 21 MINUTES 21 SECONDS WEST ALONG SAID NORTH LINE, 518.26 FEET TO THE EASTERLY LINE OF GRANDE RESERVE - UNIT 14 RECORDED AS DOCUMENT 200600023023; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING TEN (10) COURSES: 1) THENCE NORTH 00 DEGREES 01 MINUTES 02 SECONDS WEST, 195.86 FEET TO A POINT ON A NON-TANGENT CURVE; 2) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 183.00 FEET, AN ARC DISTANCE OF 51.59 FEET, A CHORD BEARING NORTH 81 DEGREES 26 MINUTES 34 SECONDS EAST, AND A CHORD DISTANCE OF 51.42 FEET TO A POINT OF TANGENCY; 3) THENCE NORTH 73 DEGREES 21 MINUTES 59 SECONDS EAST, 46.35 FEET; 4) THENCE NORTH 16 DEGREES 38 MINUTES 01 SECONDS WEST, 169.95 FEET; 5) THENCE NORTH 73 DEGREES 06 MINUTES 04 SECONDS EAST, 103.50 FEET; 6) THENCE NORTH 38 DEGREES 18 MINUTES 44 SECONDS EAST, 89.10 FEET; 7) THENCE NORTH 19 DEGREES 08 MINUTES 07 SECONDS WEST, 93.56 FEET; 8) THENCE NORTH 41 DEGREES 25 MINUTES 14 SECONDS WEST, 272.11 FEET; 9) THENCE NORTH 55 DEGREES 29 MINUTES 56 SECONDS EAST, 105.46 FEET; 10) THENCE NORTH 41 DEGREES 25 MINUTES 18 SECONDS WEST, 131.40 FEET; THENCE NORTH 48 DEGREES 34 MINUTES 42 SECONDS EAST, 181.58 FEET; THENCE SOUTH 41 DEGREES 16 MINUTES 24 SECONDS EAST, 75.41 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 02 SECONDS EAST, 303.11 FEET TO THE POINT OF BEGINNING ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 8.861 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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

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

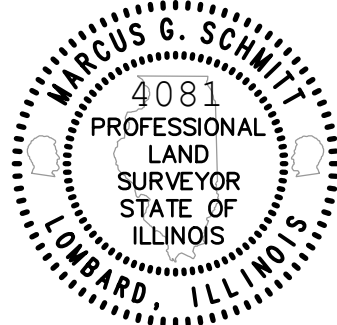
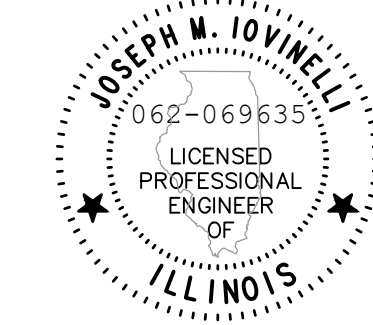
THIS IS ALSO TO DECLARE THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17093C0035H, DATED, JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

DATED THIS _____ TH DAY OF _____, 202____.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004081
LICENSE EXPIRES NOVEMBER 30, 2024

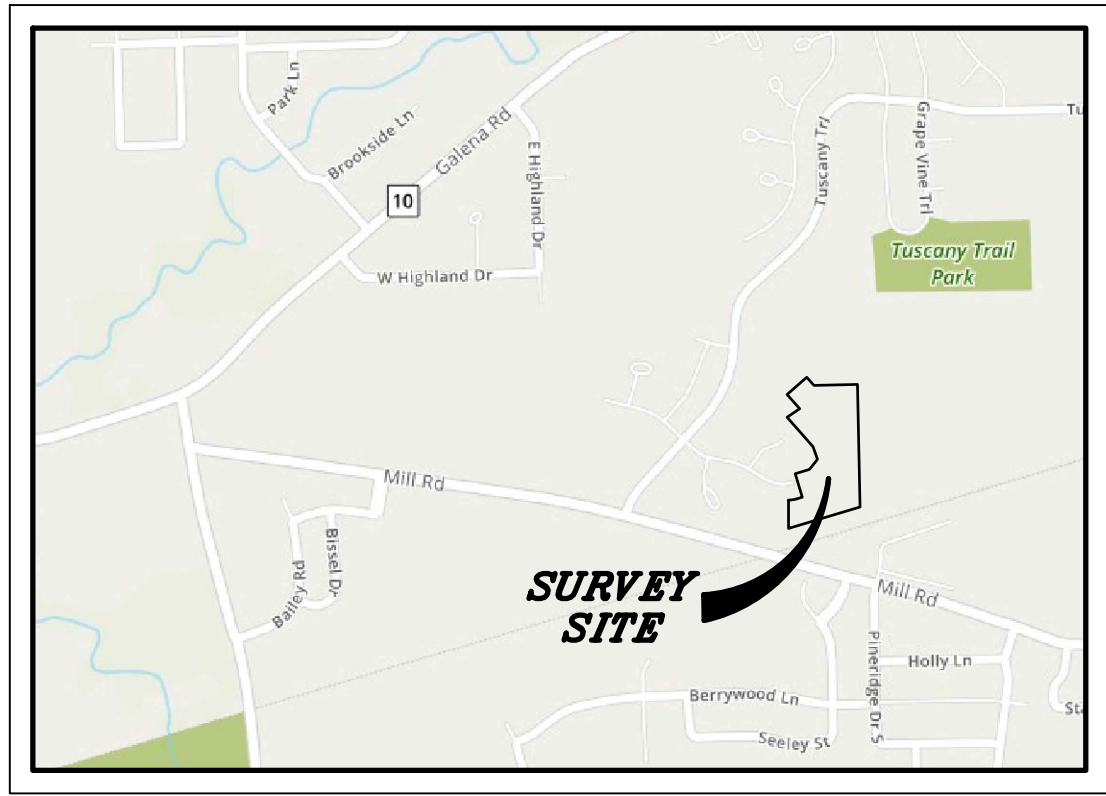
DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2025

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



FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 18

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37
NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, UNITED CITY OF YORKVILLE, IN
KENDALL COUNTY, ILLINOIS.

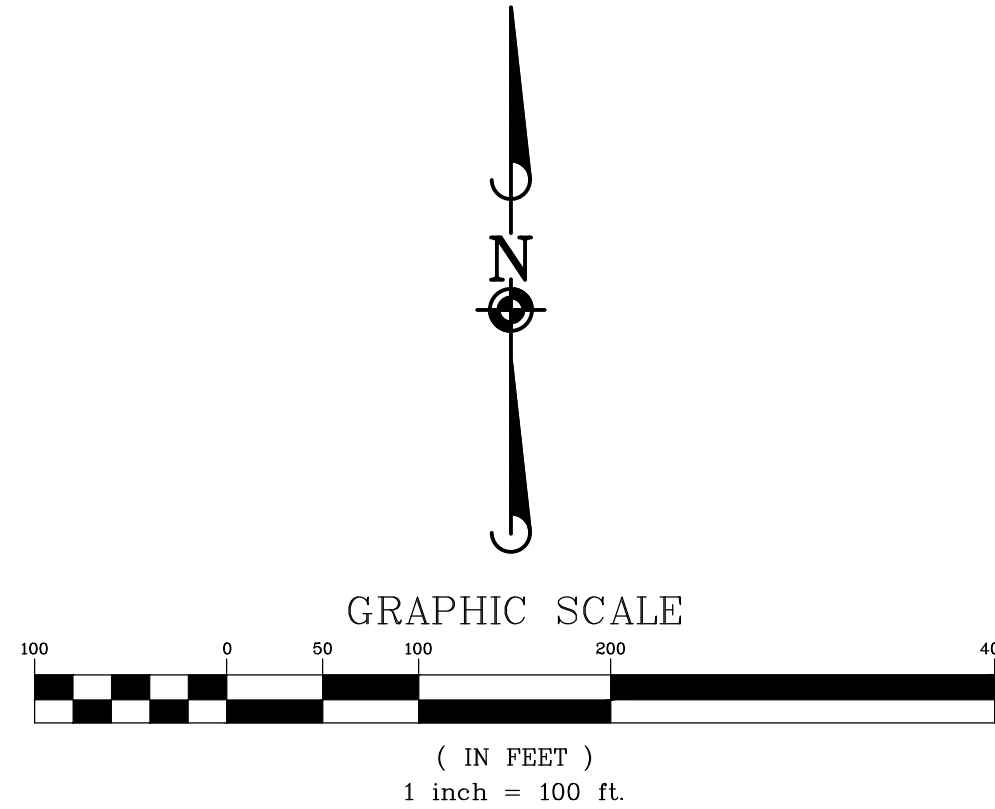


LOCATION MAP

NOT TO SCALE

PIN

02-11-400-020



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE
SYSTEM, EAST ZONE (NAD 83), AS ESTABLISHED BY A REAL-TIME
KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING
THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR

ABBY PROPERTIES, LLC
12347 WOODVIEW STREET
PLANO, ILLINOIS 60545

SUBMITTED BY/RETURN TO:

MANHARD CONSULTING, LTD.
333 EAST BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148

PROPERTY AREA

LOTS 141-144 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 151-154 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 161-164 = 6,673 SQ. FT. (0.153 ACRES)
LOTS 171-174 = 6,678 SQ. FT. (0.153 ACRES)
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- THIS SUBDIVISION CONSISTS OF 68 LOTS, 2 OUTLOTS AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF GRANDE RESERVE - UNIT 18 AND UNIT 25 SUBDIVISIONS.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- THIS SUBDIVISION MAY BE SUBJECT TO A CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATELY FROM THIS PLAT.
- DENOTES SET CONCRETE MONUMENTS
- MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
- LOT 3054 AND LOT 3055 SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.
- PUBLIC UTILITIES AND DRAINAGE EASEMENTS ARE HEREBY GRANTED OVER ALL OF LOT 3054 AND LOT 3055
- INGRESS/EGRESS EASEMENTS ARE HEREBY GRANTED OVER ALL OF LOT 3054 AND LOT 3055.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

SHEET INDEX

SHEET 1 OF 3	OVERALL BOUNDARY AND SURVEYOR'S NOTES
SHEET 2 OF 3:	LOT DETAIL INFORMATION, SETBACKS, RIGHT-OF-WAY DIMENSIONS AND EASEMENTS
SHEET 3 OF 3:	PROVISIONS, CERTIFICATIONS AND SIGNATURES

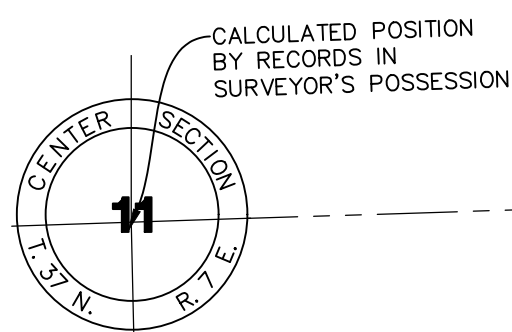
SHEET 1 OF 3 APL.YVL02	PROJ. MGR.: ARM	GRANDE RESERVE - UNIT 18
	PROJ. ASSOC.: MGS	UNITED CITY OF YORKVILLE, ILLINOIS
	DRAWN BY: MGS	FINAL PLAT OF SUBDIVISION
	DATE: 02/23/24	
	SCALE: 1"=100'	

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph: 830.881.8500 f: 830.881.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
09/18/24	REVISED PER CITY COMMENTS	MGS
04/05/24	REVISED PER CITY COMMENTS	MGS

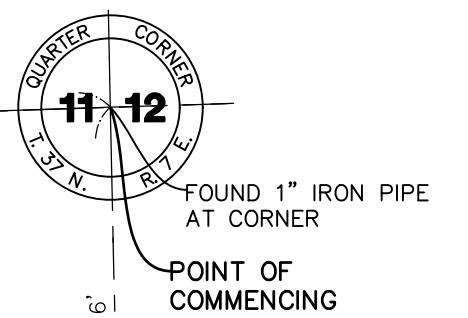
GRAPHIC SCALE

SCALE: 1" = 40'



SOUTH LINE OF THE
NORTHEAST QUARTER OF
SECTION 11-37-7

NORTH LINE OF THE
SOUTHEAST QUARTER OF
SECTION 11-37-7



3051
GRANDE RESERVE - UNIT 14
RECORDED JULY 27, 2006
PER DOC. 200600023023

<u>EXISTING</u>	<u>PROPOSED</u>
_____	_____
_____	_____
_____	_____
_____	_____
B.S.L.	BUILDING SETBACK LINE
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
Y.P.C.	YELLOW PLASTIC CAP
XXX.XX	MEASURED INFORMATION
(XXX.XX)	RECORD INFORMATION

FBE 59

EVANS COURT

GRANDE RESERVE - UNIT 14
RECORDED JULY 27, 2006
PER DOC. 200600023023

GRANDE RESERVE - UNIT 14
RECORDED JULY 27, 2006
PER DOC. 200600023023

PRESTON DRIVE

GRANDE RESERVE - UNIT 14
RECORDED JULY 27, 2006
PER DOC. 200600023023

GRANDE RESERVE
- UNIT 14
RECORDED JULY 27, 2006
PER DOC. 200600023023

COMMONWEALTH EDISON COMPANY
RECORDED PER DOC. 19730003089

GRANDE RESERVE - UNIT 18

UNITED CITY OF YORKVILLE, ILLINOIS

FINAL PLAT OF SUBDIVISION



DATE	REVISIONS	DRAWN BY
09/18/24	REVISED PER VILLAGE COMMENTS	MGS
04/03/24	REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 18

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

OWNER'S CONSENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115 AND COMMUNITY COLLEGE DISTRICT 516.

DATED THIS _____ DAY OF _____, 202____.

OWNER:

BY: _____

PRINTED NAME AND TITLE

OWNER'S ADDRESS

NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESaid, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 202____.

NOTARY PUBLIC

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF KENDALL COUNTY, COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D., _____ AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: _____, A.D., 202____.

BY: _____

PRINTED NAME AND TITLE

MORTGAGEE'S NAME AND ADDRESS

ATTEST: _____

PRINTED NAME AND TITLE

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESaid, DO HEREBY CERTIFY THAT _____ AND _____

OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D. 202____.

NOTARY PUBLIC

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 202____.

CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 202____.

MAYOR

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 202____.

CITY ADMINISTRATOR

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

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

DATED AT YORKVILLE, ILLINOIS THIS _____ DAY OF _____, 202____.

CITY ENGINEER

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No. _____ AT A MEETING HELD THIS _____ DAY OF _____, 202____.

CITY CLERK

ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL PRESENT AND FUTURE OWNERS OF THE VARIOUS LOTS IN THIS SUBDIVISION, AND TO THE UNITED CITY OF YORKVILLE, AND LOT THE PUBLIC IN GENERAL, GRANTEEES, TOGETHER WITH THERE RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS, INGRESS AND EGRESS TO AND FROM THE PUBLIC STREET RIGHT-OF-WAYS, OVER AND ACROSS THAT PART OF THE PROPERTY WITHIN THE AREAS OF LAND DESIGNATED AS "ACCESS EASEMENT" AS SHOWN ON THE PLAT HEREON.

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

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

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

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

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

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

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

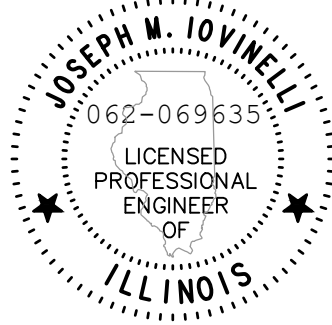
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO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

DATED THIS _____ DAY OF _____, 202____.

JOSEPH M. IOVINELLI ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-069635
LICENSE EXPIRES NOVEMBER 30, 2025

OWNER/ATTORNEY: _____

PRINTED NAME AND TITLE



KENDALL COUNTY RECORDER'S CERTIFICATE

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

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D., 202____, AT _____ O'CLOCK _____ M., AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

BY: _____
RECORDER OF DEEDS

KENDALL COUNTY CLERK'S CERTIFICATE

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

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

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

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

THIS _____ DAY OF _____, A.D., 202____.

COUNTY CLERK

PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, MARCUS G. SCHMITT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS THE AUTHORITY TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2024. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ TH DAY OF _____, A.D. 202____.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004081
LICENSE EXPIRES NOVEMBER 30, 2024



SURVEYOR'S CERTIFICATE

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

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

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 637.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST CONTINUING ALONG SAID EAST LINE, 851.77 FEET TO THE NORTH LINE OF COMMONWEALTH EDISON COMPANY TRACT RECORDED AS DOCUMENT 19730005089; THENCE SOUTH 73 DEGREES 21 MINUTES 21 SECONDS WEST ALONG SAID NORTH LINE, 518.26 FEET TO THE EASTERLY LINE OF GRANDE RESERVE - UNIT 14 RECORDED AS DOCUMENT 200600023023; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING TEN (10) COURSES: 1) THENCE NORTH 00 DEGREES 01 MINUTES 02 SECONDS WEST, 195.86 FEET TO A POINT ON A NON-TANGENT CURVE; 2) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 183.00 FEET, AN ARC DISTANCE OF 51.59 FEET, A CHORD BEARING NORTH 81 DEGREES 26 MINUTES 34 SECONDS EAST, AND A CHORD DISTANCE OF 51.42 FEET TO A POINT OF TANGENCY; 3) THENCE NORTH 73 DEGREES 21 MINUTES 59 SECONDS EAST, 46.35 FEET; 4) THENCE NORTH 16 DEGREES 38 MINUTES 01 SECONDS WEST, 169.95 FEET; 5) THENCE NORTH 73 DEGREES 06 MINUTES 04 SECONDS EAST, 103.50 FEET; 6) THENCE NORTH 38 DEGREES 18 MINUTES 44 SECONDS EAST, 89.10 FEET; 7) THENCE NORTH 19 DEGREES 08 MINUTES 07 SECONDS WEST, 93.56 FEET; 8) THENCE NORTH 41 DEGREES 25 MINUTES 14 SECONDS WEST, 272.11 FEET; 9) THENCE NORTH 55 DEGREES 29 MINUTES 56 SECONDS EAST, 105.46 FEET; 10) THENCE NORTH 41 DEGREES 25 MINUTES 18 SECONDS WEST, 131.40 FEET; THENCE NORTH 48 DEGREES 34 MINUTES 42 SECONDS EAST, 181.58 FEET; THENCE SOUTH 41 DEGREES 16 MINUTES 24 SECONDS EAST, 75.41 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 02 SECONDS EAST, 303.11 FEET TO THE POINT OF BEGINNING ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 8.861 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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

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

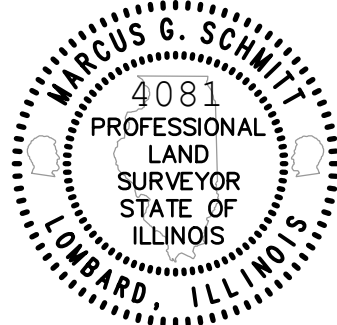
THIS IS ALSO TO DECLARE THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17093C0035H, DATED, JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.


DATED THIS _____ TH DAY OF _____, 202____.

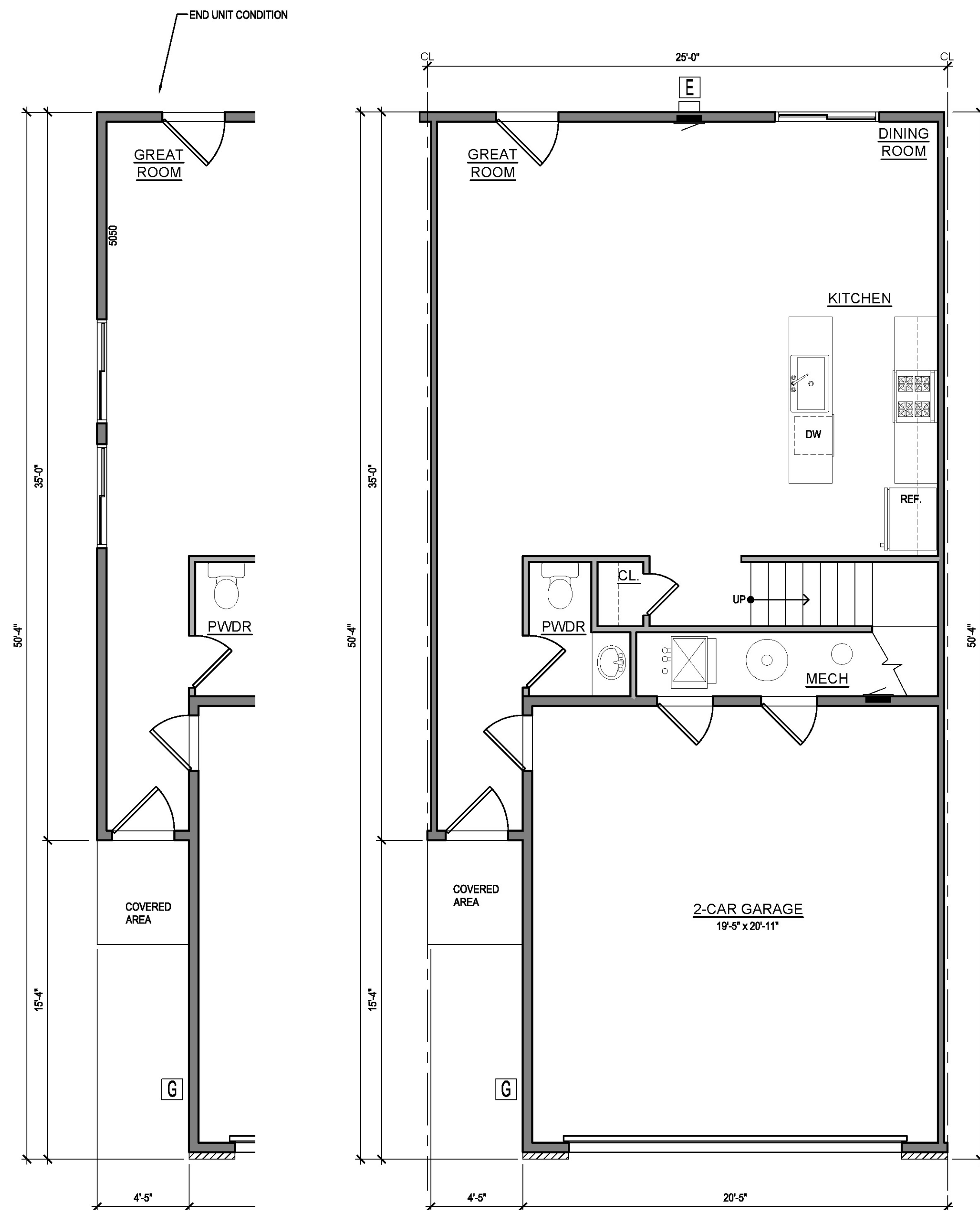
FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004081
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2025

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



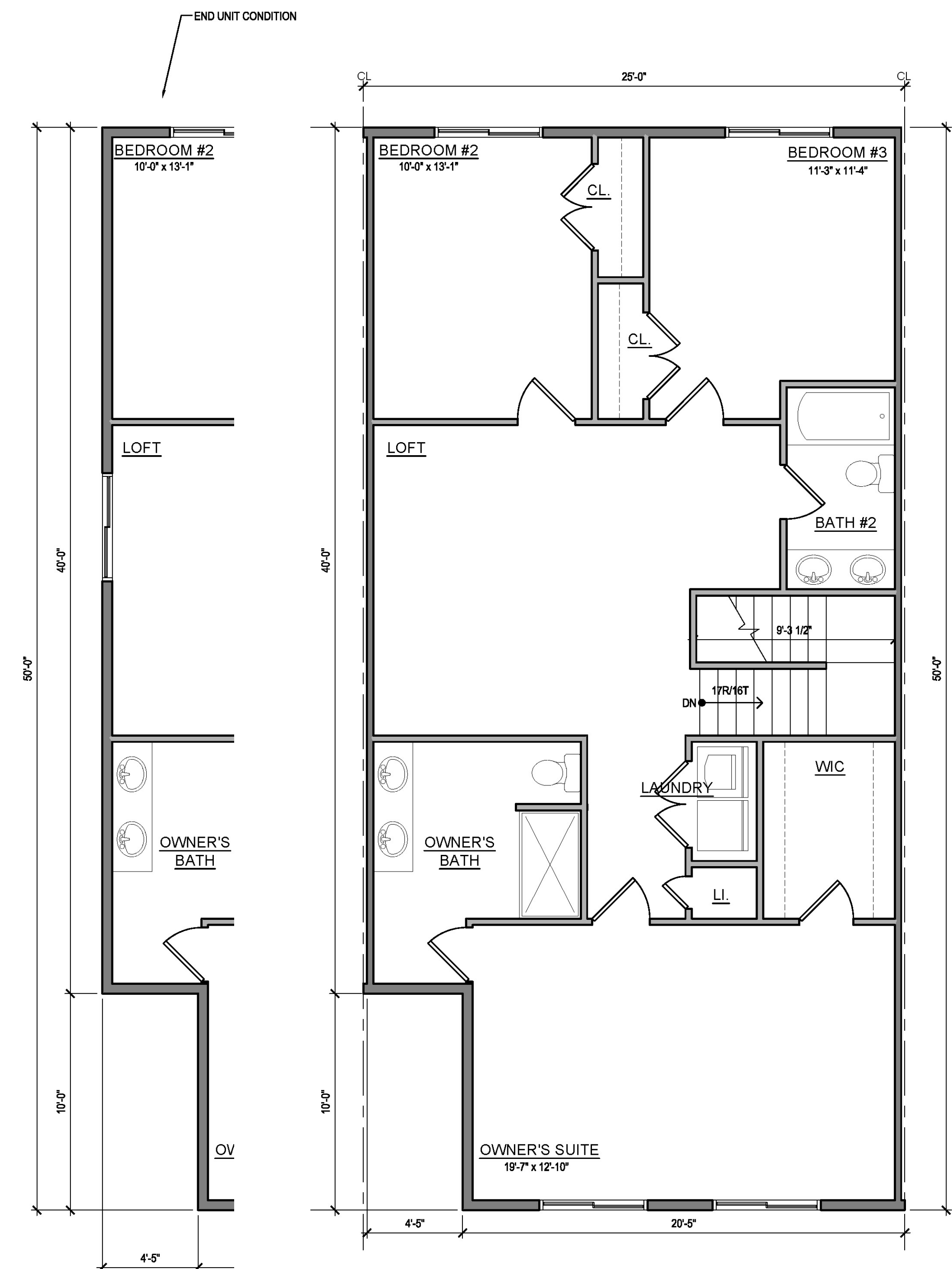
SHEET 3 OF 3 APL.YVL02	PROJ. MGR.: BAS	GRANDE RESERVE - UNIT 18 UNITED CITY OF YORKVILLE, ILLINOIS FINAL PLAT OF SUBDIVISION	 Manhard CONSULTING 700 Springer Drive, Lombard, IL 60148 ph: 830.881.8500 f: 830.881.8595 manhard.com Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers Construction Managers • Environmental Scientists • Landscape Architects • Planners	DATE	REVISIONS	DRAWN BY
	PROJ. ASSOC.: MGS					
	DRAWN BY: MGS					
	DATE: 02/23/24					
SCALE: ---				09/18/24	REVISED PER CITY COMMENTS	MGS
				04/05/24	REVISED PER CITY COMMENTS	MGS



FIRST LEVEL FLOOR PLAN

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

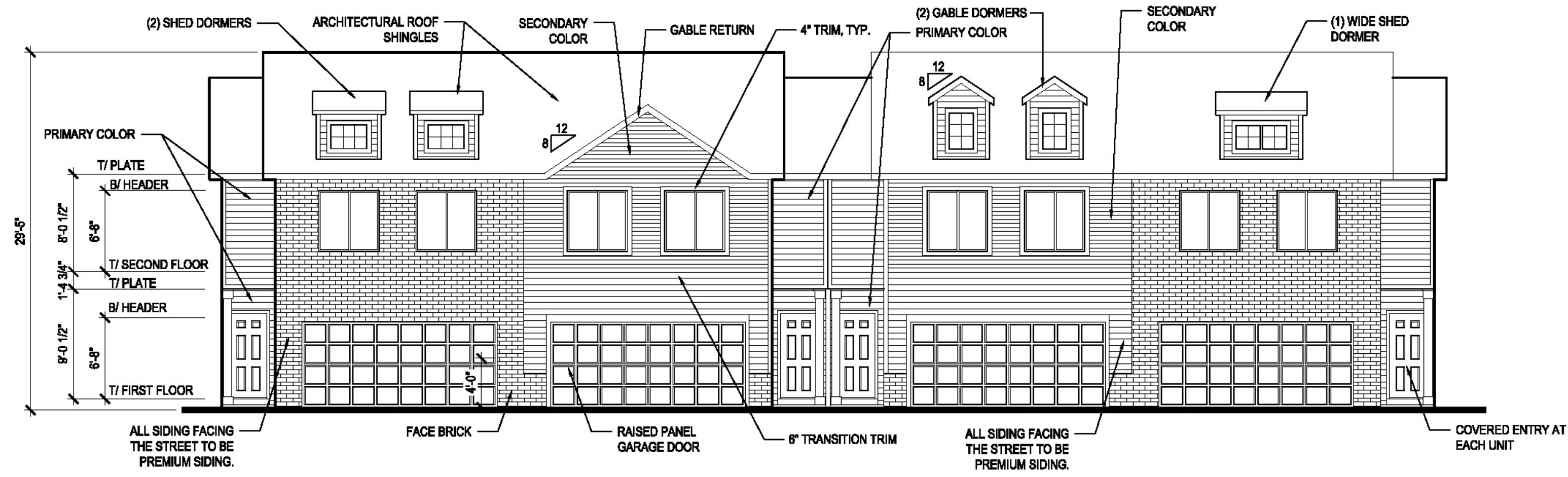
TOTAL AREA: 1,696 SF



SECOND LEVEL FLOOR PLAN

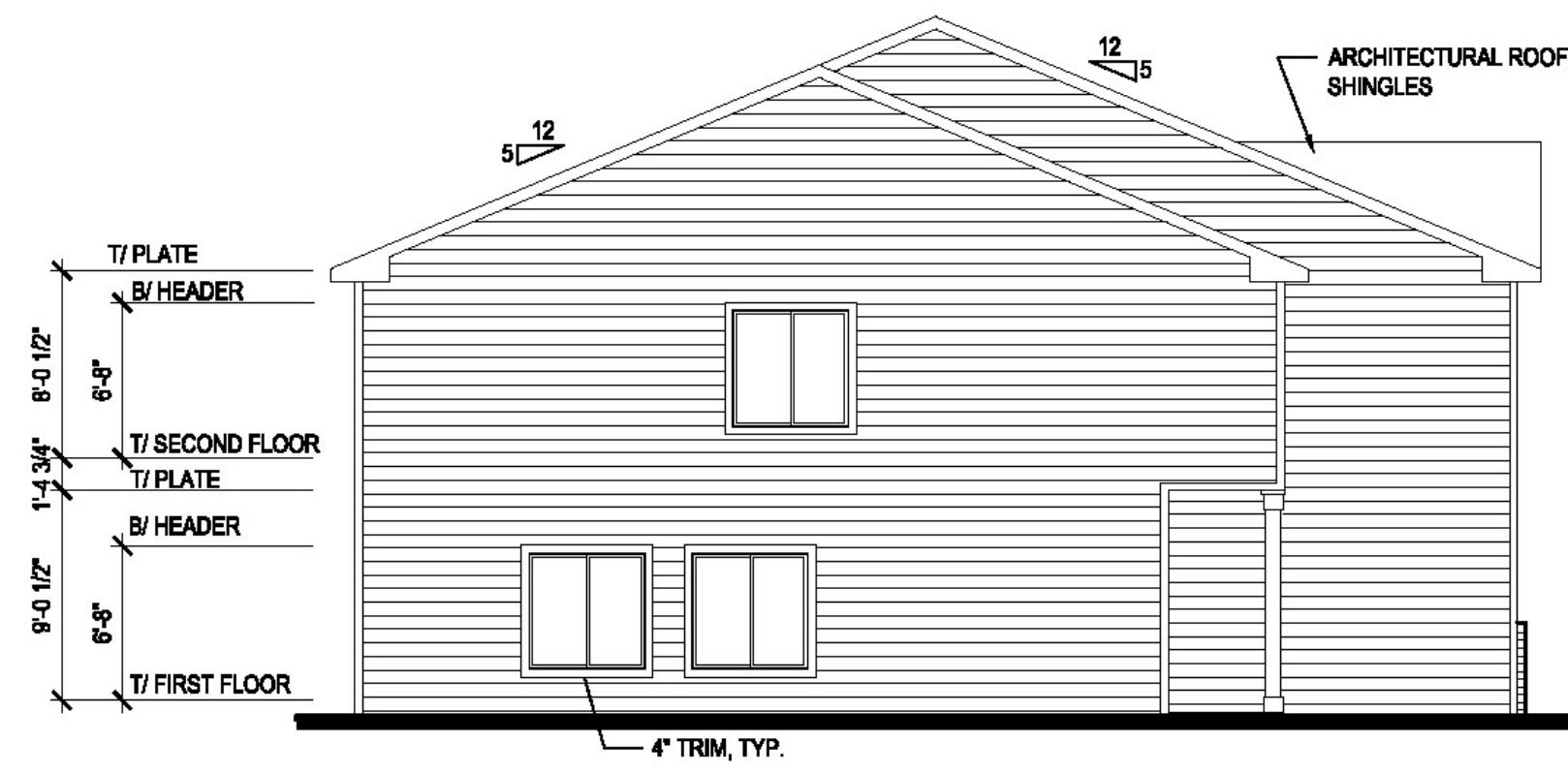
SCALE: 1/4" = 1'-0"

TOTAL AREA: 1,696 SF

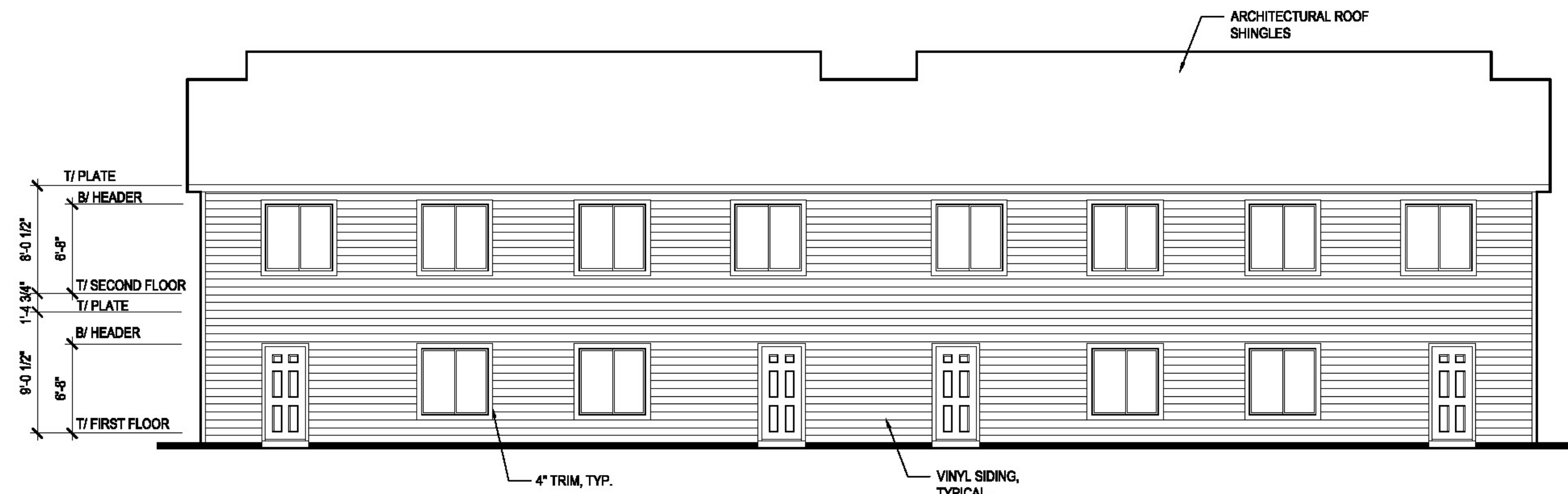


ELEVATION - FRONT ELEVATION

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



SIDE ELEVATION



REAR ELEVATION

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



UNIT SUMMARY -
164 UNITS - (41) TOTAL BUILDINGS
(31) BUILDINGS WILL HAVE MIN 50% MASONRY
(41) BUILDINGS WILL UTILIZE 100% PREMIUM (CEMENTITIOUS)
SIDING FACING STREET FRONTAGE

FACADE MATERIALS -
52% - MASONRY
48% - PREMIUM SIDING
(CEMENTITIOUS)



Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: October 2, 2024
Subject: **PZC 2024-27 Grande Reserve – Units 18 & 25 (Final Plat)**
Proposal for 164 townhomes in 2 new units of Grande Reserve

I have reviewed the application for Final Plat of Subdivision of Grande Reserve Units 18 and 25 (Neighborhood 3) received September 13, 2024 and revised September 18, 2024, as submitted by Cesar Cruz on behalf of GR Yorkville Residents, LLC, owner/petitioner. The Final Plats were prepared by Manhard Consulting, Ltd and dated last revised 09/18/24.

The petitioner is seeking Final Plat approval for an approximately 22-acre site consisting of 164 new residential townhome lots and four (4) open space outlots located north of the BNSF railroad and east of Tuscany Trail in Yorkville. These lots will complete Neighborhood 3 and this quadrant of the Grande Reserve development. Based upon my review of the application documents and plans; I have compiled the following comments:

GENERAL ZONING/ANNEXATION AGREEMENT COMMENTS:

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

	Zoning	Land Use
North	Tuscany Trail R-2 Planned Unit Development (Grande Reserve)	Transportation Residential
South	Burlington Northern Santa Fe (BNSF) Railroad Commonwealth Edison Easement R-2 Planned Unit Development (Grande Reserve)	Transportation Utility Residential
East	R-2 Planned Unit Development (Grande Reserve) Open Space (Grande Reserve Park A)	Residential Park
West	R-4 General Residential PUD (Village of Oswego) ¹	Residential (Undeveloped)

2. **ANNEXATION AGREEMENT** – Per Group Exhibit “D” of the Annexation Agreement (Ord. 2003-44) it is stated that the “CITY, OWNERS and DEVELOPER acknowledge that the number of dwelling units to be approved on future preliminary and final plats may be more than or less than that described in the Concept Plan...” Further it states, “Any plan for a phase of development that does not exceed the total number of dwelling units allowed in said Neighborhoods shall be deemed to be in substantial conformance with the Concept Plan.”

¹ Approx. 100-acre parcel is owned by Tuscany Station, LLC which was approved for a 480-unit apartment complex and 164 single family development in 2023 and will be developed by Abby Properties, an affiliate of the petitioner. Source: <https://www.shawlocal.com/kendall-county-now/2023/01/16/oswego-village-board-approves-subdivision-with-480-unit-apartment-complex-metra-station-lot-in-split-ballot/>

Below is a comparison of the approved Concept Plan PUD dwelling unit count (Group Exhibit “C”) and the proposed final plat dwelling unit count for each unit in Neighborhood 3:

NEIGHBORHOOD 3 (UNIT)	UNIT TYPE	APPROVED DWELLING UNITS CONCEPT PUD PLAN	PROPOSED/APPROVED DWELLING UNITS FINAL PLAT
Unit 13	TH	36	36
Unit 14	TH	44	44
Unit 18	TH	82	68
Unit 25	TH	83	96
TOTAL		245	244

- **Neighborhood 3 Density** – Per Exhibit “D7” of the Annexation Agreement, the overall approved maximum density for Neighborhood 3 is 6 units/acre (245 units on 43.2 acres). With the proposed reduction of one (1) dwelling unit in Neighborhood 3, the density remains unchanged.
 - **Cul-de-sacs** – Per Ordinance 2003-44, Paragraph 19C, the Homeowners Associations (HOA) Neighborhood 3 is required to pay for and perform all snowplowing of cul-de-sacs, even though all roads within the neighborhoods will be public roads. The HOA does not have the snowplowing obligation for all other roadways within the neighborhoods.
 - Unit 18 appears to have two (2) cul-de-sacs or “bump-outs” on Preston Drive.
 - Staff defers to the City Engineer and Public Works Director if these qualify as cul-de-sacs.
 - Unit 25 has two (2) cul-de-sacs, Collins Court and Whiteside Court.
 - **Declarations of CCRs** – Group Exhibit “D”, paragraph B of the Annexation Agreement requires that the developer submit a copy of the proposed Declaration of Covenants, Restrictions and Easements to be reviewed by the City. The declarations shall be recorded at the same time with the final plat for each phase.
 - **Dormant Special Service Area (SSA)** – Per paragraph 19D of the Annexation Agreement, the City may elect to establish a dormant special service area to act as a backup in the event the association fails to maintain the private common areas, detention ponds, perimeter landscaping features, and entrance signage within the development.
3. **BUILDING SETBACKS/VARIANCE SCHEDULE** – The following building setbacks are for parcels located in Neighborhood 3, per “Exhibit E-1 Grande Reserve Variance Schedule for Neighborhoods 2-19” of the Annexation Agreement:

BUILDING SETBACK	REQUIRED MINIMUM	PROPOSED SETBACK
Front	25'	25'
Side (Corner)	20'	20'
Perimeter	30'	30'
Side Building to Side Building Min.	20'	TBD
Side Building to Rear Building Min.	40'	TBD
Rear Building to Rear Building Min.	60'	TBD
Front Building to Side Building Min.	50'	TBD
Front Building to Front Building Min.	50'	TBD
Rear Building to Front Building Min.	100'	TBD

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

4. APPEARANCE STANDARDS

- Per Exhibit “D5” in the original Annexation Agreement (Ord. 2003-44) Architectural Design Standards are established for townhome development and conceptual building elevations were provided in Exhibit “D2”. Further it is stated that “all owners and developers agree to impose architectural design standards relating to façade materials, accessory structures, and other building restrictions at the time of final plat submittal for each unit.
 - These standards will be submitted for city review and approval prior to City Council approval of the final plat of subdivision, and must address the following:
 - Color Schemes
 - Deck & Patio Specifications
 - Fence Specifications
 - Restrictions on Accessory Buildings
 - Restrictions on Housing Styles
 - Minimum Square Footage
 - Building Materials
 - Roof Specifications
 - It is also stated in the Economic Incentive Agreement approved via ord. 2021-13, that currently not platted areas must submit architectural standards at time of final plat.
- Per the City’s Appearance Standards in Chapter 10-5-8 of the Unified Development Ordinance (UDO) Masonry products shall be incorporated on the front facade of at least seventy-five (75) percent of the total buildings and shall incorporate a minimum of fifty (50) percent premium siding material on the front facade. No less than half (twenty-five (25) percent of the total) of the minimum "premium siding" requirements must incorporate masonry products.
 - Credit toward the remaining "premium siding" requirement can be earned via the use of major architectural features. Each major architectural feature used will earn a credit of ten (10) percent towards the calculation of the minimum premium siding requirement.
 - Premium siding material includes masonry products, culture stone, natural wood siding and synthetic stucco.
- Petitioner has not submitted elevations for townhomes in Units 18 and 25. **Building elevations/color renderings of all proposed townhome models must be provided and reviewed by staff before the request can advance to the next scheduled meeting.**

FINAL PLAT OF SUBDIVISION COMMENTS:

1. **PREVIOUSLY APPROVED PRELIMINARY PLANS** – Preliminary/Final Plats for both Units 18 and 25 were approved by the City Council in June and December of 2006, respectively, but were never recorded and have since expired.



September 16, 2024

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

**Re: Grande Reserve Units 18 & 25
Final Engineering Review – 3rd Submittal
City of Yorkville**

Dear Krysti:

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

- Final Engineering Plans (29 Sheets) dated May 6, 2024, prepared by Manhard Consulting.
- Final Plat of Subdivision – Unit 18 (3 Sheets) dated April 5, 2024, prepared by Manhard Consulting.
- Final Plat of Subdivision – Unit 25 (3 Sheets) dated April 5, 2024, prepared by Manhard Consulting.
- Engineer's Estimate of Probable Cost dated April 3, 2024, prepared by Manhard Consulting.
- IEPA Water Permits
- IEPA Sanitary Sewer Permits

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

General

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies at the appropriate time.
 - a. IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
 - b. IEPA Water and Sanitary Sewer Construction permits
 - c. Fox Metro Water Reclamation District approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
2. The IEPA Water and Sanitary permits have been received and have been routed to the City for signatures.
3. A signed stormwater permit application needs to be submitted. The unsigned permit application was previously submitted with the approved stormwater report.

Final Plat Unit 18

4. Label the BSL on the southwest side of Lot 211.
5. Show and Label the BSL along the north and west lines of Lot 3054, and along the west line of Lot 3055.

Final Plat Unit 25

6. Label the BSL on the west side of Lot 361, the west side of Lot 271, and the west side of Lots 261 through 264.
7. Show and label the BSL along the entire west line and south lines of Lot 3052 and along the south line of Lot 3053.

Final Engineering Plans

Sheet 11 – Grading Details

8. Cross Section A1-A1 – The elevations shown for Lot 42 do not match the Grading Plan.

Sheet 16 – Plan and Profile – Preston Drive – Sta 18+89 to 24+60

9. Add a sanitary extension and manhole toward unit 17 and eliminate long sanitary services and sanitary service bends.

Sheet 18 – Plan and Profile – Preston Drive – Sta 32+00 to 38+16

10. Add a note that the pavement patch for Tuscany Trail should be twice as thick as the existing pavement section.

Sheet 19 – Plan and Profile – Preston Drive – Cul-de-Sac

11. Utility crossing 8 is not shown on the actual crossing.
12. Eliminate sanitary sewer service bends.

Sheet 20 – Plan and Profile – Collins Court – Sta 0+00 to 4+74

13. The sidewalk crossing on the west side of Preston Drive at Collins Court can be removed.

Engineer's Estimate of Probable Costs

14. Confirm the quantity of sanitary manholes. All public sanitary sewers should be included.
15. Confirm the quantity of the storm sewer and structures. All public storm sewers should be included.
16. A performance guarantee of 120% of the approved estimate will be required.

Ms. Krysti Barksdale-Noble
September 16, 2024
Page 3

If you have any questions or require additional information, please call our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

A handwritten signature in black ink, appearing to read 'B. Sanderson', with a long horizontal line extending to the right.

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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Joe Iovinelli, Manhard Consulting (via email)
TNP, PGW2, EEI (Via e-mail)



Yorkville Police Department Memorandum

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

Date: September 23, 2024
To: Krysti Barksdale Noble, Community Development Director
From: James Jensen, Chief of Police
Reference: Plan Review Grand Reserve Units 18 & 25 and Unit 21
List Project Name Grand Reserve Units 18 & 25 and Unit 21
List Applicant Name
List Project Manager
List Project Number PZC 2024-27 & 2024-28 Grande Reserve Units 18 & 25
And Unit 21 (Final Plat)

Please see comments listed below pertaining to the project referenced above:

Signage

Handicapped Signage Required: X Yes No

Comments: **Handicapped parking has been identified. Proper signage is required.**

***Signage must meet MUTCD Standards*

***Fine amount must be listed on sign*

Speed Limit Signage Required/Recommended Yes X No

School Zone Special Signage Yes X No

Special Speed Zone Signage Requested Yes X No

Comments: **N/A**

No Parking Signage Required? X Yes No

 X No Parking After 2" Snow Fall

Comments: **No parking after 2" snow fall on Preston Drive.**

No Parking Locations: **No parking locations should be clearly marked**

Dedicated parking signage needed? Yes X No

 Located by Park

 School



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

____ Common Parking Area

Are there Street Name Conflicts? ____ Yes **X** No

Comments: **Will Preston Drive be marked as Preston North or South?**

Building & Apartment Numbering

Exterior Building Signs Requested ON Building **X** Yes ____ No

Comments: **For immediate emergency response having ON building or signage in front of each building identifying the building and townhome numbers would be helpful.**

Pedestrian/Bike Path Crossing Signage? **X** Yes ____ No

Warning Ahead Signs are Required

Comments: **I assume this will connect to the bike path. Whatever signage we currently use in other developments for bike paths should be included (i.e. no motorized vehicles, stop signs, etc.). If violations of HOA rules are not police enforced then no signage is being requested.**

NO Construction Traffic Signage being requested? **X** Yes ____ No

Location: **No construction traffic signs should be posted at the entrance to adjacent subdivision. Construction traffic should only use Preston (new development) and Tuscany Trail to Mill Road.**

****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 MUTCD 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? **X** Yes ____ No

Comments: **On Preston Drive only.**

Center Roadway Medians: ____ Yes ____ No



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

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
Comments: **N/A**

Landscape

Low Growth or Ground Cover Landscaping? ☐ Yes ☐ No
Low Growth or Ground Cover Landscaping by windows? ☐ Yes ☐ No
Low Growth or Ground Cover Landscaping by Entrances ☒ Yes ☐ No

Comments: **Landscaping at the intersection of Tuscany and Preston should be limited for site line issues.**

****Landscaping located near the entrance/exits should include ONLY low growth or ground cover so as to not obstruct site lines****

Ingress / Egress

Entrance/Exits match up with adjacent driveways? ☒ Yes ☐ No
Total Entrance/Exits for development? 2

Are vehicle entrance/exits safe? ☒ Yes ☐ No
Are warning signs for cross traffic requested? ☒ Yes ☐ No

Comments: **Cross traffic signage should be posted on Tuscany Trail for North and South Preston.**

Raised Median & Signage for Right in & Right Out? ☐ Yes ☒ No
Comments: **N/A**

Emergency Contact for after hours during construction: _____
Comments: **Please provide information** _____

Is this a gated or controlled access development? ☐ Yes ☒ No
If yes, will police & Fire and Access? ☐ Yes ☐ No



Yorkville Police Department Memorandum

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

Miscellaneous

Individual Mailboxes? ☐ Yes ☐ No

Cluster Mailbox Kiosks? ☒ Yes ☐ No

Will this cause traffic choke points? ☐ Yes ☐ No

Comments: **Cluster mailboxes should be out of the way of general traffic flow.**

Are sidewalks being planned for the development? ☒ Yes ☐ No

Comments: **N/A**

Are sidewalk crosswalks needed? ☒ Yes ☐ No

Comments: **Only if crossing major roadway.**

Are there bike paths planned for the development? ☒ Yes ☐ No

Comments: **N/A**

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

Comments: **Is this area controlled by HOA or will police be able to enforce stopping, standing, parking related issues?**

Who is responsible for re-surfacing and re-striping? **N/A**

Security

Will security cameras be in use? ☐ Yes ☐ No

Comments: **Will security cameras be in use around the property? If requested will those in charge of the cameras work with the police department for video related evidence? Would Police Department access to the exterior cameras for emergency purposes be allowed?**



Yorkville Police Department Memorandum

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We assume access to the building will be controlled. Will the police department have access to the building for emergencies? ☐ Yes ☐ No

Comments: **N/A**

What are the business Hours of Operation? **N/A**

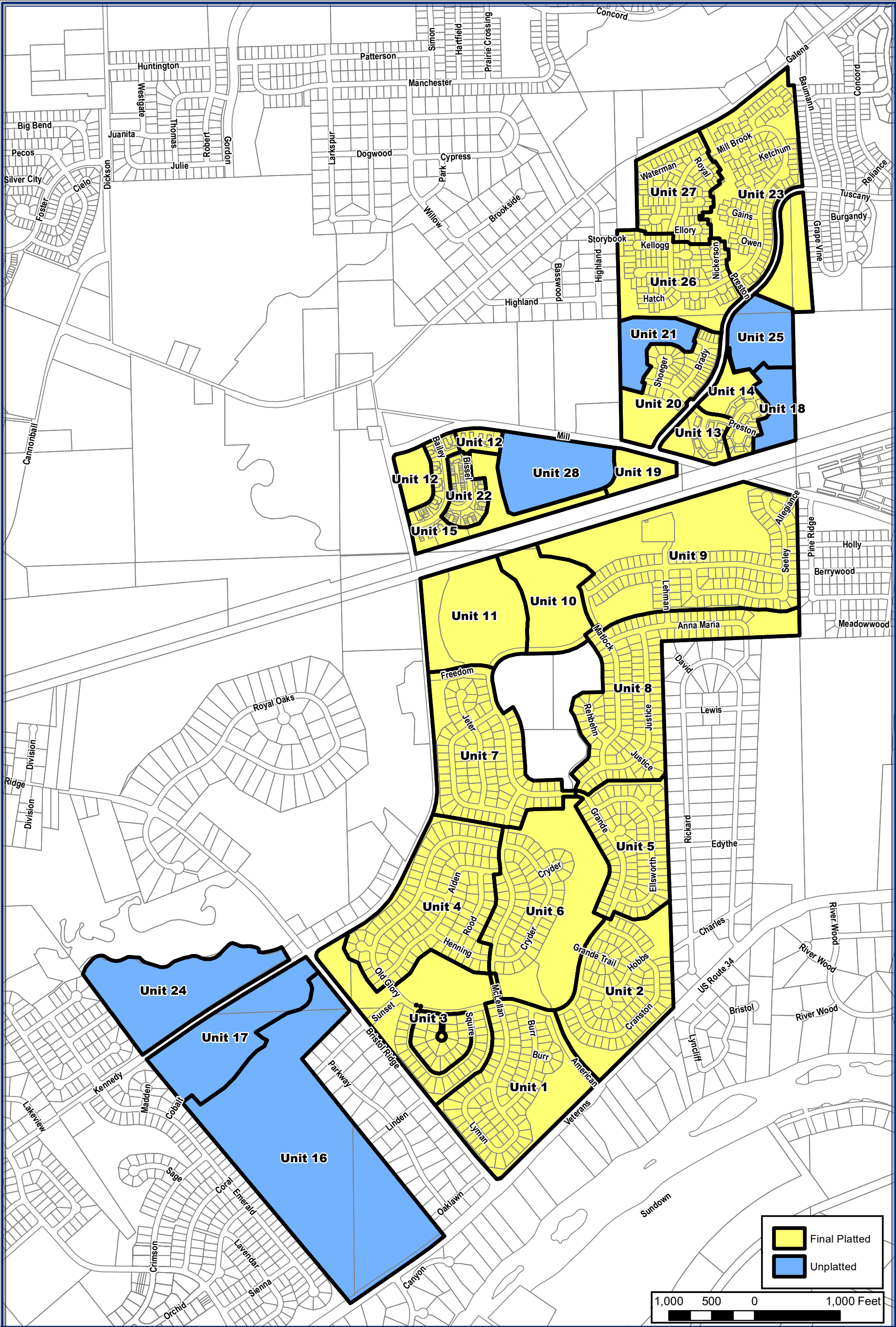
Will the property be alarmed? ☐ Yes ☐ No

Comments: **N/A**

Will you provide Floor Plans/Maps to the police department to be used for emergency purposes only? ☐ Yes ☐ No

Comments: **We would request a copy of the floor plans to be used for emergency purposes only.**

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.



Engineering Enterprises
52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-9350
www.eeiweb.com

United City of Yorkville
651 Prairie Pointe Dr.
Yorkville, IL 60560

DATE:	SEPTEMBER 2024
PROJECT NO.:	YO2400
BY:	MJT
PATH:	H:\GIS\PUBLIC\YORKVILLE\2024\
FILE:	YO2400- GR Final Plat Location.MXD

**Grande Reserve
Final Plat Exhibit**



Site Data

	Acres	Percent
Total Site	1037.91	100.00
Perimeter Road R.O.W.	37.31	3.60
Feature Roads	21.40	2.06
Commercial	4.44	0.43
Open Space (incl. Det. Parks & Buffers)	352.48	33.96
Residential	622.88	59.95
Gross Site Density	= 2.55 D.U./Ac. (2646 D.U./1037.91 Ac.)	

Residential Area

Neighborhood	Residence Type	Minimum Lot Size	Average Lot Size	Minimum Lot Width	Typical Lot Width	D.U.
1	Single Family Villas	NA	NA	NA	NA	280
2	Two-Family	10,000	NA	80 Ft.	80 Ft.	126
3	Townhomes	NA	NA	NA	NA	245
4	Multi-Family	NA	NA	NA	NA	300
5	Townhomes	NA	NA	NA	NA	164
6	Townhomes	NA	NA	NA	NA	156
7	Townhomes	NA	NA	NA	NA	142
8	Two-Family	10,000	NA	NA	NA	224
9	Single Family	10,000	11,500	70 Ft.	75 Ft.	135
10	Single Family	10,000	11,500	70 Ft.	75 Ft.	84
11	Single Family	10,000	11,500	70 Ft.	75 Ft.	87
12	Single Family	11,000	12,650	75 Ft.	80 Ft.	90
13	Single Family	11,000	12,650	75 Ft.	80 Ft.	90
14	Single Family	12,000	13,800	80 Ft.	85 Ft.	116
15	Single Family	12,000	13,800	80 Ft.	85 Ft.	83
16	Single Family	11,000	12,650	75 Ft.	80 Ft.	98
17	Single Family	12,000	13,800	80 Ft.	85 Ft.	159
18	Single Family	12,000	13,800	80 Ft.	85 Ft.	56
19	Single Family	12,000	13,800	80 Ft.	85 Ft.	59
Total						2646

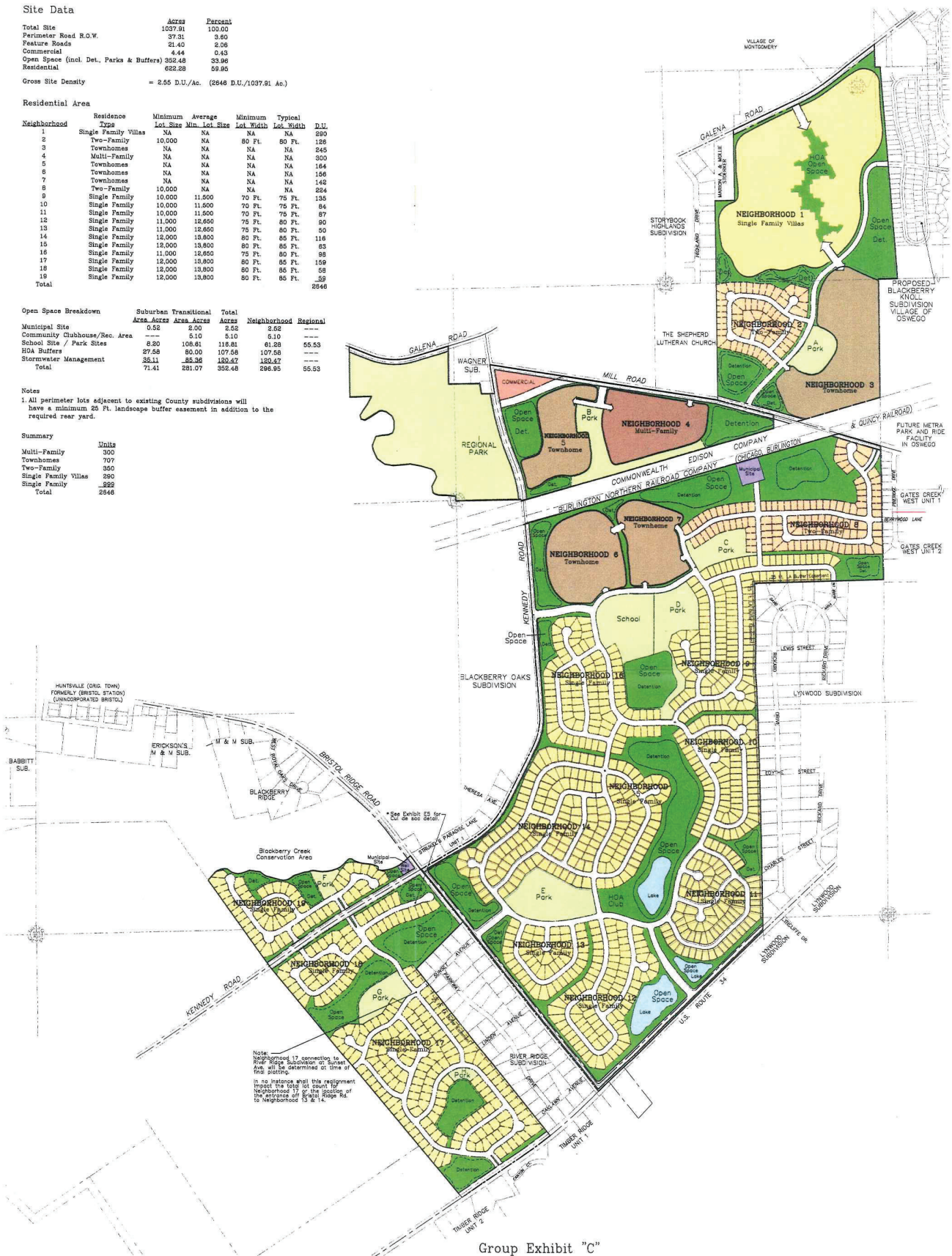
Open Space Breakdown	Suburban	Transitional	Total	Neighborhood	Regional
	Area Acres	Area Acres	Area Acres		
Municipal Site	0.52	2.00	2.52		
Community Clubhouse/Rec. Area	---	5.10	5.10		
School Site / Park Sites	8.20	108.61	116.81	61.29	55.53
HOA Buffers	27.58	80.00	107.58		
Stormwater Management	25.11	85.36	110.47	153.47	
Total	71.41	281.07	352.48	266.55	55.93

Notes

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

Summary

	Units
Multi-Family	300
Townhomes	707
Two-Family	350
Single Family Villas	290
Single Family	922
Total	2646



Revisions:
05-23-03
07-21-03

Job No. 3300
Scale: 1"=400'
Date: 05-23-03

MPI - Yorkville
535 Plainfield Road Suite E
Willowbrook, IL 60527
(630) 325-4500

Group Exhibit "C"

Concept Plan
GRANDE RESERVE
Yorkville, Illinois

JEN LAND DESIGN, INC.
PLANNING • LANDSCAPE ARCHITECTURE
5517 N. Cumberland, Suite 906 Chicago, IL 60656 • 773/763-3320
Ph: 773.763.3320 Fax: 773.763.3325 Email: jelandesign@earthlink.net

UCOY MPI
August 14, 2003



Townhome Neighborhood 3 & 6





Duplex Neighborhoods 2 & 8



EXHIBIT "D₅"

Architectural Design Standards

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

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

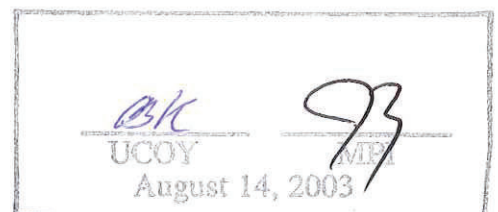
The OWNERS and DEVELOPER agree to adhere to any city-wide architectural control ordinances that are in place at the time of final platting for each phase of development. Additionally, the OWNERS and DEVELOPER agree to impose architectural design standards relating to façade materials, accessory structures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

DEVELOPER established architectural design standards would address the following issues:

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

Architectural Design Standards for Commercial Area

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



GRAND RESERVE
TRANSITIONAL AREA COMPREHENSIVE PLAN ANALYSIS

EXHIBIT "D7"

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

Transitional Area "Additional Open Space" Table

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

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

UCOY
August 14, 2003
M/I

Total Attached Housing Area = 233.49 Ac.

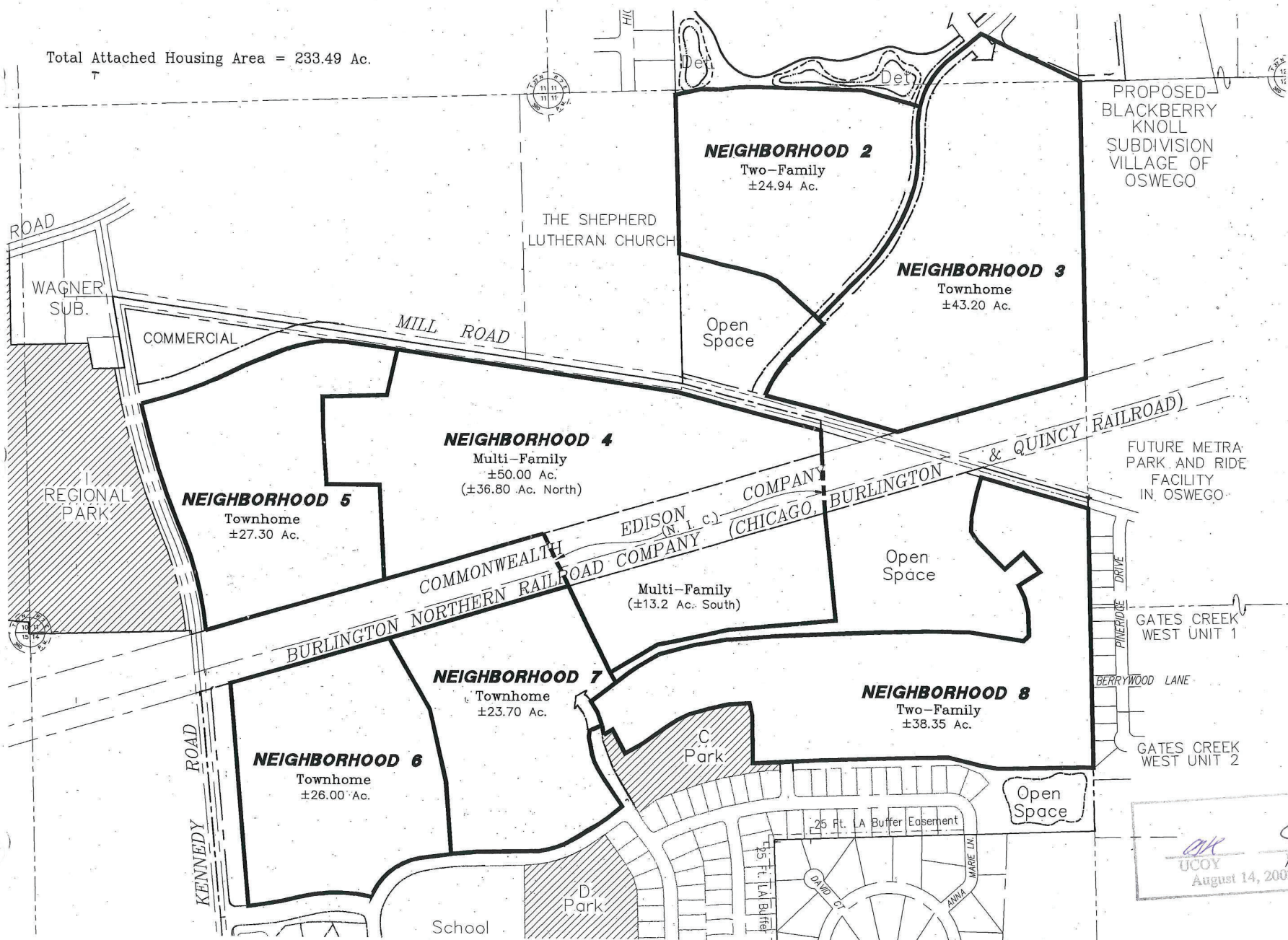


Exhibit "D8"
Transitional-Attached Housing
Zoning Exhibit
(Neighborhoods 2-8)
GRANDE RESERVE
Yorkville, Illinois

JEN LAND DESIGN, INC.
PLANNING • LANDSCAPE ARCHITECTURE
5517 N. Cumberland, Suite 906 Chicago, IL 60656
Ph: 773.763.3320 Fax: 773.763.3325 Email: jpland@earthlink.net

MPI — Yorkville
5335 Plainfield Road Suite E
Willowbrook, IL 60527
(630) 325-4500

Job No. 3300
Scale 1"=200'
Date 03-20-03

Revisions
06-20-03
UCOY
August 14, 2003

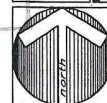


EXHIBIT E1 - GRANDE RESERVE VARIANCE SCHEDULE NEIGHBORHOODS 2 - 19

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

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

Notes

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





October 9, 2024



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

**Re: Grande Reserve Units 18 & 25
Final Engineering Review – 5th Submittal
United City of Yorkville**

Dear Krysti:

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

- Final Engineering Plans (29 Sheets) dated September 18, 2024, prepared by Manhard Consulting.
- Final Plat of Subdivision – Unit 18 (3 Sheets) dated September 18, 2024, prepared by Manhard Consulting.
- Final Plat of Subdivision – Unit 25 (3 Sheets) dated September 18, 2024, prepared by Manhard Consulting.
- Engineer's Estimate of Probable Cost dated September 18, 2024, prepared by Manhard Consulting.

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

General

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies at the appropriate time.
 - a. IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
 - b. IEPA Water and Sanitary Sewer Construction permits
 - c. Fox Metro Water Reclamation District approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
2. The IEPA Water and Sanitary permits have been received and have been routed to the City for signatures.
3. A signed stormwater permit application needs to be submitted. The unsigned permit application was previously submitted with the approved stormwater report.

4. Prior to the start of construction, the following items need to be addressed:
- a. A preconstruction meeting with City staff needs to be held.
 - b. A construction guarantee equal to 120% of the public improvements and erosion control costs needs to be on file with the City.

Final Plat Unit 18

5. The plat has been reviewed and is found to be acceptable.

Final Plat Unit 25

6. The plat has been reviewed and is found to be acceptable.

Final Engineering Plans

7. The engineering plans have been reviewed and are found to be generally acceptable.

Engineer's Estimate of Probable Costs

8. We have reviewed the Engineer's Cost Opinion and find it to be acceptable. A performance guarantee in the amount of \$2,938,867.80 (120% x \$2,449,056.50) is to be on file with the City prior to the issuance of a building permit.

If you have any questions or require additional information, please call our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratosh, Building Department (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Ms. Jori Behland, City Clerk (via email)
Mr. Joe Iovinelli, Manhard Consulting (via email)
TNP, PGW2, EEI (Via e-mail)



**ENGINEER'S OPINION OF PROBABLE COST
GRANDE RESERVE - UNITS 18 AND 25
YORKVILLE, IL
09/18/24**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					
1	Mobilization	1	LUMP SUM	\$20,000.00	\$20,000.00
2	Silt Fence (Non-Wire Back)	3700	LF	\$2.75	\$10,175.00
3	Tree Protection Fence	126	LF	\$5.00	\$630.00
5	Concrete Washout	1	EACH	\$4,500.00	\$4,500.00
6	Construction Entrance	2	LUMP SUM	\$5,000.00	\$10,000.00
10	6" Topsoil Respread and Seeding	1900	SY	\$3.50	\$6,650.00
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					\$51,955.00
SCHEDULE II - UNDERGROUND IMPROVEMENTS					
A. SANITARY SEWER IMPROVEMENTS					
3	8" PVC Sanitary Sewer	2837	LF	\$47.00	\$133,339.00
4	4' Diameter Manhole	19	EACH	\$3,770.00	\$71,630.00
5	Trench Backfill	1522	LF	\$52.00	\$79,144.00
6	Televise Sanitary Sewer	2837	LF	\$4.00	\$11,348.00
7	Connection to Existing Manhole	2	EACH	\$2,800.00	\$5,600.00
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS					\$301,061.00
B. WATER MAIN IMPROVEMENTS					
1	8" DI Water Main	5500	LF	\$85.00	\$467,500.00
2	8" Valve and Box	15	EACH	\$2,200.00	\$33,000.00
5	Fire Hydrant with Auxiliary Valve	14	EACH	\$6,000.00	\$84,000.00
6	Trench Backfill	1990	LF	\$35.00	\$69,650.00
7	Dry Connection	2	EACH	\$2,000.00	\$4,000.00
SUBTOTAL B - WATER MAIN IMPROVEMENTS					\$658,150.00
C. STORM SEWER IMPROVEMENTS					
1	12" RCP Storm Sewer Pipe	1020	LF	\$34.25	\$34,935.00
2	15" RCP Storm Sewer Pipe	1065	LF	\$38.00	\$40,470.00
3	18" RCP Storm Sewer Pipe	870	LF	\$43.00	\$37,410.00
4	21" RCP Storm Sewer Pipe	475	LF	\$55.00	\$26,125.00
5	24" RCP Storm Sewer Pipe	1015	LF	\$63.00	\$63,945.00
6	27" RCP Storm Sewer Pipe	475	LF	\$73.50	\$34,912.50
7	30" RCP Storm Sewer Pipe	175	LF	\$83.00	\$14,525.00
8	2'-0" Diameter Inlet	16	EACH	\$1,550.00	\$24,800.00
9	4'-0" Diameter Catch Basin	13	EACH	\$2,900.00	\$37,700.00
10	4'-0" Diameter Manhole	19	EACH	\$2,795.00	\$53,105.00
11	5'-0" Diameter Catch Basin	1	EACH	\$4,400.00	\$4,400.00
12	5'-0" Diameter Manhole	5	EACH	\$3,470.00	\$17,350.00
13	6'-0" Diameter Manhole	5	EACH	\$4,739.00	\$23,695.00
14	24" Flared End Section w/ Grate	1	EACH	\$2,600.00	\$2,600.00
15	Trench Backfill	205	LF	\$14.50	\$2,972.50
16	Inlet Filter	71	EACH	\$350.00	\$24,850.00
SUBTOTAL C - STORM SEWER IMPROVEMENTS					\$443,795.00
TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS (A-C)					\$1,403,006.00



ENGINEER'S OPINION OF PROBABLE COST
GRANDE RESERVE - UNITS 18 AND 25
YORKVILLE, IL
09/18/24

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					
1	Subgrade Preparation - Fine Grading	20679	SY	\$1.50	\$31,018.50
2	Aggregate Base Course - 10"	15288	SY	\$15.00	\$229,320.00
3	Hot-Mix Asphalt Binder Course, N50 - 2.5"	15288	SY	\$12.50	\$191,100.00
4	Hot-Mix Asphalt Surface Course, N50 - 1.5"	15288	SY	\$8.50	\$129,948.00
5	Concrete Curb Type B-6.12	7294	LF	\$18.00	\$131,292.00
6	PCC Sidewalk - 5" with Subbase	30284	SF	\$6.75	\$204,417.00
7	Street Lights	11	EACH	\$7,000.00	\$77,000.00
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					\$994,095.50
SUBTOTAL SCHEDULES I-III					\$2,449,056.50
CONTINGENCY @ 10%					\$244,905.65
TOTAL					\$2,693,962.15

Prepared By: Manhard Consulting, Ltd.
333 East Butterfield Road
Lombard, Illinois 60148

NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from Opinions of Probable Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein and does not include permit fees, recapture costs, consultant fees landscaping, dewatering, maintenance, bonds or the like.



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

Agenda Item Number

New Business #8

Tracking Number

EDC 2024-80

Agenda Item Summary Memo

Title: Grande Reserve Units 21 – Final Plat of Subdivision

Meeting and Date: Economic Development Committee – November 6, 2024

Synopsis: Proposed Plat of Subdivision of Unit 21 in Grande Reserve Subdivision

Council Action Previously Taken:

Date of Action: CC – 7/11/06 Action Taken: Approval of Final Plat for Unit 21

Item Number: PC 2006-28

Type of Vote Required: Majority

Council Action Requested: Approval

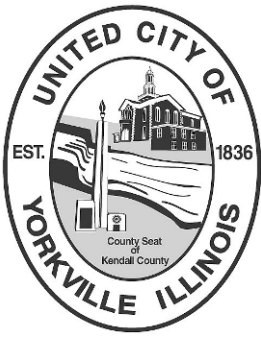
Submitted by: Krysti J. Barksdale-Noble, AICP Community Development
Name Department

Agenda Item Notes:

See attached memorandum.

Have a question or comment about this agenda item?

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



Memorandum

To: Economic Development Committee
 From: Krysti J. Barksdale-Noble, Community Development Director
 CC: Bart Olson, City Administrator
 Sara Mendez, Planner I
 Date: October 23, 2024
 Subject: **PZC 2024-28 Grande Reserve – Unit 21 (Final Plat)**
 Proposed Approval of 60 New Duplexes (30 Lots) in Grande Reserve

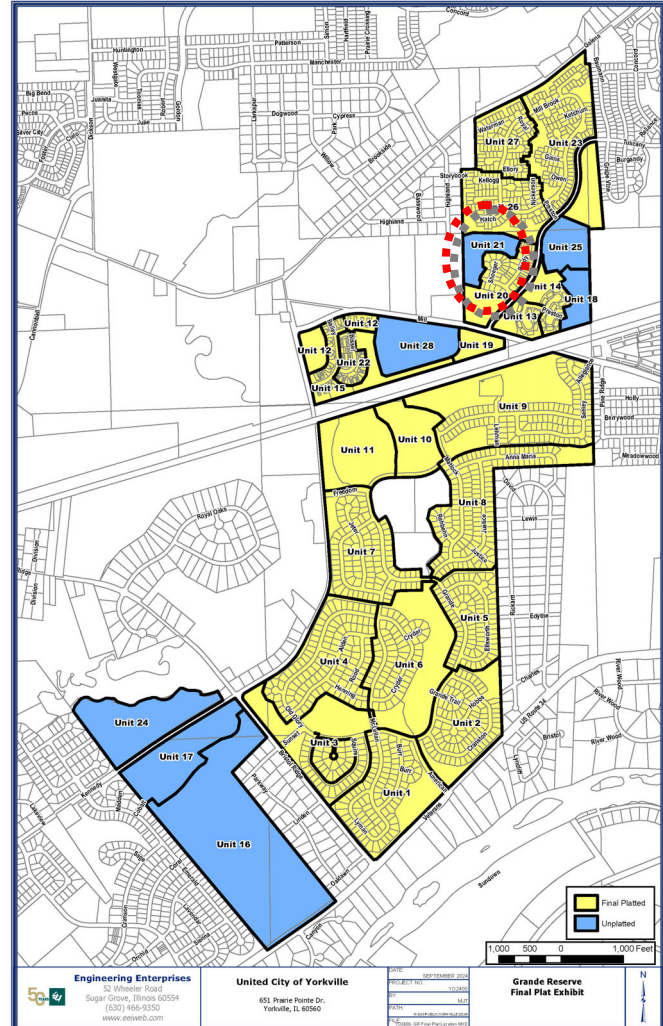
REQUEST SUMMARY:

The petitioner, Cesar Cruz on behalf of GR Yorkville Residents, LLC, owner, is seeking Final Plat approval for an approximately 10-acre site consisting of 60 new residential duplex dwelling units on 30 lots located west of the intersection of Crooker Drive and Brady Street in Yorkville. These lots will complete Neighborhood 2 and, along with Units 18 and 25, this portion north of Mill Road in the Grande Reserve development (refer to map on the right).

The proposed 60 units reflect a minor reduction of four (4) units from the originally planned and approved PUD for this location under the 2003 annexation agreement. Furthermore, the petitioner is requesting approval of architectural style guidelines for the duplex building facades within the proposed final platted sections, as stipulated by both the initial annexation agreement and a 2021 economic incentive agreement.

ZONING AND LAND USE:

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



	Zoning	Land Use
North	R-2 Planned Unit Development (Grande Reserve)	Residential
South	R-2 Planned Unit Development (Grande Reserve)	Residential
East	R-2 Planned Unit Development (Grande Reserve)	Residential
West	R-1 and B-3 Planned Unit Development (Cross Evangelical Lutheran)	Loving Arms Child Care

The area breakdown of the proposed final platted areas are as follows:

UNIT 21 - AREA SUMMARY		
<i>Land Type</i>	<i>Acres</i>	<i>Square Feet</i>
Lots	7.866	342,625
Dedicated Right of Way (Public Streets)	2.137	93,094
TOTAL	10.003 Acres	435,719 SF

Building Setbacks:

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

BULK REGULATIONS	REQUIRED MINIMUM	PROPOSED
Minimum Lot Size	10,000 sq.ft.	10,080 sq. ft.
Minimum Lot Width	75 ft.	75 ft.
Front Yard	30 ft.	30 ft.
Side (Corner) Yard	30 ft.	30 ft.
Side (Interior) Yard	10 ft.	10 ft.
Rear Yard	30 ft.	30ft.

Note, the Typical Lot Detail is inconsistent with the actual lot dimensions, specifically with regard to lot size (less than 10,000req.), front building setback (shows 20 ft.), and lot width is not provided. The petitioner will revise prior to recordation of the Final Plat.

ANNEXATION AGREEMENT

The original annexation agreement and the subsequent economic incentive agreement had provisions which apply to specific units within Grande Reserve and conditions for final plat approval. Below are applicable provisions to Unit 21 (Neighborhood 2).

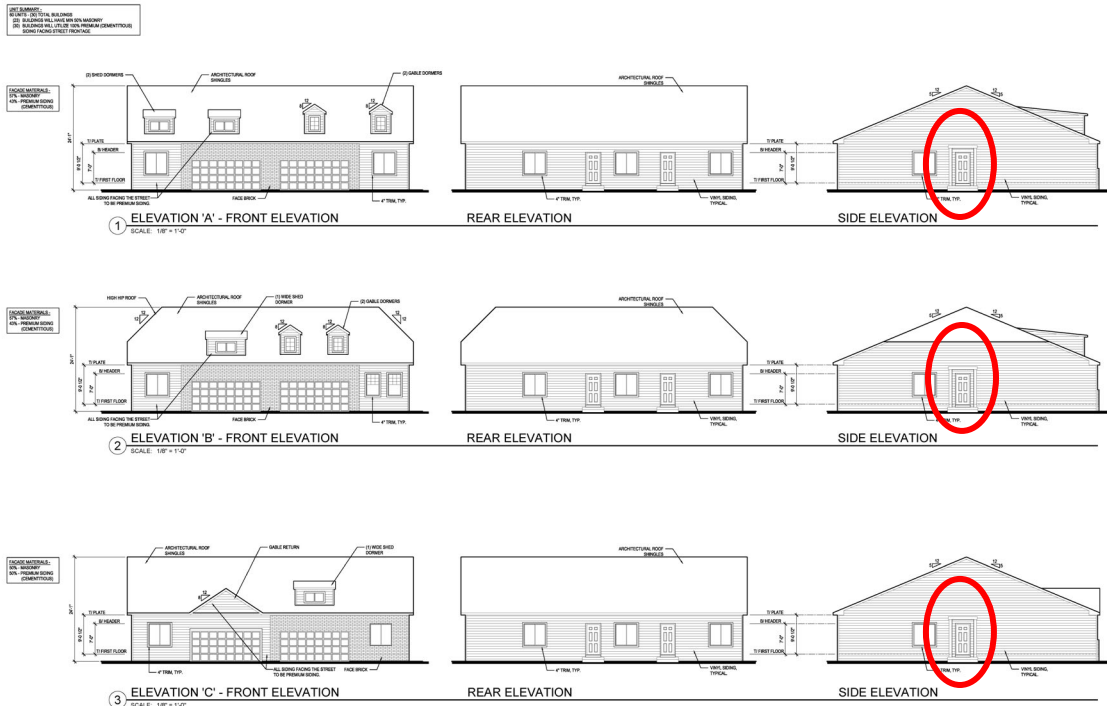
Declarations of CCRs

According to Group Exhibit “D,” paragraph B of the Annexation Agreement, the developer must submit a copy of the proposed Declaration of Covenants, Restrictions, and Easements for the City’s review. These declarations are to be recorded simultaneously with the final plat for each development phase. Upon recordation, this section of Grande Reserve will become part of the existing master association, the Grande Reserve North Community Association, as well as the Pioneer Place sub-association, as updated and redefined in a document recorded in September 2020.

APPEARANCE STANDARDS

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

GR Yorkville Residents, LLC has submitted plan elevations prepared by Abby Properties, LLC for the duplex models proposed in Unit 21. The duplexes will feature three (3) elevation options including architectural shingles, shed and gable-style decorative dormers, face brick, covered porch, and cementitious based premium siding on front elevations. The one-story ranch duplex will have front-loaded garages and a basement, ranging between 1,142 – 1,400 square feet per unit.



ELEVATIONS

ABBY PROPERTIES, LLC

GRAND RESERVE - UNIT 21 DUPLEX
YORKVILLE, IL

2



1 ELEVATION A'
SCALE: 1/8" = 1'-0"



3 ELEVATION C'
SCALE: 1/8" = 1'-0"



2 ELEVATION B'
SCALE: 1/8" = 1'-0"

COLOR ELEVATIONS

ABBY PROPERTIES, LLC

GRAND RESERVE - UNIT 21 DUPLEX
YORKVILLE, IL

3

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

The provided data table below compares and calculates the elevations to ensure compliance with these UDO Appearance Standards.

Duplex Elevation Plans (Unit 21)		
<i>Appearance Code Requirements</i>		<i>Proposed Elevation</i>
Masonry product	75% of total buildings	23 of 30 buildings will have min. 50% masonry on façade (76%)
Premium Siding	50% on front façade – excluding openings	43% - 50% Premium Siding Material
Masonry Siding	25% of premium siding	50% - 57% Masonry Siding
Credit for major architectural feature	10% each	20% credit (dormers = yellow; covered porches = red) *Meets Minimum 30% of premium siding requirement

Below are examples of constructed duplex homes in the adjacent unit southeast of this portion of the subdivision, Unit 20:



Although the proposed elevations meet the minimum appearance standards of the Unified Development Ordinance, **staff recommends adding further architectural details to the front elevations.** Staff recommended enhancements include incorporating shutters on dormers and windows, as well as adding bay or projecting windows to increase architectural interest.

Staff Comments:

The proposed Final Plat of Resubdivision has been reviewed by the City's engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated October 9, 2024 was provided to the applicant (see attached). Based upon the review of the proposed Final Plat of Subdivision of Grande Reserve Unit 21, the City Engineer has found the plat to be acceptable with regards to the current subdivision control regulations. Therefore, we intend to recommend approval of the Final Plat to the Planning and Zoning Commission at the November 13, 2024 meeting with subsequent final determination by the City Council at the November 26, 2024 meeting. Should you have any questions regarding this matter; staff will be available at Tuesday night's meeting.

Attachments:

1. Copy of Petitioner's Application
2. Final Plat of Subdivision of Grande Reserve Unit 21 prepared by Manhard Consulting Ltd., dated last revised 02/07/24.
3. Grande Reserve – Unit 21 Duplex Elevations prepared by Abby Properties, LLC.
4. EEI Letter to the City dated March 25, 2024.
5. Plan Council – October 10, 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

APPLICATION FOR FINAL PLAT/REPLAT

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres # of Acres - 5 = Acres over 5 x \$10 = Amount for Extra Acres + \$250 = Total Amount		Total: \$
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i> # of Acres - 5 = Acres over 5 x \$10 = Amount for Extra Acres + \$200 = Total Amount		Total: \$
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres # of Acres - 5 = Acres over 5 x \$10 = Amount for Extra Acres + \$250 = Total Amount		Total: \$
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input checked="" type="checkbox"/> \$500.00		Total: \$ 500
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input checked="" 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: \$ 15000
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 checked="" type="checkbox"/> Over 10 acres		Total: \$ 5,000
TOTAL AMOUNT DUE:			\$20,500

[illegible]



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 FINAL PLAT/REPLAT

ATTORNEY INFORMATION

NAME: Mark C. Metzger COMPANY: Law Office of Mark C. Metzger
MAILING ADDRESS: 1807 W. Diehl Road, Suite 105
CITY, STATE, ZIP: Naperville, IL 60563 TELEPHONE: 630.615.6380
EMAIL: FAX: 630.225.5056

ENGINEER INFORMATION

NAME: Dave Riendeau COMPANY: Manhard Consulting
MAILING ADDRESS: 333 Butterfield Road, Suite 600
CITY, STATE, ZIP: Lombard, IL 60148 TELEPHONE: 630-925-1074
EMAIL: driendeau@manhard.com FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: Marcus Schmitt COMPANY: Manhard Consulting
MAILING ADDRESS: 333 Butterfield Road, Suite 600
CITY, STATE, ZIP: Lombard, IL 60148 TELEPHONE: 630-925-1108
EMAIL: mschmitt@manhard.com FAX:

ATTACHMENTS

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

AGREEMENT

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

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

PETITIONER SIGNATURE

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

OWNER SIGNATURE

OFFICIAL SEAL
JENNIFER GARCIA
Notary Public - State of Illinois
My Commission Expires Aug. 8, 2026

OFFICIAL SEAL
JENNIFER GARCIA
Notary Public - State of Illinois
My Commission Expires Aug. 8, 2026



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 NAME:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 2753 Crooker Dr, Yorkville, IL 60560	
PETITIONER DEPOSIT ACCOUNT FUND: It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the INVOICE & WORKSHEET PETITION APPLICATION . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.			
ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY			
NAME: Luz Padilla		COMPANY: GR Yorkville Residential, LLC	
MAILING ADDRESS: 12347 Woodview Street			
CITY, STATE, ZIP: Plano, IL 60545		TELEPHONE: 773-383-5826	
EMAIL: cesar@abbyproperties.llc		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. Luz Padilla PRINT NAME <i>Luz Maria Padilla</i> SIGNATURE* Owner TITLE 9/11/24 DATE <small>*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)</small>			
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		



EXHIBIT A
Legal Description

Unit 21

THAT PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3030 IN GRANDE RESERVE UNIT 20, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 2006 AS DOCUMENT NUMBER 200600035289; THENCE NORTH 01 DEGREES 21 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 200500001028, 780.69 FEET; THENCE NORTH 76 DEGREES 07 MINUTES 45 SECONDS EAST, 176.09 FEET; THENCE SOUTH 86 DEGREES 36 MINUTES 11 SECONDS EAST, 152.80 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 05 SECONDS EAST, 344.84 FEET; THENCE SOUTH 68 DEGREES 37 MINUTES 33 SECONDS EAST, 278.53 FEET TO THE WESTERLY LINE OF AFORESAID GRANDE RESERVE UNIT 20; THENCE ALONG THE WESTERLY LINE OF SAID UNIT 20 FOR THE FOLLOWING SEVENTEEN (17) COURSES: 1) THENCE SOUTH 21 DEGREES 21 MINUTES 11 SECONDS WEST, 186.00 FEET;

2) THENCE SOUTH 68 DEGREES 38 MINUTES 49 SECONDS EAST, 23.36 FEET; 3) THENCE SOUTH 21 DEGREES 21 MINUTES 11 SECONDS WEST, 120.00 FEET; 4) THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS WEST, 78.14 FEET; 5) THENCE NORTH 51 DEGREES 54 MINUTES 01 SECONDS WEST, 99.54 FEET; 6) THENCE NORTH 70 DEGREES 41 MINUTES 59 SECONDS WEST, 78.16 FEET; 7) THENCE NORTH 88 DEGREES 08 MINUTES 29 SECONDS WEST, 78.84 FEET; 8) THENCE NORTH 89 DEGREES 43 MINUTES 31 SECONDS WEST, 168.36 FEET; 9) THENCE SOUTH 31 DEGREES 05 MINUTES 04 SECONDS WEST, 89.64 FEET; 10) THENCE SOUTH 01 DEGREES 21 MINUTES 18 SECONDS EAST, 158.00 FEET; 11) THENCE SOUTH 59 DEGREES 42 MINUTES 37 SECONDS EAST, 57.67 FEET; 12) THENCE SOUTH 37 DEGREES 13 MINUTES 07 SECONDS WEST, 148.98 FEET; 13) THENCE SOUTH 14 DEGREES 40 MINUTES 46 SECONDS WEST, 66.12 FEET TO A POINT ON A NON-TANGENT CURVE; 14) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 183.00 FEET, AN ARC DISTANCE OF 8.95 FEET, A CHORD BEARING SOUTH 73 DEGREES 55 MINUTES 38 SECONDS EAST, AND A CHORD DISTANCE OF 8.95 FEET TO A POINT OF TANGENCY; 15) THENCE SOUTH 75 DEGREES 19 MINUTES 43 SECONDS EAST, 20.47 FEET; 16) THENCE SOUTH 14 DEGREES 40 MINUTES 17 SECONDS WEST, 120.00 FEET; 17) THENCE NORTH 75 DEGREES 19 MINUTES 43 SECONDS WEST, 248.68 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

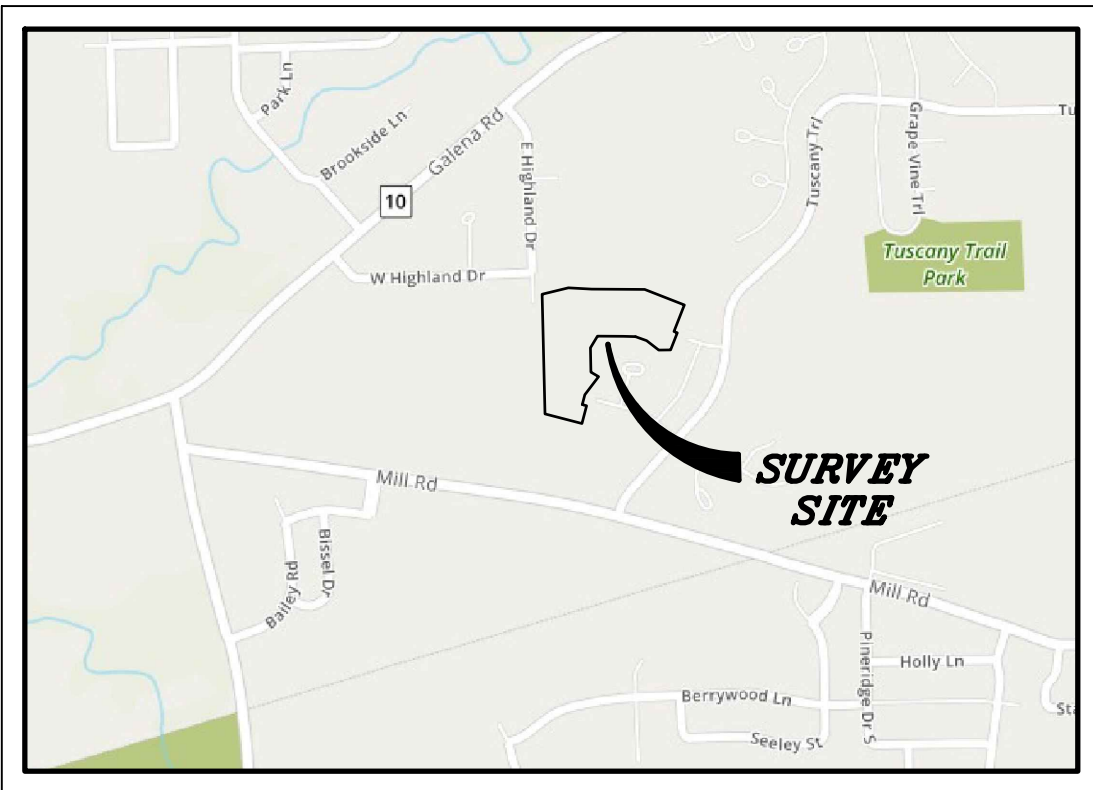


EXHIBIT B
Lot Areas and Dimensions

Unit 21

Lot 14 =	11427.649 SQ.FT.	(0.262 Acres)
Lot 15	11141.579 SQ.FT.	(0.256 Acres)
Lot 16	10884.794 SQ.FT.	(0.25 Acres)
Lot 17	10781.467 SQ.FT.	(0.248 Acres)
Lot 18	10080 SQ.FT.	(0.231 Acres)
Lot 19	10122.725 SQ.FT.	(0.232 Acres)
Lot 20	16157.83 SQ.FT.	(0.371 Acres)
Lot 21	12386.708 SQ.FT.	(0.284 Acres)
Lot 22	10080 SQ.FT.	(0.231 Acres)
Lot 23	11279.965 SQ.FT.	(0.259 Acres)
Lot 24	13979.52 SQ.FT.	(0.321 Acres)
Lot 40	10284.02 SQ.FT.	(0.236 Acres)
Lot 41	14609.805 SQ.FT.	(0.335 Acres)
Lot 42	14614.808 SQ.FT.	(0.336 Acres)
Lot 43	10280.905 SQ.FT.	(0.236 Acres)
Lot 44	10080 SQ.FT.	(0.231 Acres)
Lot 45	10080 SQ.FT.	(0.231 Acres)
Lot 46	10080 SQ.FT.	(0.231 Acres)
Lot 47	10562.877 SQ.FT.	(0.242 Acres)
Lot 48	12356.742 SQ.FT.	(0.284 Acres)
Lot 49	16454.138 SQ.FT.	(0.378 Acres)
Lot 50	11850.285 SQ.FT.	(0.272 Acres)
Lot 51	10614.037 SQ.FT.	(0.244 Acres)
Lot 52	10102.613 SQ.FT.	(0.232 Acres)
Lot 53	10097.857 SQ.FT.	(0.232 Acres)
Lot 54	10094.928 SQ.FT.	(0.232 Acres)
Lot 55	11156.682 SQ.FT.	(0.256 Acres)
Lot 56	10817.551 SQ.FT.	(0.248 Acres)
Lot 57	10084.249 SQ.FT.	(0.232 Acres)
Lot 58	10081.663 SQ.FT.	(0.231 Acres)
ROW	93093.374 SQ.FT.	(2.137 Acres)
TOTAL AREA = 435719 SQ. FT.		(10.03 ACRES)

February 6, 2024 - 15:14 Draw Name: P:\Job\2024\1514\Draw\Survey\Final Drawings\Plat of Subdivision\APL\VIL01.dwg, Updated By: MCHMTH



LOCATION MAP

NOT TO SCALE

GRANTOR'S LEGAL DESCRIPTION

PARCEL 1: (NEIGHBORHOOD 2 UNIT 21)

THAT PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3030 IN GRANDE RESERVE UNIT 20, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 31, 2006 AS DOCUMENT NUMBER 200600035289; THENCE NORTH 01 DEGREES 21 MINUTES 07 SECONDS WEST, ALONG THE EAST LINE OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 200500001028, 808.51 FEET, TO THE SOUTHEAST CORNER OF LOT 42 IN STORYBROOK HIGHLANDS UNIT 2 ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 1974 AS DOCUMENT NUMBER 74-3985; THENCE NORTH 01 DEGREES 17 MINUTES 50 SECONDS WEST, ALONG EAST LINE OF SAID SUBDIVISION, 1,029.69 FEET, TO A 1 INCH IRON PIPE ON THE SOUTH LINE OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 200400024625; THENCE NORTH 88 DEGREES 02 MINUTES 15 SECONDS EAST, ALONG SAID SOUTH LINE, 248.73 FEET, TO A 1 1/4 INCH PINCHED IRON PIPE ON THE EAST LINE OF SAID LAND; THENCE NORTH 01 DEGREES 18 MINUTES 04 SECONDS WEST, ALONG SAID EAST LINE, 808.81 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF GLENA ROAD (ALSO KNOWN AS COUNTY HIGHWAY 9 AND CANNONBALL TRAIL) AS DEDICATED BY DOCUMENT NUMBER 200600040560; THENCE NORTH 68 DEGREES 46 MINUTES 24 SECONDS EAST, ALONG SAID SOUTH LINE, 806.93 FEET (807.42 FEET RECORDED), TO THE WEST LINE OF GRANDE RESERVE UNIT 23, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT NUMBER 200600040560, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BLACKHAWK BOULEVARD AS DEDICATED BY SAID UNIT 23; THENCE ALONG WEST LINE OF SAID UNIT 23 FOR THE FOLLOWING 39 COURSES: 1) THENCE SOUTH 26 DEGREES 13 MINUTES 36 SECONDS EAST, 283.50 FEET; 2) THENCE SOUTH 63 DEGREES 46 MINUTES 24 SECONDS WEST, 25.99 FEET; 3) THENCE SOUTH 26 DEGREES 13 MINUTES 36 SECONDS EAST, 66.00 FEET; 4) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 70.22 FEET; 5) THENCE NORTH 55 DEGREES 14 MINUTES 47 SECONDS EAST, 26.00 FEET; 6) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 120.00 FEET; 7) THENCE SOUTH 55 DEGREES 14 MINUTES 47 SECONDS WEST, 41.00 FEET; 8) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 95.00 FEET; 9) THENCE SOUTH 55 DEGREES 14 MINUTES 47 SECONDS WEST, 60.00 FEET; 10) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 36.00 FEET; 11) THENCE SOUTH 55 DEGREES 14 MINUTES 47 SECONDS WEST, 120.00 FEET; 12) THENCE SOUTH 36 DEGREES 18 MINUTES 44 SECONDS WEST, 28.73 FEET; 13) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 60.00 FEET; 14) THENCE NORTH 88 DEGREES 48 MINUTES 22 SECONDS EAST, 36.00 FEET; 15) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 120.00 FEET; 16) THENCE SOUTH 88 DEGREES 48 MINUTES 22 SECONDS WEST, 31.00 FEET; 17) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 60.00 FEET; 18) THENCE SOUTH 88 DEGREES 48 MINUTES 22 SECONDS WEST, 100.00 FEET; 19) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 41.00 FEET; 20) THENCE SOUTH 88 DEGREES 48 MINUTES 22 SECONDS WEST, 38.65 FEET; 21) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 41.00 FEET; 22) THENCE NORTH 88 DEGREES 48 MINUTES 22 SECONDS EAST, 100.00 FEET; 23) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 60.00 FEET; 24) THENCE NORTH 88 DEGREES 48 MINUTES 22 SECONDS EAST, 31.00 FEET; 25) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 164.53 FEET; 26) THENCE NORTH 88 DEGREES 42 MINUTES 03 SECONDS EAST, 98.08 FEET; 27) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 36.00 FEET; 28) THENCE NORTH 88 DEGREES 42 MINUTES 03 SECONDS EAST, 60.00 FEET; 29) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 95.00 FEET; 30) THENCE NORTH 88 DEGREES 42 MINUTES 03 SECONDS EAST, 41.00 FEET; 31) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 120.00 FEET; 32) THENCE SOUTH 88 DEGREES 42 MINUTES 03 SECONDS WEST, 26.00 FEET; 33) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 60.00 FEET; 34) THENCE SOUTH 11 DEGREES 03 MINUTES 49 SECONDS EAST, 50.60 FEET; 35) THENCE SOUTH 28 DEGREES 13 MINUTES 56 SECONDS EAST, 73.98 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF MILLBROOK CIRCLE AS DEDICATED BY AFORESAID SAID UNIT 23; 36) THENCE SOUTH 61 DEGREES 46 MINUTES 04 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 10.20 FEET; 37) THENCE SOUTH 28 DEGREES 13 MINUTES 56 SECONDS EAST, 188.75 FEET, TO A POINT OF CURVATURE; 38) THENCE SOUTHEASTERLY, 81.76 FEET, ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE NORTHEAST, HAVING A RADIUS OF 350.00 FEET, A CHORD BEARING SOUTH 34 DEGREES 55 MINUTES 27 SECONDS EAST, AND A CHORD DISTANCE OF 81.57 FEET, TO A POINT OF TANGENCY; 39) THENCE SOUTH 41 DEGREES 37 MINUTES 26 SECONDS EAST, 22.23 FEET (22.30 FEET RECORDED), TO A 1 INCH IRON PIPE ON THE NORTHERLY RIGHT-OF-WAY LINE OF TUSCANY TRAIL AS DEDICATED BY DOCUMENT NUMBER 200600035289; THENCE ALONG SAID NORTHERLY LINE FOR THE FOLLOWING 3 COURSES: 1) SOUTH 48 DEGREES 21 MINUTES 51 SECONDS WEST, 146.12 FEET, TO A POINT OF CURVATURE; 2) THENCE SOUTHWESTERLY, 358.07 FEET, ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 435.00 FEET, A CHORD BEARING SOUTH 24 DEGREES 46 MINUTES 58 SECONDS WEST, AND A CHORD DISTANCE OF 348.05 FEET, TO A POINT OF TANGENCY; 3) THENCE SOUTH 01 DEGREES 12 MINUTES 04 SECONDS WEST, 14.26 FEET (14.59 FEET RECORDED), TO THE NORTHERLY LINE OF AFORESAID GRANDE RESERVE UNIT 20; THENCE ALONG NORTHERLY AND WESTERLY LINE OF SAID SUBDIVISION FOR THE FOLLOWING 20 COURSES: 1) THENCE NORTH 88 DEGREES 58 MINUTES 59 SECONDS WEST, 30.23 FEET (30.00 FEET RECORDED), TO A 1 INCH IRON PIPE; 2) THENCE NORTH 81 DEGREES 36 MINUTES 50 SECONDS WEST, 74.01 FEET (74.02 FEET RECORDED), TO A 1 INCH IRON PIPE; 3) THENCE NORTH 68 DEGREES 38 MINUTES 07 SECONDS WEST, 167.47 FEET (167.50 FEET RECORDED), TO 1 INCH IRON PIPE; 4) THENCE SOUTH 21 DEGREES 22 MINUTES 30 SECONDS WEST, 185.96 FEET (186.00 FEET RECORDED), TO A 1 INCH IRON PIPE; 5) THENCE SOUTH 68 DEGREES 31 MINUTES 07 SECONDS EAST, 23.47 FEET (22.36 FEET RECORDED), TO A 1 INCH IRON PIPE; 6) THENCE SOUTH 21 DEGREES 17 MINUTES 24 SECONDS WEST, 120.00 FEET; 7) THENCE SOUTH 89 DEGREES 49 MINUTES 02 SECONDS WEST, 78.14 FEET, TO A 1 INCH IRON PIPE; 8) THENCE NORTH 51 DEGREES 56 MINUTES 39 SECONDS WEST, 99.59 FEET (99.54 FEET RECORDED); 9) THENCE NORTH 70 DEGREES 41 MINUTES 59 SECONDS WEST, 78.16 FEET; 10) THENCE NORTH 88 DEGREES 08 MINUTES 28 SECONDS WEST, 78.84 FEET; 11) THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS WEST, 168.36 FEET; 12) THENCE SOUTH 31 DEGREES 05 MINUTES 04 SECONDS WEST, 89.64 FEET, TO A 1 INCH IRON PIPE; 13) THENCE SOUTH 01 DEGREES 21 MINUTES 18 SECONDS EAST, 158.00 FEET; 14) THENCE SOUTH 59 DEGREES 40 MINUTES 13 SECONDS EAST, 57.67 FEET; 15) THENCE SOUTH 37 DEGREES 12 MINUTES 58 SECONDS WEST, 148.98 FEET, TO A 1 INCH IRON PIPE; 16) THENCE SOUTH 14 DEGREES 40 MINUTES 46 SECONDS WEST, 66.00 FEET (66.12 FEET RECORDED), TO A 1 INCH IRON PIPE AND A POINT ON A NON-TANGENT CURVE; 17) THENCE EASTERLY, 8.88 FEET (8.94 FEET RECORDED), ALONG SAID NON-TANGENT CURVE, CONCAVE NORTH, HAVING A RADIUS OF 183.00 FEET, A CHORD BEARING SOUTH 73 DEGREES 52 MINUTES 30 SECONDS EAST, AND A CHORD DISTANCE OF 8.88 FEET, TO A 1 INCH IRON PIPE; 18) THENCE SOUTH 75 DEGREES 34 MINUTES 47 SECONDS EAST, 20.30 FEET (20.47 FEET RECORDED), TO A 1 INCH IRON PIPE; 19) THENCE SOUTH 14 DEGREES 34 MINUTES 25 SECONDS WEST, 120.10 FEET (120.00 FEET RECORDED), TO A 1 INCH IRON PIPE; 20) THENCE NORTH 75 DEGREES 18 MINUTES 58 SECONDS WEST, 248.70 FEET (248.68 FEET RECORDED), TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF LAND LOCATED WITHIN THE FOLLOWING TWO (2) SUBDIVISIONS: GRANDE RESERVE UNIT 26 BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 2020 AS DOCUMENT 202000023790, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS;

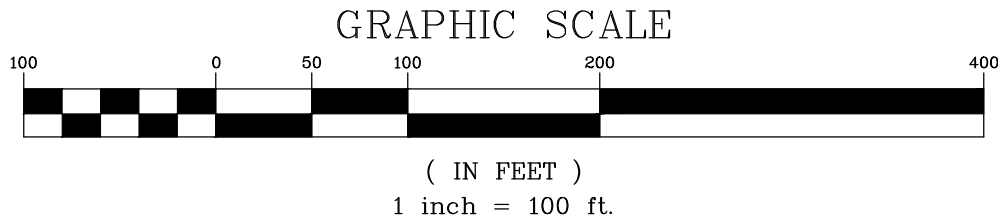
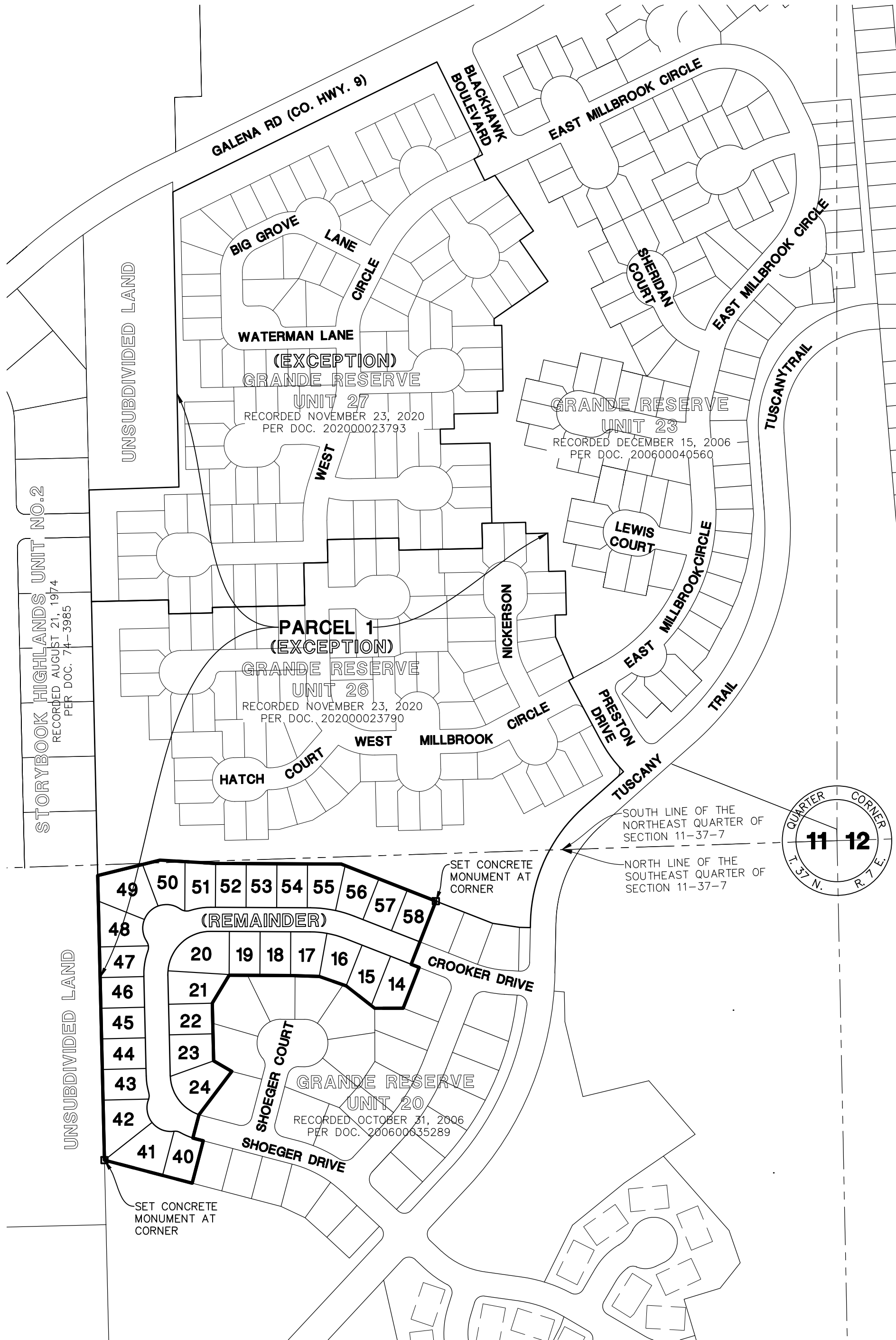
GRANDE RESERVE UNIT 27 BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 2020 AS DOCUMENT 202000023793, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS;

NOTES:

- THE LEGAL DESCRIPTION SHOWN ABOVE IS A DESCRIPTION OF UNSUBDIVIDED PARCEL 1 AS DESCRIBED IN THE GRANTOR'S RECORDED DEED.
- THE SURVEYOR'S LEGAL DESCRIPTION PROVIDED IN SURVEYOR'S CERTIFICATE IN A NEW DESCRIPTION THAT UPDATED THE BEARINGS TO THE CURRENT ILLINOIS STATE PLANE COORDINATE SYSTEM.
- BOTH DESCRIPTIONS FORM A MATHEMATICALLY CLOSED FIGURE AND CONTAINS NO GAPS, GORES, OR OVERLAPS.

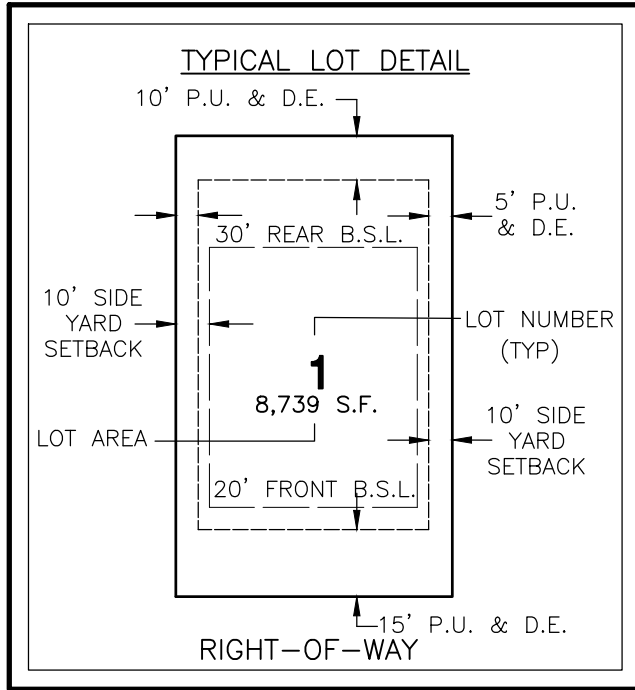
FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 21

BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.



PIN

02-11-400-019

SURVEY PREPARED FOR

ABBY PROPERTIES, LLC
12347 WOODVIEW STREET
PLANO, ILLINOIS 60545

SUBMITTED BY/RETURN TO:

MANHARD CONSULTING, LTD.
333 EAST BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148

PROPERTY AREA

LOTS 14-24 & 40-58 = 342,625 SQ. FT. (7.866 ACRES)
RIGHT-OF-WAY = 93,094 SQ. FT. (2.137 ACRES)
TOTAL AREA = 435,719 SQ. FT. (10.003 ACRES)

SHEET INDEX

SHEET 1 OF 3	OVERALL BOUNDARY
SHEET 2 OF 3	LOT DETAIL INFORMATION, SETBACKS, RIGHT-OF-WAY DIMENSIONS AND EASEMENTS
SHEET 3 OF 3	PROVISIONS, CERTIFICATIONS AND SIGNATURES

SURVEYOR'S NOTES

- THIS SUBDIVISION CONSISTS OF 30 LOTS AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF GRANDE RESERVE - UNIT 20 AND UNIT 21 SUBDIVISIONS.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- DENOTES CONCRETE MONUMENTS
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

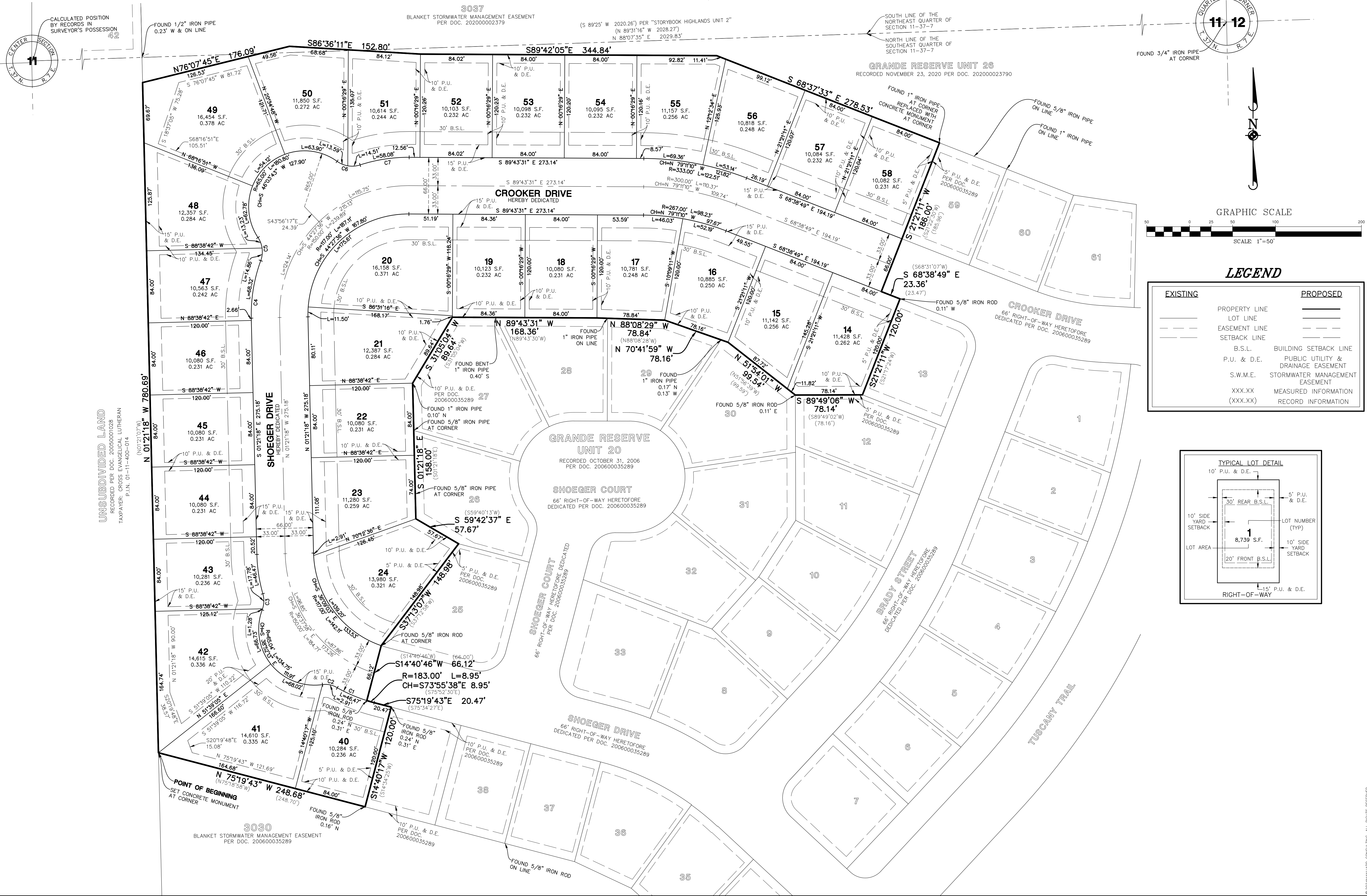
DATE	REVISIONS	COMMENTS
02/07/24	REVISED PER CITY COMMENTS	

Manhard CONSULTING
333 East Butterfield Road, Suite 600, Lombard, IL 60148
Tel: 630.261.1100
Civil Engineers • Surveyors • Water Resource Engineers • Urban & Village Engineers • Planners
Construction Managers • Environmental Scientists • Landscape Architects

GRANDE RESERVE - UNIT 21
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 21

BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF YORKVILLE,
IN KENDALL COUNTY, ILLINOIS.



DATE	REVISIONS	COMMENTS
02/07/24	REVISED PER CITY COMMENTS	

Manhard CONSULTING
300 East Randolph Street, Suite 200, Yorkville, IL 62458
Tel: 618.298.1100
Fax: 618.298.1101
Email: info@manhardconsulting.com
www.manhardconsulting.com
Civil Engineers • Surveyors • Water Resource Engineers • Urban & Village Planning
Construction Managers • Environmental Scientists • Landscape Architects • Planners

GRANDE RESERVE - UNIT 21
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BAS
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 01/17/24
SCALE: 1"=50'
SHEET
2 OF 3
APLYVIL01

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 21

BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF YORKVILLE,
IN KENDALL COUNTY, ILLINOIS.

OWNER'S CONSENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY DESCRIBED ON
THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND
PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON,
AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE
THEREON INDICATED.

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

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES
WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115 AND
COMMUNITY COLLEGE DISTRICT 516.

DATED THIS _____ DAY OF _____, 202____.

OWNER:

BY: _____

PRINTED NAME AND TITLE

OWNER'S ADDRESS

NOTARY PUBLIC

STATE OF _____)

COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS
PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS
ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 202____.

NOTARY PUBLIC

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE
UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 202____.

CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE
UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 202____.

MAYOR

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE
UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 202____.

CITY ADMINISTRATOR

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF KENDALL)

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

DATED AT YORKVILLE, ILLINOIS THIS _____ DAY OF _____, 202____.

CITY ENGINEER

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE
UNITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No. _____
AT A MEETING HELD THIS _____ DAY OF _____, 202____.

CITY CLERK

KENDALL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF KENDALL) S.S.

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

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

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

THIS _____ DAY OF _____, A.D., 202____.

COUNTY CLERK

KENDALL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF KENDALL) S.S.

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE

RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS _____ DAY OF _____

A.D., 202____, AT _____ O'CLOCK _____ M., AND WAS RECORDED IN BOOK _____ OF PLATS

ON PAGE _____

BY: _____

RECORDER OF DEEDS

SURFACE WATER STATEMENT

STATE OF ILLINOIS)

COUNTY OF DuPAGE) S.S.

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

DATED THIS _____ DAY OF _____, 202____.

DAVE RIENDEAU ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-050030
LICENSE EXPIRES NOVEMBER 30, 2025

OWNER/ATTORNEY: _____

PRINTED NAME AND TITLE

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

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

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

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

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

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

PERMISSION TO RECORD

STATE OF ILLINOIS)

COUNTY OF DUPAGE) SS

I, BRADLEY A. STROHL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A
REPRESENTATIVE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS THE AUTHORITY TO RECORD THIS
PLAT ON OR BEFORE DECEMBER 31, 2024. THE REPRESENTATIVE SHALL
PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ TH DAY OF _____, A.D. 202____.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2024

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DUPAGE) S.S.

THIS IS TO CERTIFY THAT I, BRADLEY A. STROHL, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002870, AT
THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED
PROPERTY:

THAT PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL
MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3030 IN GRANDE RESERVE UNIT 20, ACCORDING TO THE PLAT
THEREOF RECORDED OCTOBER 31, 2006 AS DOCUMENT NUMBER 200600035289; THENCE NORTH 01 DEGREES 21
MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT
NUMBER 200500001028, 780.69 FEET; THENCE NORTH 76 DEGREES 07 MINUTES 45 SECONDS EAST, 176.09 FEET;
THENCE SOUTH 86 DEGREES 36 MINUTES 11 SECONDS EAST, 152.80 FEET; THENCE SOUTH 89 DEGREES 42
MINUTES 05 SECONDS EAST, 344.84 FEET; THENCE SOUTH 68 DEGREES 37 MINUTES 33 SECONDS EAST, 278.53
FEET TO THE WESTERLY LINE OF AFORESAID GRANDE RESERVE UNIT 20; THENCE ALONG THE WESTERLY LINE OF
SAID UNIT 20 FOR THE FOLLOWING SEVENTEEN (17) COURSES: 1) THENCE SOUTH 21 DEGREES 21 MINUTES 11
SECONDS WEST, 186.00 FEET;

2) THENCE SOUTH 68 DEGREES 38 MINUTES 49 SECONDS EAST, 233.36 FEET; 3) THENCE SOUTH 21 DEGREES 21
MINUTES 11 SECONDS WEST, 120.00 FEET; 4) THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS WEST, 78.14
FEET; 5) THENCE NORTH 51 DEGREES 54 MINUTES 01 SECONDS WEST, 99.54 FEET; 6) THENCE NORTH 70
DEGREES 41 MINUTES 59 SECONDS WEST, 78.16 FEET; 7) THENCE NORTH 88 DEGREES 08 MINUTES 29 SECONDS
WEST, 78.84 FEET; 8) THENCE NORTH 89 DEGREES 43 MINUTES 31 SECONDS WEST, 168.36 FEET; 9) THENCE
SOUTH 31 DEGREES 05 MINUTES 04 SECONDS WEST, 89.64 FEET; 10) THENCE SOUTH 01 DEGREES 21 MINUTES 18
SECONDS EAST, 158.00 FEET; 11) THENCE SOUTH 59 DEGREES 42 MINUTES 37 SECONDS EAST, 57.67 FEET; 12)
THENCE SOUTH 37 DEGREES 13 MINUTES 07 SECONDS WEST, 148.98 FEET; 13) THENCE SOUTH 14 DEGREES 40
MINUTES 46 SECONDS WEST, 66.12 FEET TO A POINT ON A NON-TANGENT CURVE; 14) THENCE EASTERLY, ALONG
A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 183.00 FEET, AN ARC DISTANCE OF 8.95 FEET, A
CHORD BEARING SOUTH 73 DEGREES 55 MINUTES 38 SECONDS EAST, AND A CHORD DISTANCE OF 8.95 FEET TO
A POINT OF TANGENCY; 15) THENCE SOUTH 75 DEGREES 19 MINUTES 43 SECONDS EAST, 20.47 FEET; 16)
THENCE SOUTH 14 DEGREES 40 MINUTES 17 SECONDS WEST, 120.00 FEET; 17) THENCE NORTH 75 DEGREES 19
MINUTES 45 SECONDS WEST, 248.68 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

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

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD
HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17093C0039H,
DATED, JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR
WILL NOT FLOOD.

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

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

DATED THIS _____ TH DAY OF _____, 202____.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2025

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

DATE	REVISIONS	REVISED PER	CITY COMMENTS
02/07/24			

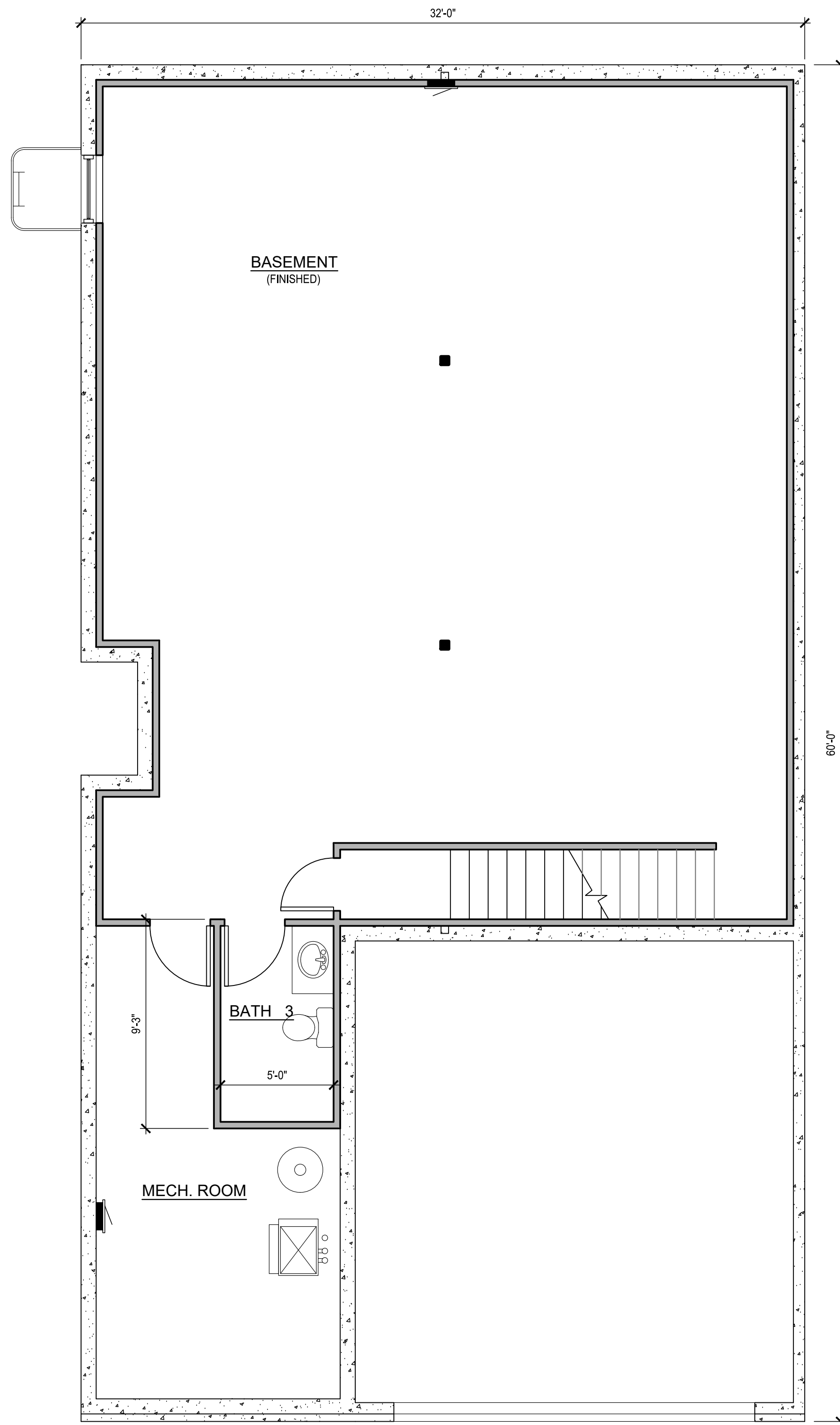
Manhard
CONSULTING
3686
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS

3686
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS

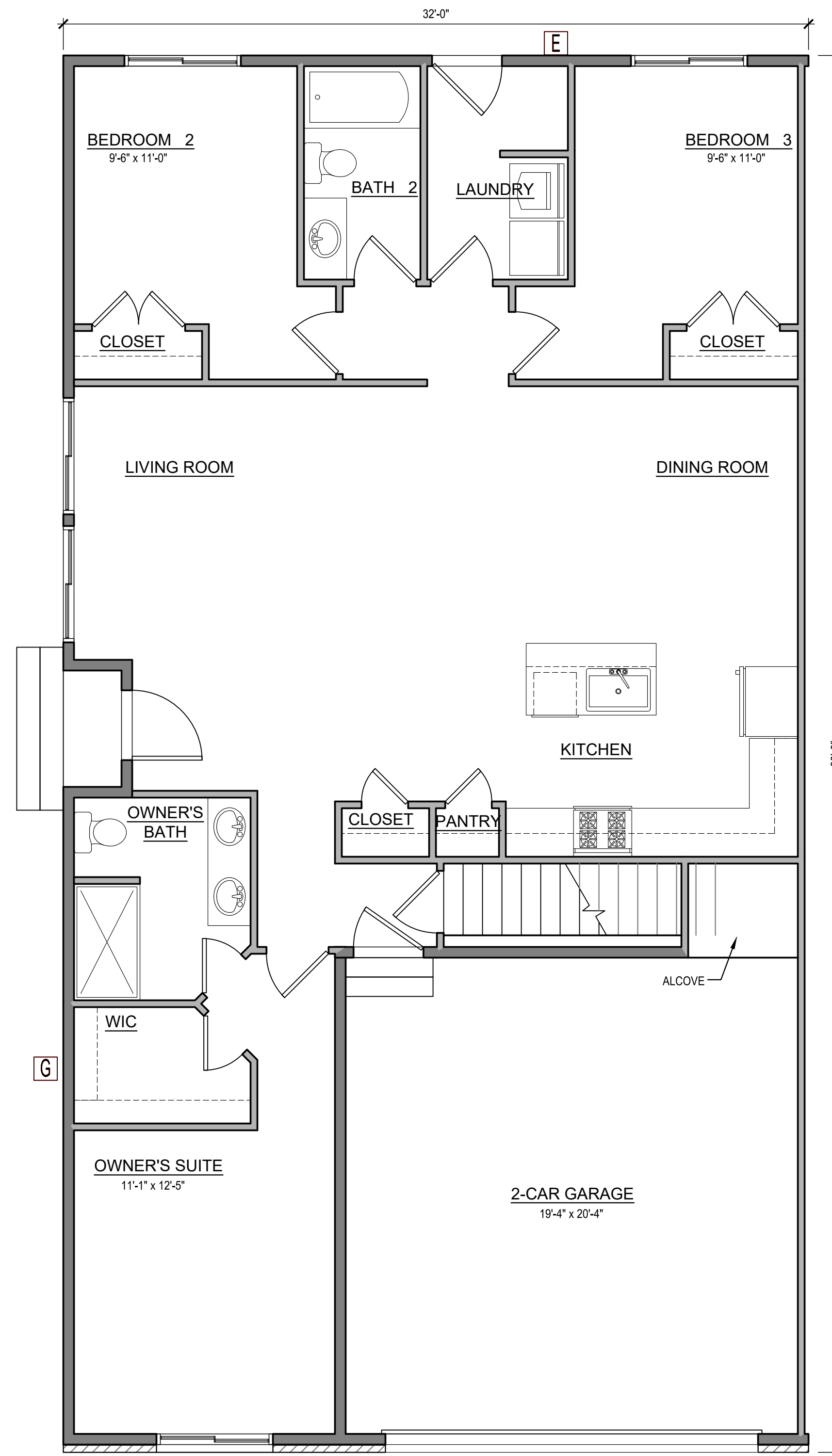
3686
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS

GRANDE RESERVE - UNIT 21
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

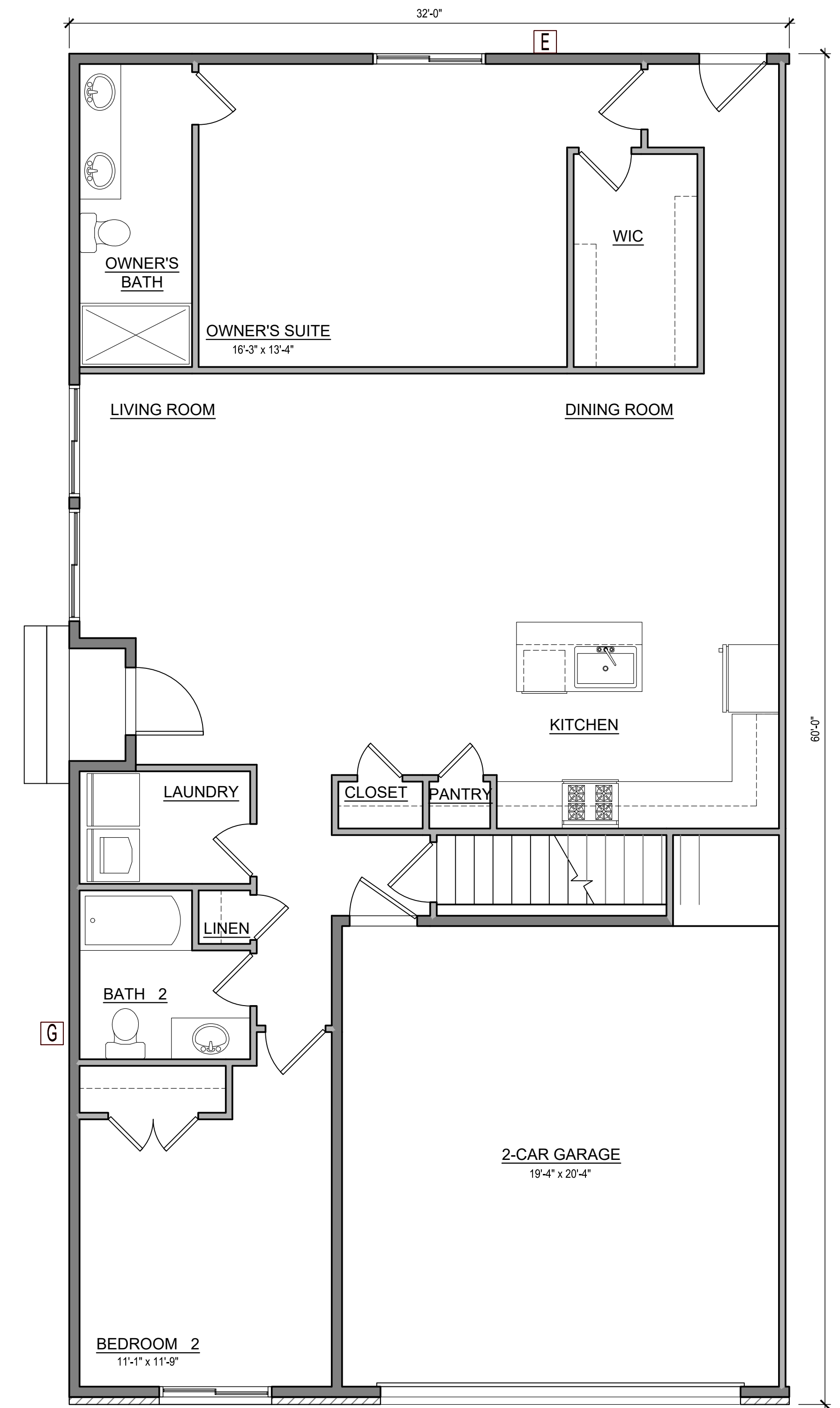
PROJ. MGR.: BAS
PROJ. ASSOC.: MGS
DRAWN BY: MGS
SCALE: 01/17/24
SHEET
3 OF 3
APLYVIL01



BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0" TOTAL AREA: 1,142 SF



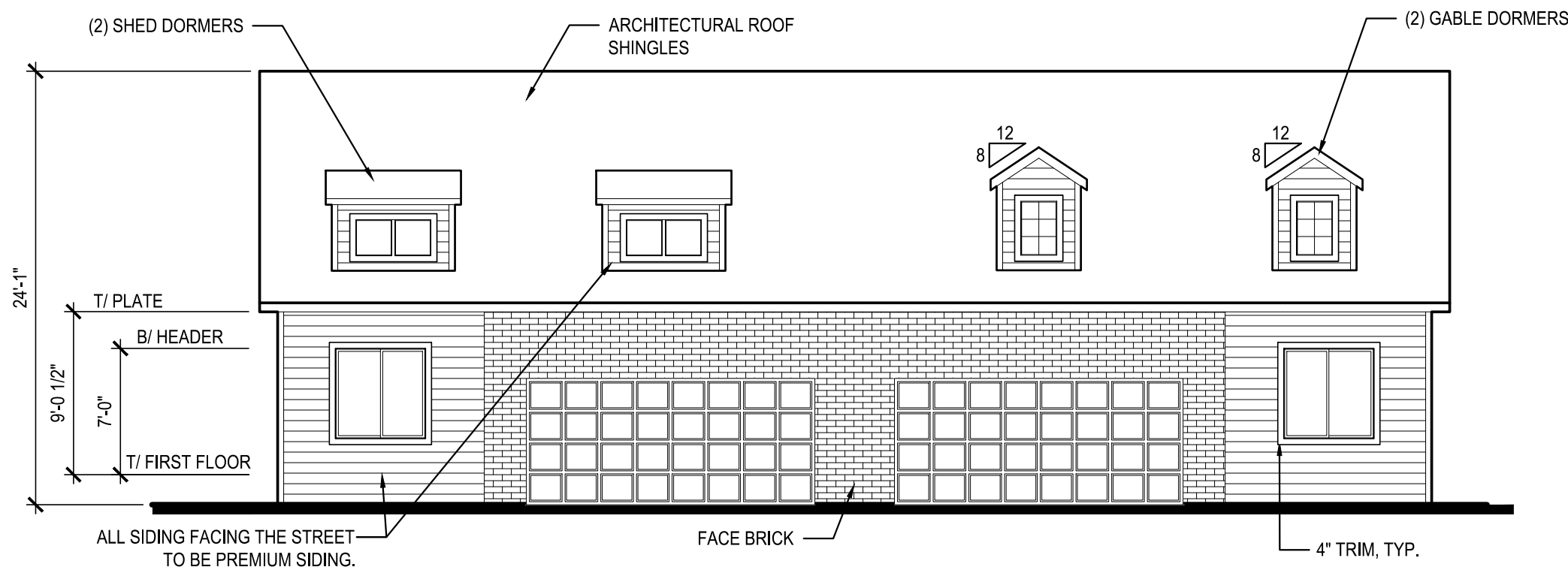
FIRST FLOOR PLAN - 3 BEDROOM
 SCALE: 1/4" = 1'-0" TOTAL AREA: 1,400 SF



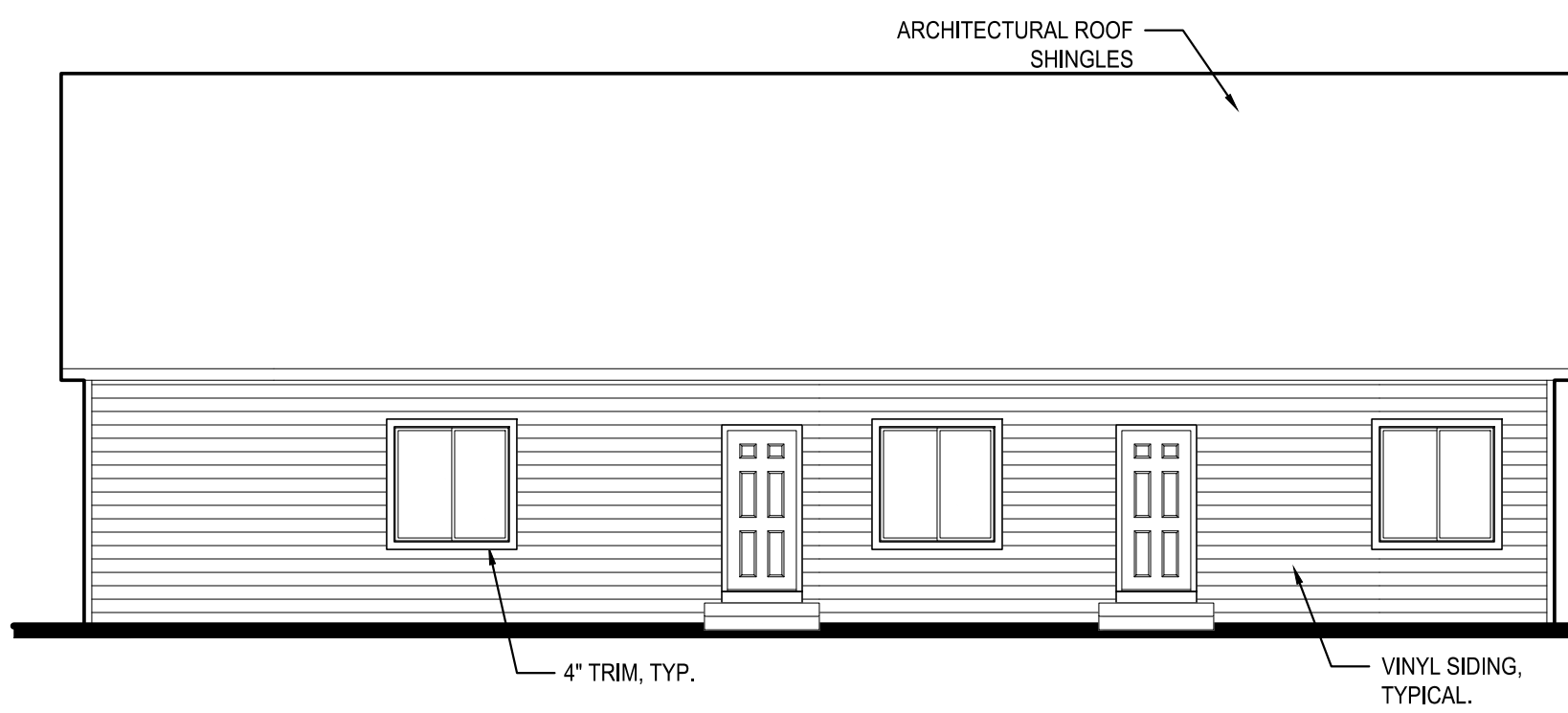
FIRST FLOOR PLAN - 2 BEDROOM
 SCALE: 1/4" = 1'-0" TOTAL AREA: 1,142 SF

UNIT SUMMARY -
60 UNITS - (30) TOTAL BUILDINGS
(23) BUILDINGS WILL HAVE MIN 50% MASONRY
(30) BUILDINGS WILL UTILIZE 100% PREMIUM (CEMENTITIOUS)
SIDING FACING STREET FRONTAGE

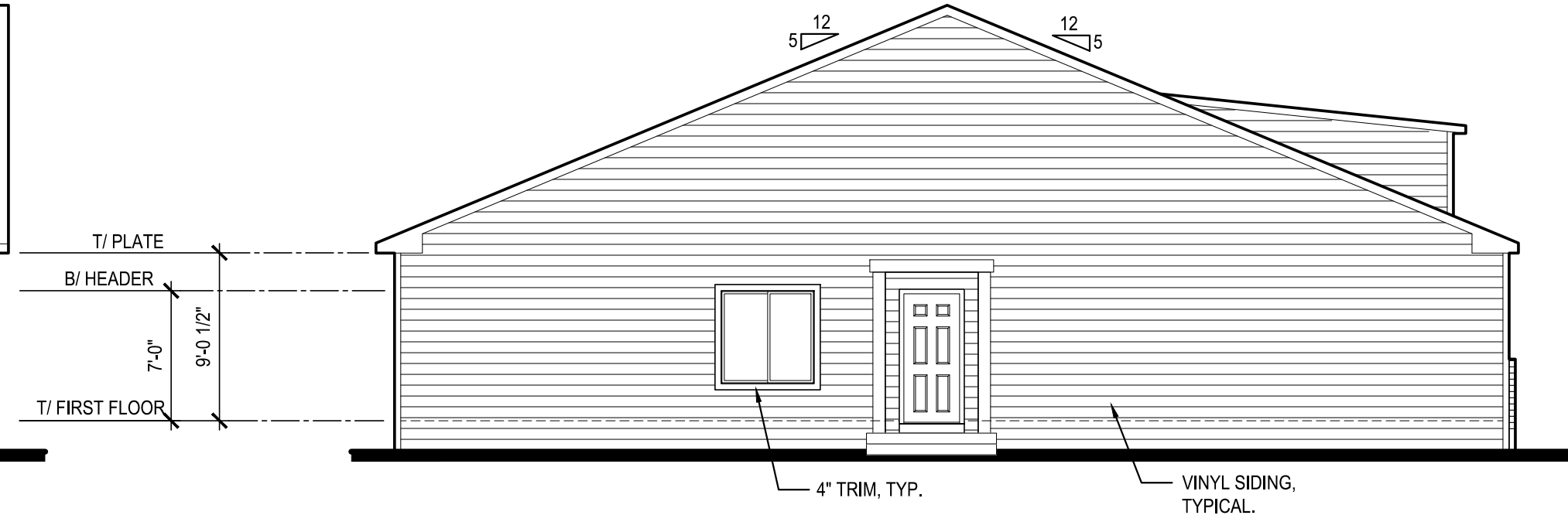
FACADE MATERIALS -
57% - MASONRY
43% - PREMIUM SIDING
(CEMENTITIOUS)



1 ELEVATION 'A' - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

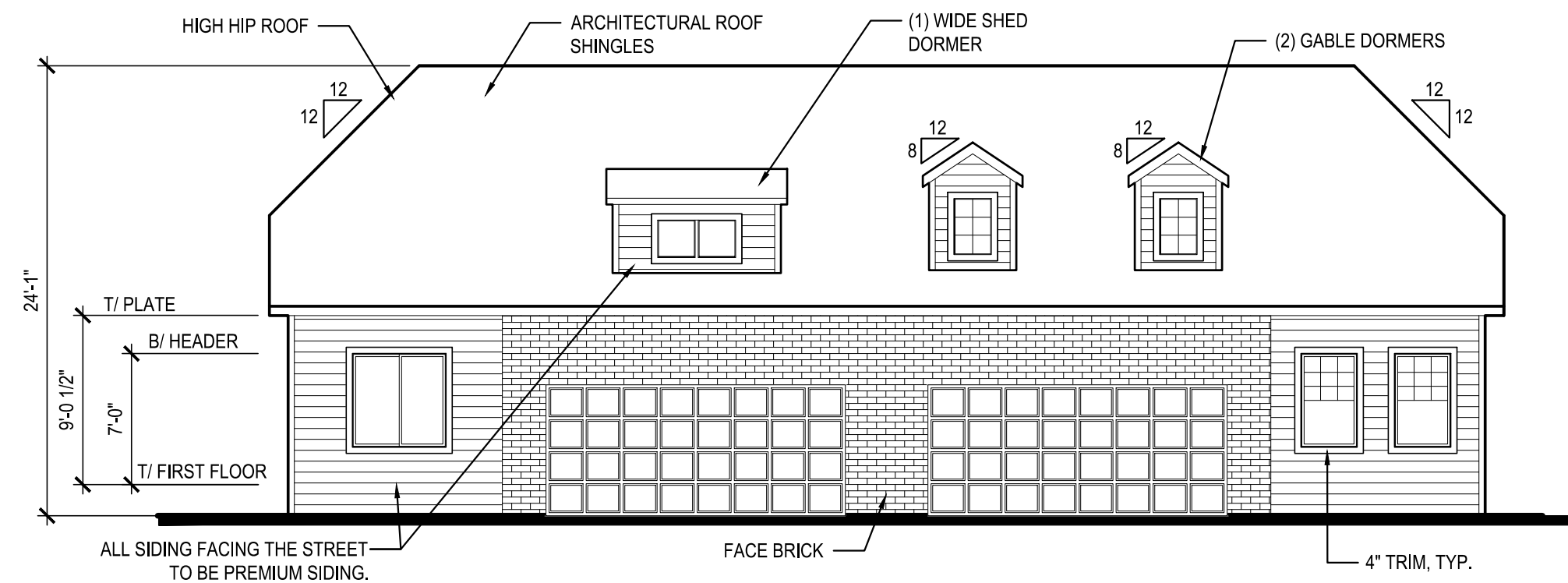


REAR ELEVATION

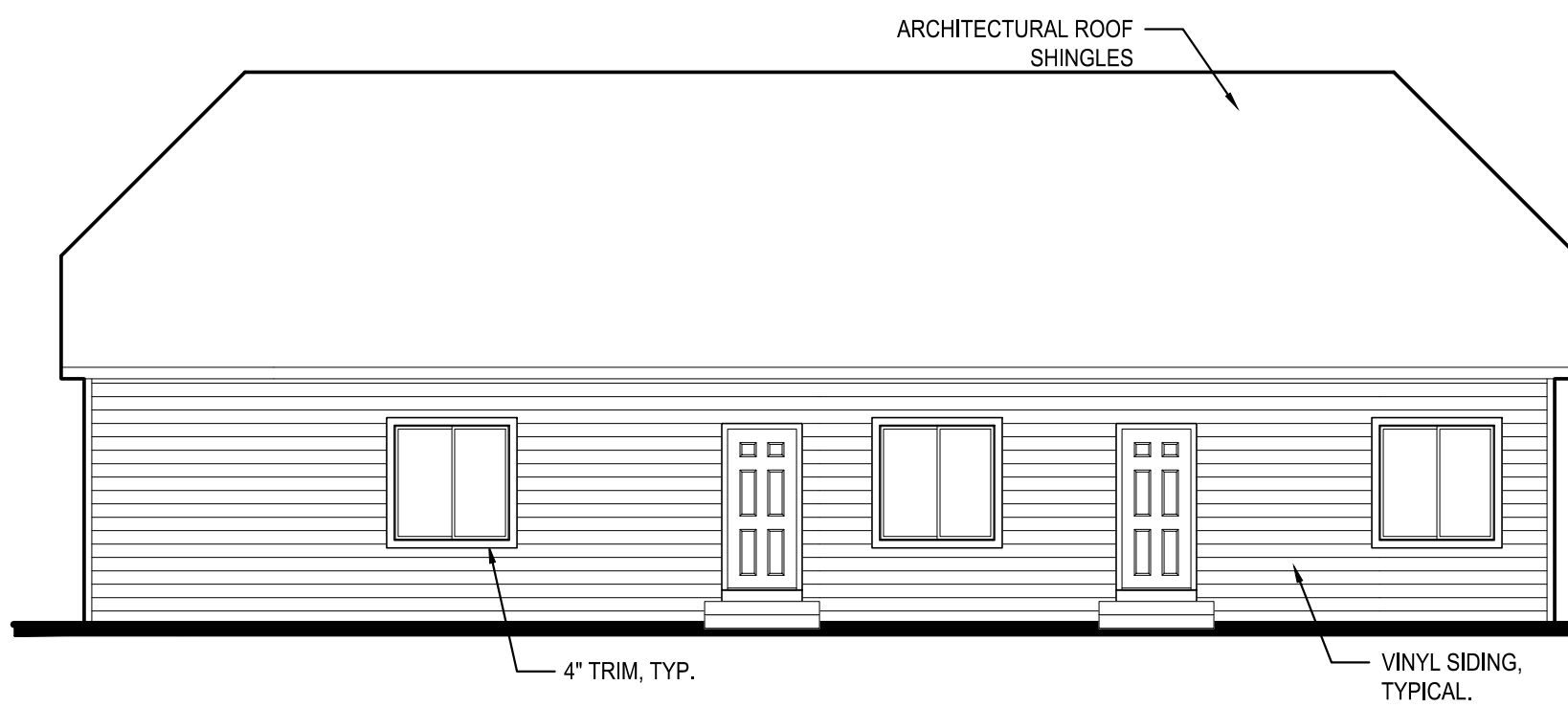


SIDE ELEVATION

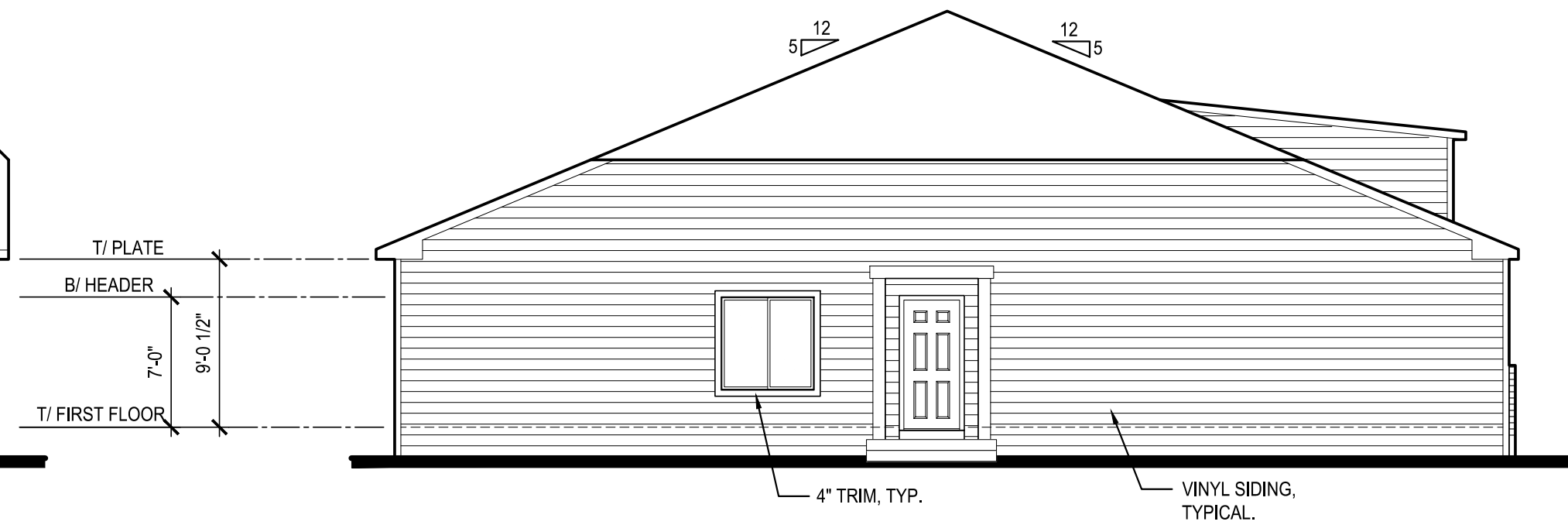
FACADE MATERIALS -
57% - MASONRY
43% - PREMIUM SIDING
(CEMENTITIOUS)



2 ELEVATION 'B' - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

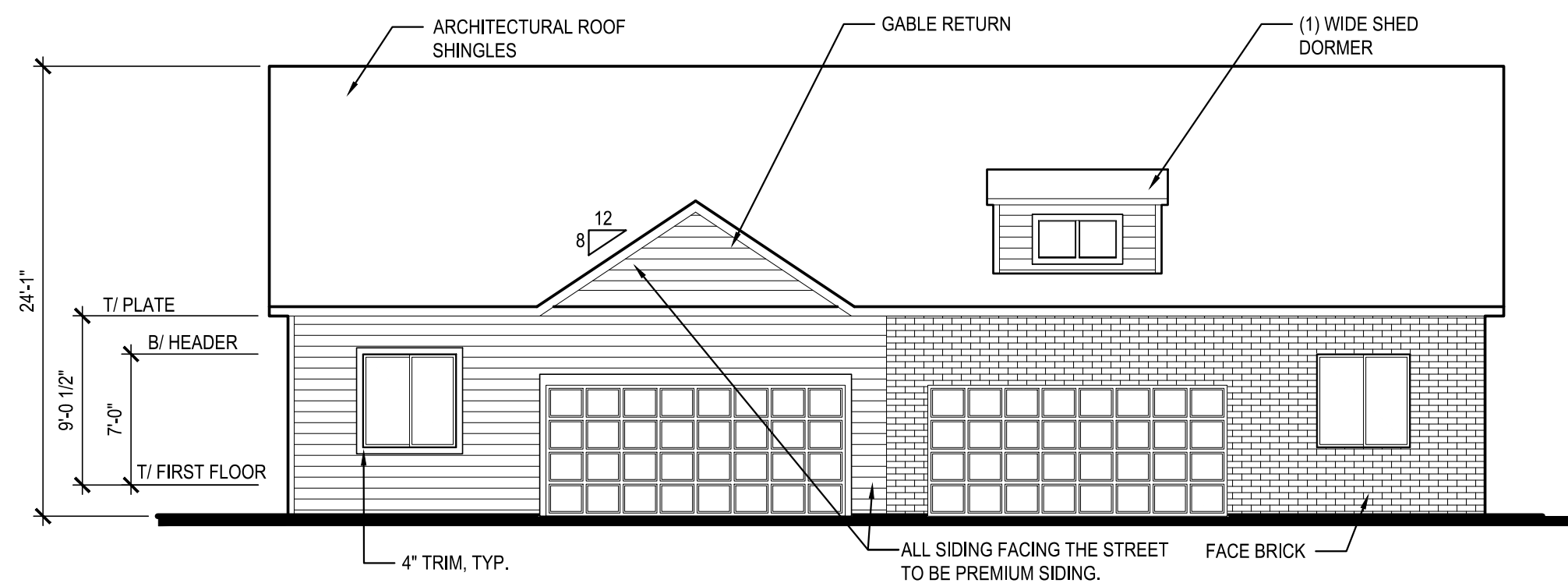


REAR ELEVATION

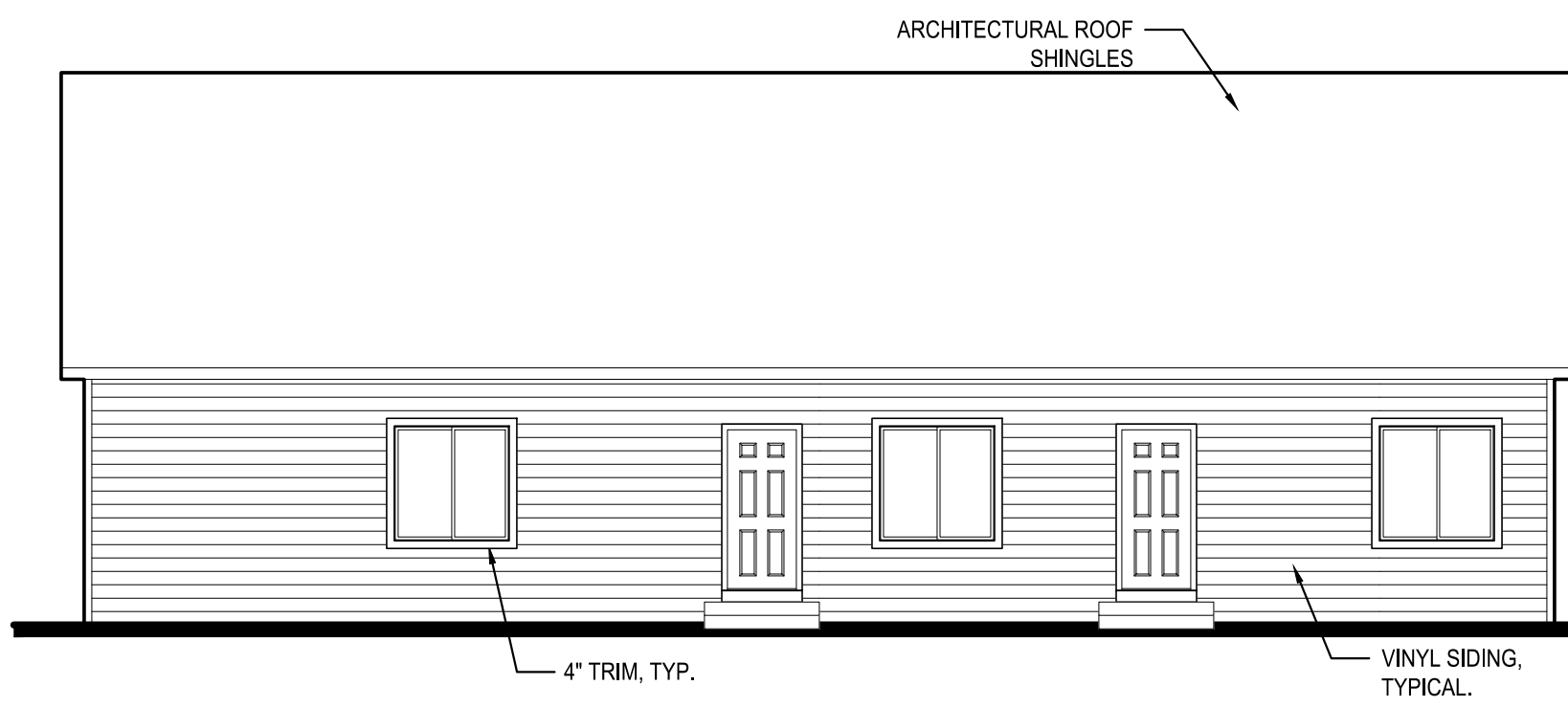


SIDE ELEVATION

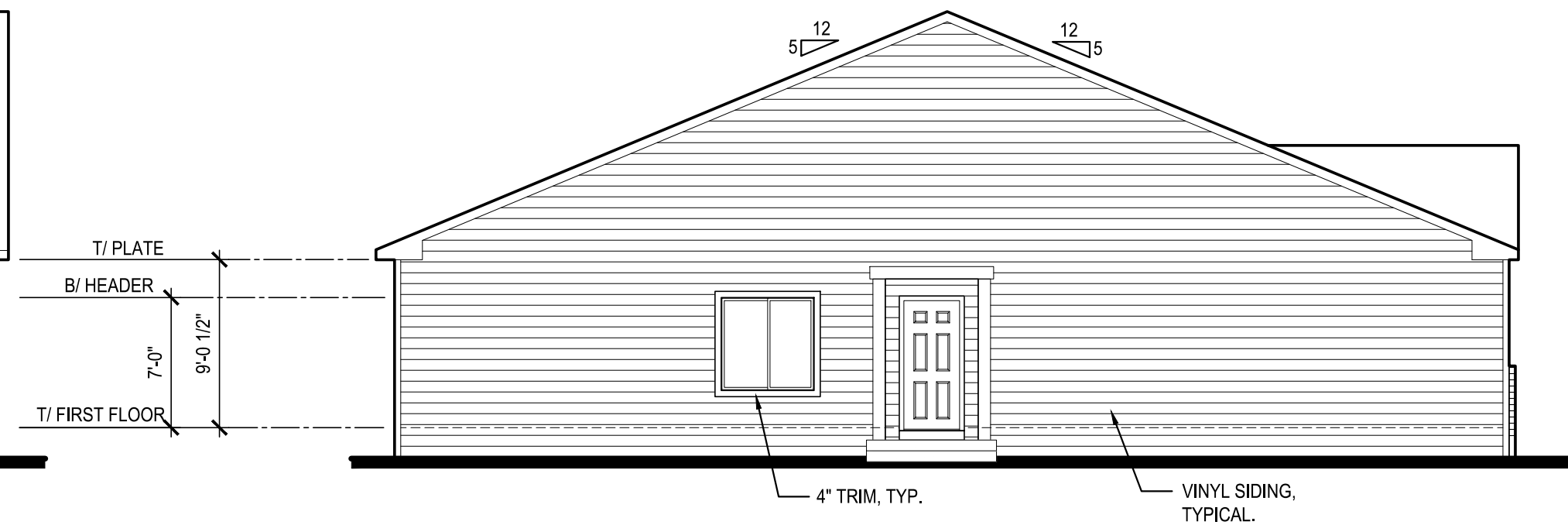
FACADE MATERIALS -
50% - MASONRY
50% - PREMIUM SIDING
(CEMENTITIOUS)



3 ELEVATION 'C' - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION



SIDE ELEVATION



1 ELEVATION 'A'
SCALE: 1/8" = 1'-0"



2 ELEVATION 'B'
SCALE: 1/8" = 1'-0"



3 ELEVATION 'C'
SCALE: 1/8" = 1'-0"



March 25, 2024

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

**Re: Grande Reserve Unit 21
Final Engineering Review – 2nd Submittal
City of Yorkville**

Dear Krysti:

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

- Final Engineering Plans (23 Sheets) revised February 9, 2024, prepared by Manhard Consulting.
- Stormwater Management Report dated December 15, 2023, prepared by Manhard Consulting.
- Landscape Plan (3 Sheets) dated January 25, 2006 prepared by Rolf C. Campbell & Associates, Inc.
- Plat of Subdivision (3 Sheets) revised February 7, 2024, prepared by Manhard Consulting.
- Plant List dated October 19, 2006 prepared by Manhard Consulting.
- Engineer's Opinion of Probable Cost dated January 9, 2024 prepared by Manhard Consulting.

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

General

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

3. Prior to the start of construction, the following items need to be addressed:
- a. A preconstruction meeting with City staff needs to be held.
 - b. A construction guarantee equal to 120% of the public improvements and erosion control costs needs to be on file with the City.

Final Engineering Plans

4. The Final Engineering Plans have been reviewed and are found to be generally acceptable.

Landscape Plan and Plant List

5. The Update Plant List and Landscape Plan are approved. See the attached letter from the City's landscape consultant.

Plat of Subdivision

6. The Plat of Subdivision has been reviewed and is found to be generally acceptable.

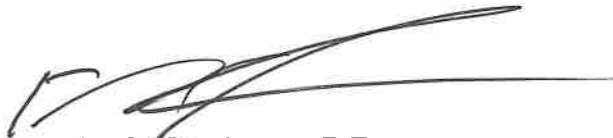
Engineer's Opinion of Probable Cost

7. We have reviewed the Engineer's Cost Opinion and find it to be acceptable. A performance guarantee in the amount of \$1,490,310.90 (120% x \$1,241,925.75) is to be on file with the City prior to the issuance of a building permit.

If you have any questions or require additional information, please call our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Dave Riendeau, Manhard Consulting (via email)
TNP, PGW2, EEI (Via e-mail)



**ENGINEER'S OPINION OF PROBABLE COST
GRANDE RESERVE - UNIT 21
YORKVILLE, IL
01/09/24**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					
1	Mobilization	1	LUMP SUM	\$20,000.00	\$20,000.00
2	Silt Fence (Non-Wire Back)	3350	LF	\$2.75	\$9,212.50
3	Concrete Washout	1	EACH	\$4,500.00	\$4,500.00
4	Construction Entrance	2	LUMP SUM	\$5,000.00	\$10,000.00
5	Topsoil Stripping and Stockpiling	1800	CY	\$3.50	\$6,300.00
6	Clay Excavation and Embankment	5400	CY	\$4.75	\$25,650.00
7	Clay Import from Offsite	4700	CY	\$5.00	\$23,500.00
8	6" Topsoil Respread and Seeding	2700	SY	\$3.50	\$9,450.00
9	Segmental Block Retaining Wall	2400	SF	\$30.00	\$72,000.00
10	Concrete Curtian Wall (29' long x 3' deep x 8" thick)	1	LS	\$5,000.00	\$5,000.00
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					\$185,612.50
SCHEDULE II - UNDERGROUND IMPROVEMENTS					
A. SANITARY SEWER IMPROVEMENTS					
1	6" PVC Sanitary Sewer Service (Long)	26	EACH	\$3,300.00	\$85,800.00
2	6" PVC Sanitary Sewer Service (Short)	23	EACH	\$1,200.00	\$27,600.00
3	8" PVC Sanitary Sewer	1060	LF	\$45.00	\$47,700.00
4	4' Diameter Manhole	7	EACH	\$6,000.00	\$42,000.00
5	Trench Backfill	1170	LF	\$90.00	\$105,300.00
6	Televise Sanitary Sewer	1060	LF	\$4.00	\$4,240.00
7	Connection to Existing Manhole	2	EACH	\$2,800.00	\$5,600.00
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS					\$318,240.00
B. WATER MAIN IMPROVEMENTS					
1	8" DI Water Main	1528	LF	\$75.00	\$114,600.00
2	8" Valve and Box	5	EACH	\$2,200.00	\$11,000.00
3	1" House Service Type K (short)	23	EACH	\$1,200.00	\$27,600.00
4	1" House Service Type K (long)	35	EACH	\$2,400.00	\$84,000.00
5	Fire Hydrant with Auxiliary Valve	4	EACH	\$6,000.00	\$24,000.00
6	Trench Backfill	1244	LF	\$35.00	\$43,540.00
7	Dry Connection	2	EACH	\$2,000.00	\$4,000.00
SUBTOTAL B - WATER MAIN IMPROVEMENTS					\$308,740.00
C. STORM SEWER IMPROVEMENTS					
17	12" RCP Storm Sewer Pipe	261	LF	\$30.00	\$7,830.00
18	15" RCP Storm Sewer Pipe	286	LF	\$35.00	\$10,010.00
19	18" RCP Storm Sewer Pipe	377	LF	\$40.00	\$15,080.00
41	2'-0" Diameter Inlet	5	EACH	\$1,600.00	\$8,000.00
43	4'-0" Diameter Catch Basin	5	EACH	\$3,300.00	\$16,500.00
44	4'-0" Diameter Manhole	3	EACH	\$2,500.00	\$7,500.00
54	Trench Backfill	368	LF	\$30.00	\$11,040.00
67	Inlet Filter	34	EACH	\$350.00	\$11,900.00
SUBTOTAL C - STORM SEWER IMPROVEMENTS					\$87,860.00
TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS (A-C)					\$714,840.00



ENGINEER'S OPINION OF PROBABLE COST
GRANDE RESERVE - UNIT 21
YORKVILLE, IL
01/09/24

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					
1	Subgrade Preparation - Fine Grading	4773	SY	\$1.50	\$7,159.50
2	Aggregate Base Course - 10"	4773	SY	\$15.00	\$71,595.00
3	Hot-Mix Asphalt Binder Course, N50 - 2.5"	4345	SY	\$12.50	\$54,312.50
4	Hot-Mix Asphalt Surface Course, N50 - 1.5"	4345	SY	\$8.50	\$36,932.50
5	Concrete Curb Type B-6.12	2507	LF	\$18.00	\$45,126.00
6	PCC Sidewalk - 5" with Subbase	13533	SF	\$6.75	\$91,347.75
7	Street Lights	5	EACH	\$7,000.00	\$35,000.00
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					\$341,473.25
SUBTOTAL SCHEDULES I-III					\$1,241,925.75
CONTINGENCY @ 10%					\$124,192.58
TOTAL					\$1,366,118.33

Prepared By: Manhard Consulting, Ltd.
700 Springer Drive
Lombard, Illinois 60148

NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from Opinions of Probable Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein and does not include permit fees, recapture costs, consultant fees landscaping, dewatering, maintenance, bonds or the like.

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

8755 W. HIGGINS ROAD, SUITE 853

CHICAGO, ILLINOIS 60631

PHONE (773) 693-9200

FAX (773) 693-9200

March 19, 2024

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

Project No.: 21-0275 AG

Re: Landscape Plan Review
Grande Reserve Unit 21

Dear Pamela:

We have completed our first landscape plan review of Grande Reserve Unit 21 located in Yorkville.

Landscape Plan – RECOMMENDED FOR APPROVAL

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

It is our understanding that the original 2006 landscape plans referenced below were approved by the City and remain relevant.

Further, it is our understanding that the petitioner desires to revise some of the tree and shrub species included in the original 2006 landscape plans (e.g., elimination of Callery Pear which is now considered an undesirable species). We agree with these changes.

SUMMARY

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

- Final Landscape Plans for Neighborhood 2, 3 sheets, prepared by Rolf C. Campbell & Associates, most recently dated May 22, 2006
- Revised Tree & Shrub List, one page, prepared by Manhard Consulting, not dated

Let us know if there are any questions or comments.

Sincerely,



Tim Pollowy, PLA, ASLA
Senior Landscape Architect



Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: October 2, 2024
Subject: **PZC 2024-28 Grande Reserve – Unit 21 (Final Plat)**
Proposal for 30 lots (60 new duplexes) in Grande Reserve

I have reviewed the application for Final Plat of Subdivision of Grande Reserve Unit 21 (Neighborhood 2) received September 13, 2024, as submitted by Cesar Cruz on behalf of GR Yorkville Residents, LLC, owner/petitioner. The Final Plats were prepared by Manhard Consulting, Ltd and dated 02/07/24.

The petitioner is seeking Final Plat approval for an approximately 10-acre site consisting of 60 new residential duplex dwelling units on 30 lots located west of the intersection of Crooker Drive and Brady Street in Yorkville. These lots will complete Neighborhood 2 and, along with Units 18 and 25, this portion north of Mill Road in the Grande Reserve development. Based upon my review of the application documents and plans; I have compiled the following comments:

GENERAL ZONING/ANNEXATION AGREEMENT COMMENTS:

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

	Zoning	Land Use
North	R-2 Planned Unit Development (Grande Reserve)	Residential
South	R-2 Planned Unit Development (Grande Reserve)	Residential
East	R-2 Planned Unit Development (Grande Reserve)	Residential
West	R-1 and B-3 Planned Unit Development (Cross Evangelical Lutheran)	Loving Arms Child Care

2. **ANNEXATION AGREEMENT** – Per Group Exhibit “D” of the Annexation Agreement (Ord. 2003-44) it is stated that the “CITY, OWNERS and DEVELOPER acknowledge that the number of dwelling units to be approved on future preliminary and final plats may be more than or less than that described in the Concept Plan...” Further it states, “Any plan for a phase of development that does not exceed the total number of dwelling units allowed in said Neighborhoods shall be deemed to be in substantial conformance with the Concept Plan.”

Below is a comparison of the approved Concept Plan PUD dwelling unit count (Group Exhibit “C”) and the proposed final plat dwelling unit count for each unit in Neighborhood 3:

NEIGHBORHOOD 2 (UNIT)	UNIT TYPE	APPROVED DWELLING UNITS CONCEPT PUD PLAN	PROPOSED/APPROVED DWELLING UNITS FINAL PLAT
Unit 20	TH	62	62
Unit 21	TH	64	60
TOTAL		126	122

- **Neighborhood 2 Density** – Per Exhibit “D7” of the Annexation Agreement, the overall approved maximum density for Neighborhood 2 is 6 units/acre (126 units on 24.9 acres). With the proposed reduction of four (4) dwelling units (2 lots) in Neighborhood 2, the density remains relatively unchanged.
 - **Declarations of CCRs** – Group Exhibit “D”, paragraph B of the Annexation Agreement requires that the developer submit a copy of the proposed Declaration of Covenants, Restrictions and Easements to be reviewed by the City. The declarations shall be recorded at the same time with the final plat for each phase.
 - **Dormant Special Service Area (SSA)** – Per paragraph 19D of the Annexation Agreement, the City may elect to establish a dormant special service area to act as a backup in the event the association fails to maintain the private common areas, detention ponds, perimeter landscaping features, and entrance signage within the development.
3. **BUILDING SETBACKS/VARIANCE SCHEDULE** – The following bulk regulations are for parcels located in Neighborhood 2, per “Exhibit E-1 Grande Reserve Variance Schedule for Neighborhoods 2-19” of the Annexation Agreement:

BULK REGULATIONS	REQUIRED MINIMUM	PROPOSED
Minimum Lot Size	10,000 sq.ft.	10,080 sq. ft.
Minimum Lot Width	75 ft.	TBD*
Front Yard	30 ft.	30 ft.
Side (Corner) Yard	30 ft.	30 ft.
Side (Interior) Yard	10 ft.	10 ft.
Rear Yard	30 ft.	30ft.

* Verify for Lots 42 & 49 measured at B.S.L.

The proposed yard setbacks illustrated on the final plats meet the minimum requirements established in the original annexation agreement.

- Note, the Typical Lot Detail is inconsistent with the actual lot dimensions, specifically with regard to lot size (less than 10,000req.), front building setback (shows 20 ft.), and lot width is not provided.
4. **APPEARANCE STANDARDS**
- Per Exhibit “D5” in the original Annexation Agreement (Ord. 2003-44) Architectural Design Standards are established for duplex development and conceptual building elevations were provided in Exhibit “D2”. Further it is

stated that “all owners and developers agree to impose architectural design standards relating to façade materials, accessory structures, and other building restrictions at the time of final plat submittal for each unit.

- These standards will be submitted for city review and approval prior to City Council approval of the final plat of subdivision, and must address the following:
 - Color Schemes
 - Deck & Patio Specifications
 - Fence Specifications
 - Restrictions on Accessory Buildings
 - Restrictions on Housing Styles
 - Minimum Square Footage
 - Building Materials
 - Roof Specifications
- It is also stated in the Economic Incentive Agreement approved via ord. 2021-13, that currently not platted areas must submit architectural standards at time of final plat.
- Per the City’s Anti-Monotony Standards in Chapter 10-7-8 of the Unified Development Ordinance (UDO) “no new single-family or duplex dwelling units shall be similar in appearance to any other single-family or duplex dwelling units within three (3) units on either side of the subject property or on any of the five (5) units across the street from the subject property.” Additionally, on cul-de-sac turnarounds, no single-family or duplex dwelling shall be similar in appearance to another dwelling on the turnaround.
 - **Similarity Standards** - Any two (2) dwelling units shall be considered similar in appearance if they are identical or nearly identical to one another in any three (3) or more of the following characteristics:
 1. Roof type (gable, hip, mansard, gambrel, flat, or combination)
 2. Similar roof pitch at an angle of ten (10) degrees or less
 3. Dimensions (height and/or length) of the front wall closest to the front lot line that are within twenty (20) percent the same as either the height or width shall constitute similarity
 4. Shape of the front elevation silhouette
 5. Relative location and size of windows on the front elevation
 6. Relative location and dimensions of garage door(s), if included on the front elevation; and
 7. Type(s) of exterior building cladding materials on the front elevation. The following differences in construction material shall be deemed sufficient to render buildings containing such changes and built on adjacent lots to be dissimilar.
 - i. Four (4) inch exposure horizontal siding
 - ii. Eight (8) inch exposure horizontal siding
 - iii. Brick facing
 - iv. Vertical siding
 - v. Stone facing; and
 - vi. Stucco/staccato board and trim.
 - vii. When materials are changed, the change must occur throughout the front facade or elevation for a minimum of one story in height.

viii. Color change shall be made by significant changes in adjacent colors. The change must be one of color rather than merely of the shade.

- Petitioner has not submitted elevations for duplexes in Unit 21. **Building elevations/color renderings of all proposed duplex models must be provided and reviewed by staff before the request can advance to the next scheduled meeting.**

FINAL PLAT OF SUBDIVISION COMMENTS:

1. **PREVIOUSLY APPROVED PRELIMINARY PLANS** – Preliminary/Final Plat for Unit 21 was approved by the City Council in July 2006 but was never recorded and has since expired.
2. **SCALE** – The graphic scale on Sheet 1 of 3 states 1 inch= 100 feet, but the scale in the legend states 1”=250’.



March 25, 2024

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

**Re: Grande Reserve Unit 21
Final Engineering Review – 2nd Submittal
City of Yorkville**

Dear Krysti:

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

- Final Engineering Plans (23 Sheets) revised February 9, 2024, prepared by Manhard Consulting.
- Stormwater Management Report dated December 15, 2023, prepared by Manhard Consulting.
- Landscape Plan (3 Sheets) dated January 25, 2006 prepared by Rolf C. Campbell & Associates, Inc.
- Plat of Subdivision (3 Sheets) revised February 7, 2024, prepared by Manhard Consulting.
- Plant List dated October 19, 2006 prepared by Manhard Consulting.
- Engineer's Opinion of Probable Cost dated January 9, 2024 prepared by Manhard Consulting.

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

General

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

3. Prior to the start of construction, the following items need to be addressed:
- a. A preconstruction meeting with City staff needs to be held.
 - b. A construction guarantee equal to 120% of the public improvements and erosion control costs needs to be on file with the City.

Final Engineering Plans

4. The Final Engineering Plans have been reviewed and are found to be generally acceptable.

Landscape Plan and Plant List

5. The Update Plant List and Landscape Plan are approved. See the attached letter from the City's landscape consultant.

Plat of Subdivision

6. The Plat of Subdivision has been reviewed and is found to be generally acceptable.

Engineer's Opinion of Probable Cost

7. We have reviewed the Engineer's Cost Opinion and find it to be acceptable. A performance guarantee in the amount of \$1,490,310.90 (120% x \$1,241,925.75) is to be on file with the City prior to the issuance of a building permit.

If you have any questions or require additional information, please call our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Dave Riendeau, Manhard Consulting (via email)
TNP, PGW2, EEI (Via e-mail)



Yorkville Police Department Memorandum

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

Date: September 23, 2024
To: Krysti Barksdale Noble, Community Development Director
From: James Jensen, Chief of Police
Reference: Plan Review Grand Reserve Units 18 & 25 and Unit 21
List Project Name Grand Reserve Units 18 & 25 and Unit 21
List Applicant Name
List Project Manager
List Project Number PZC 2024-27 & 2024-28 Grande Reserve Units 18 & 25
And Unit 21 (Final Plat)

Please see comments listed below pertaining to the project referenced above:

Signage

Handicapped Signage Required: ☒ Yes ☐ No

Comments: **Handicapped parking has been identified. Proper signage is required.**

***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

Comments: **N/A**

No Parking Signage Required? ☒ Yes ☐ No

☒ No Parking After 2" Snow Fall

Comments: **No parking after 2" snow fall on Preston Drive.**

No Parking Locations: **No parking locations should be clearly marked**

Dedicated parking signage needed? ☐ Yes ☒ No

☐ Located by Park

☐ School



Yorkville Police Department Memorandum

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Fax: 630-553-1141

____ Common Parking Area

Are there Street Name Conflicts? ____ Yes X No

Comments: **Will Preston Drive be marked as Preston North or South?**

Building & Apartment Numbering

Exterior Building Signs Requested ON Building X Yes ____ No

Comments: **For immediate emergency response having ON building or signage in front of each building identifying the building and townhome numbers would be helpful.**

Pedestrian/Bike Path Crossing Signage? X Yes ____ No

Warning Ahead Signs are Required

Comments: **I assume this will connect to the bike path. Whatever signage we currently use in other developments for bike paths should be included (i.e. no motorized vehicles, stop signs, etc.). If violations of HOA rules are not police enforced then no signage is being requested.**

NO Construction Traffic Signage being requested? X Yes ____ No

Location: **No construction traffic signs should be posted at the entrance to adjacent subdivision. Construction traffic should only use Preston (new development) and Tuscany Trail to Mill Road.**

****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 MUTCD 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? X Yes ____ No

Comments: **On Preston Drive only.**

Center Roadway Medians: ____ Yes ____ No



Yorkville Police Department Memorandum

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

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
Comments: **N/A**

Landscape

Low Growth or Ground Cover Landscaping? ☐ Yes ☐ No
Low Growth or Ground Cover Landscaping by windows? ☐ Yes ☐ No
Low Growth or Ground Cover Landscaping by Entrances ☒ Yes ☐ No

Comments: **Landscaping at the intersection of Tuscany and Preston should be limited for site line issues.**

****Landscaping located near the entrance/exits should include ONLY low growth or ground cover so as to not obstruct site lines****

Ingress / Egress

Entrance/Exits match up with adjacent driveways? ☒ Yes ☐ No
Total Entrance/Exits for development? 2

Are vehicle entrance/exits safe? ☒ Yes ☐ No
Are warning signs for cross traffic requested? ☒ Yes ☐ No

Comments: **Cross traffic signage should be posted on Tuscany Trail for North and South Preston.**

Raised Median & Signage for Right in & Right Out? ☐ Yes ☒ No
Comments: **N/A**

Emergency Contact for after hours during construction: _____
Comments: **Please provide information**

Is this a gated or controlled access development? ☐ Yes ☒ No
If yes, will police & Fire and Access? ☐ Yes ☐ No



Yorkville Police Department Memorandum

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Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Miscellaneous

Individual Mailboxes? ☐ Yes ☐ No

Cluster Mailbox Kiosks? ☒ Yes ☐ No

Will this cause traffic choke points? ☐ Yes ☐ No

Comments: **Cluster mailboxes should be out of the way of general traffic flow.**

Are sidewalks being planned for the development? ☒ Yes ☐ No

Comments: **N/A**

Are sidewalk crosswalks needed? ☒ Yes ☐ No

Comments: **Only if crossing major roadway.**

Are there bike paths planned for the development? ☒ Yes ☐ No

Comments: **N/A**

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

Comments: **Is this area controlled by HOA or will police be able to enforce stopping, standing, parking related issues?**

Who is responsible for re-surfacing and re-striping? **N/A**

Security

Will security cameras be in use? ☐ Yes ☐ No

Comments: **Will security cameras be in use around the property? If requested will those in charge of the cameras work with the police department for video related evidence? Would Police Department access to the exterior cameras for emergency purposes be allowed?**



Yorkville Police Department Memorandum

651 Prairie Pointe Drive
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Telephone: 630-553-4340
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We assume access to the building will be controlled. Will the police department have access to the building for emergencies? ☐ Yes ☐ No

Comments: **N/A**

What are the business Hours of Operation? **N/A**

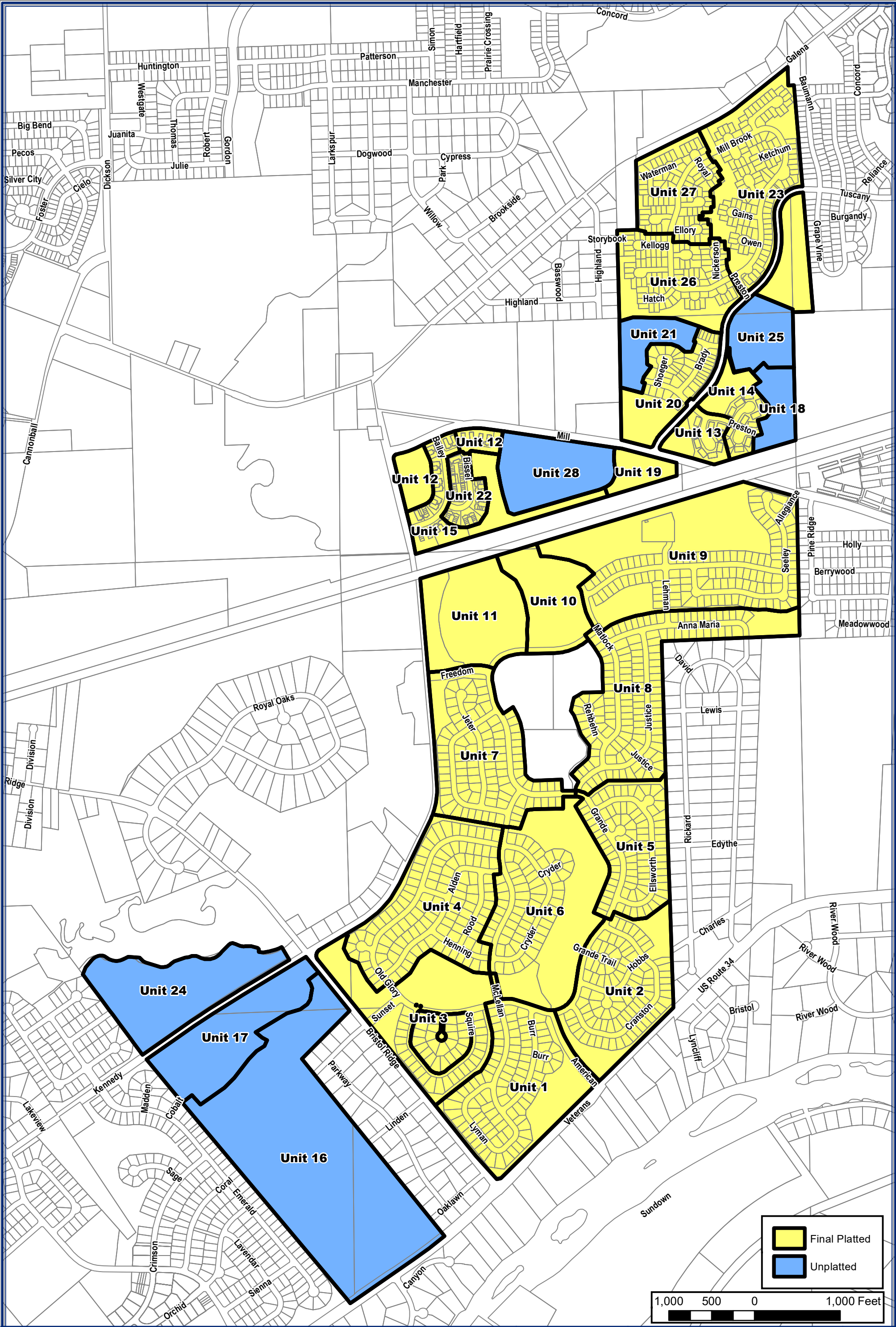
Will the property be alarmed? ☐ Yes ☐ No

Comments: **N/A**

Will you provide Floor Plans/Maps to the police department to be used for emergency purposes only? ☐ Yes ☐ No

Comments: **We would request a copy of the floor plans to be used for emergency purposes only.**

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.



Site Data

	Acres	Percent
Total Site	1037.91	100.00
Perimeter Road R.O.W.	37.31	3.60
Feature Roads	21.40	2.06
Commercial	4.44	0.43
Open Space (incl. Det., Parks & Buffers)	352.48	33.96
Residential	622.88	59.95
Gross Site Density	= 2.55 D.U./Ac. (2646 D.U./1037.91 Ac.)	

Residential Area

Neighborhood	Residence Type	Minimum Lot Size	Average Lot Size	Minimum Lot Width	Typical Lot Width	D.U.
1	Single Family Villas	NA	NA	NA	NA	280
2	Two-Family	10,000	NA	80 Ft.	80 Ft.	126
3	Townhomes	NA	NA	NA	NA	245
4	Multi-Family	NA	NA	NA	NA	300
5	Townhomes	NA	NA	NA	NA	164
6	Townhomes	NA	NA	NA	NA	156
7	Townhomes	NA	NA	NA	NA	142
8	Two-Family	10,000	NA	NA	NA	224
9	Single Family	10,000	11,500	70 Ft.	75 Ft.	135
10	Single Family	10,000	11,500	70 Ft.	75 Ft.	84
11	Single Family	10,000	11,500	70 Ft.	75 Ft.	87
12	Single Family	11,000	12,650	75 Ft.	80 Ft.	90
13	Single Family	11,000	12,650	75 Ft.	80 Ft.	90
14	Single Family	12,000	13,800	80 Ft.	85 Ft.	116
15	Single Family	12,000	13,800	80 Ft.	85 Ft.	83
16	Single Family	11,000	12,650	75 Ft.	80 Ft.	98
17	Single Family	12,000	13,800	80 Ft.	85 Ft.	159
18	Single Family	12,000	13,800	80 Ft.	85 Ft.	56
19	Single Family	12,000	13,800	80 Ft.	85 Ft.	59
Total						2646

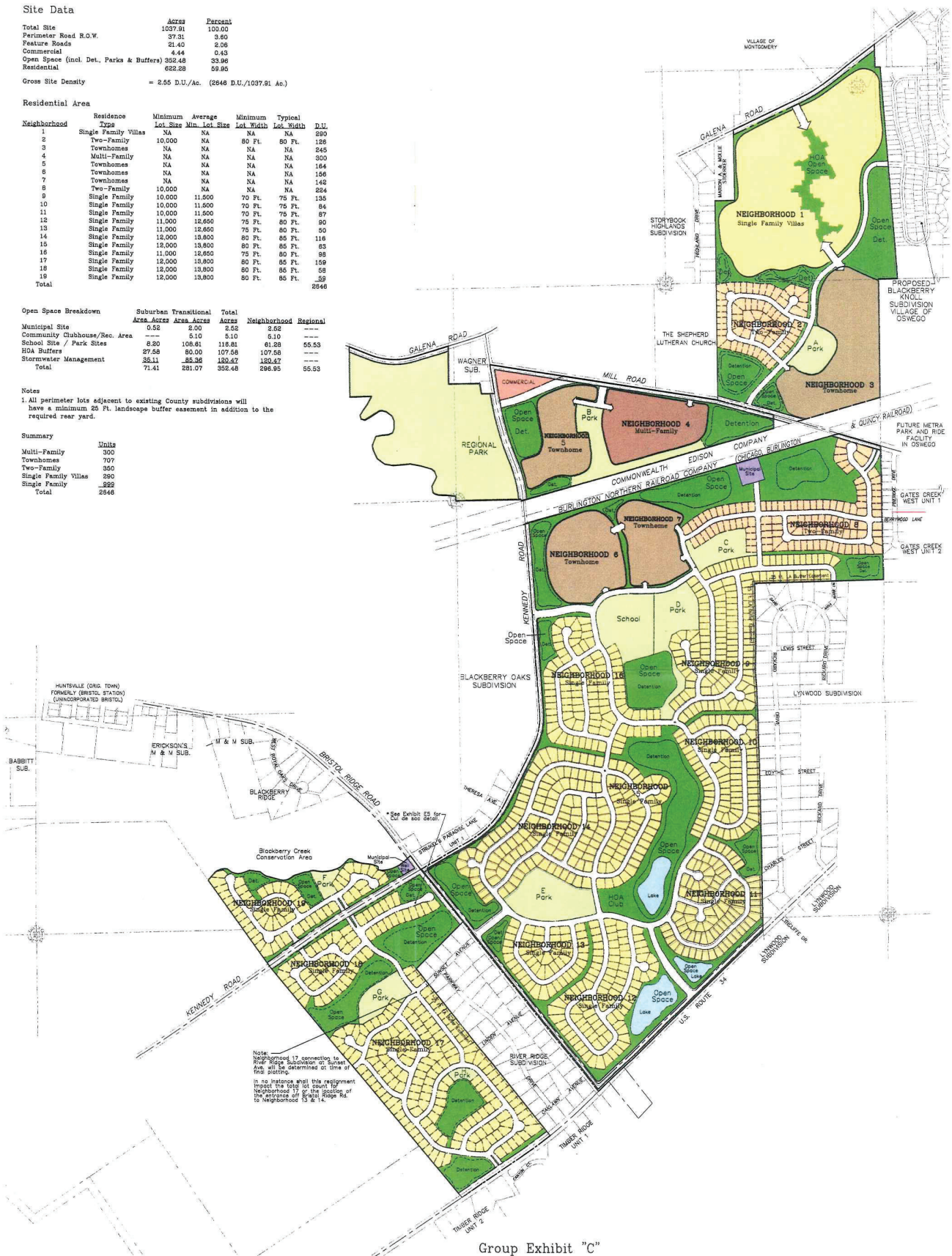
Open Space Breakdown	Suburban	Transitional	Total	Neighborhood	Regional
	Acres	Acres	Acres		
Municipal Site	0.52	2.00	2.52	2.52	---
Community Clubhouse/Rec. Area	---	5.10	5.10	---	---
School Site / Park Sites	8.20	108.61	116.81	61.29	55.53
HOA Buffers	27.58	80.00	107.58	107.58	---
Stormwater Management	25.11	85.36	110.47	150.47	---
Total	71.41	281.07	352.48	266.55	55.93

Notes

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

Summary

	Units
Multi-Family	300
Townhomes	707
Two-Family	350
Single Family Villas	290
Single Family	922
Total	2646



Revisions:
05-23-03
07-21-03

Job No. 3300
Scale: 1"=400'
Date: 05-23-03

MPI - Yorkville
535 Plainfield Road Suite E
Willowbrook, IL 60527
(630) 325-4500

Group Exhibit "C"

Concept Plan
GRANDE RESERVE
Yorkville, Illinois

JEN LAND DESIGN, INC.
PLANNING • LANDSCAPE ARCHITECTURE
5517 N. Cumberland, Ste. 906 Chicago, IL 60656 • 773/763-3320
Ph: 773.763.3320 Fax: 773.763.3325 Email: jelandesign@earthlink.net

UCOY MPI
August 14, 2003



Townhome Neighborhood 3 & 6





Duplex Neighborhoods 2 & 8



EXHIBIT "D₅"

Architectural Design Standards

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

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

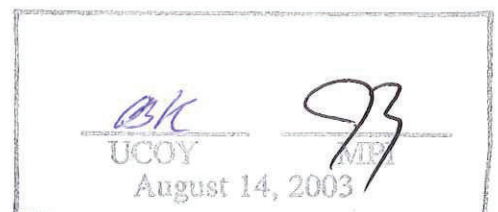
The OWNERS and DEVELOPER agree to adhere to any city-wide architectural control ordinances that are in place at the time of final platting for each phase of development. Additionally, the OWNERS and DEVELOPER agree to impose architectural design standards relating to façade materials, accessory structures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

DEVELOPER established architectural design standards would address the following issues:

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

Architectural Design Standards for Commercial Area

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



GRAND RESERVE
TRANSITIONAL AREA COMPREHENSIVE PLAN ANALYSIS

EXHIBIT "D7"

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

Transitional Area "Additional Open Space" Table

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

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

UCOY
August 14, 2003
M/I

Total Attached Housing Area = 233.49 Ac.

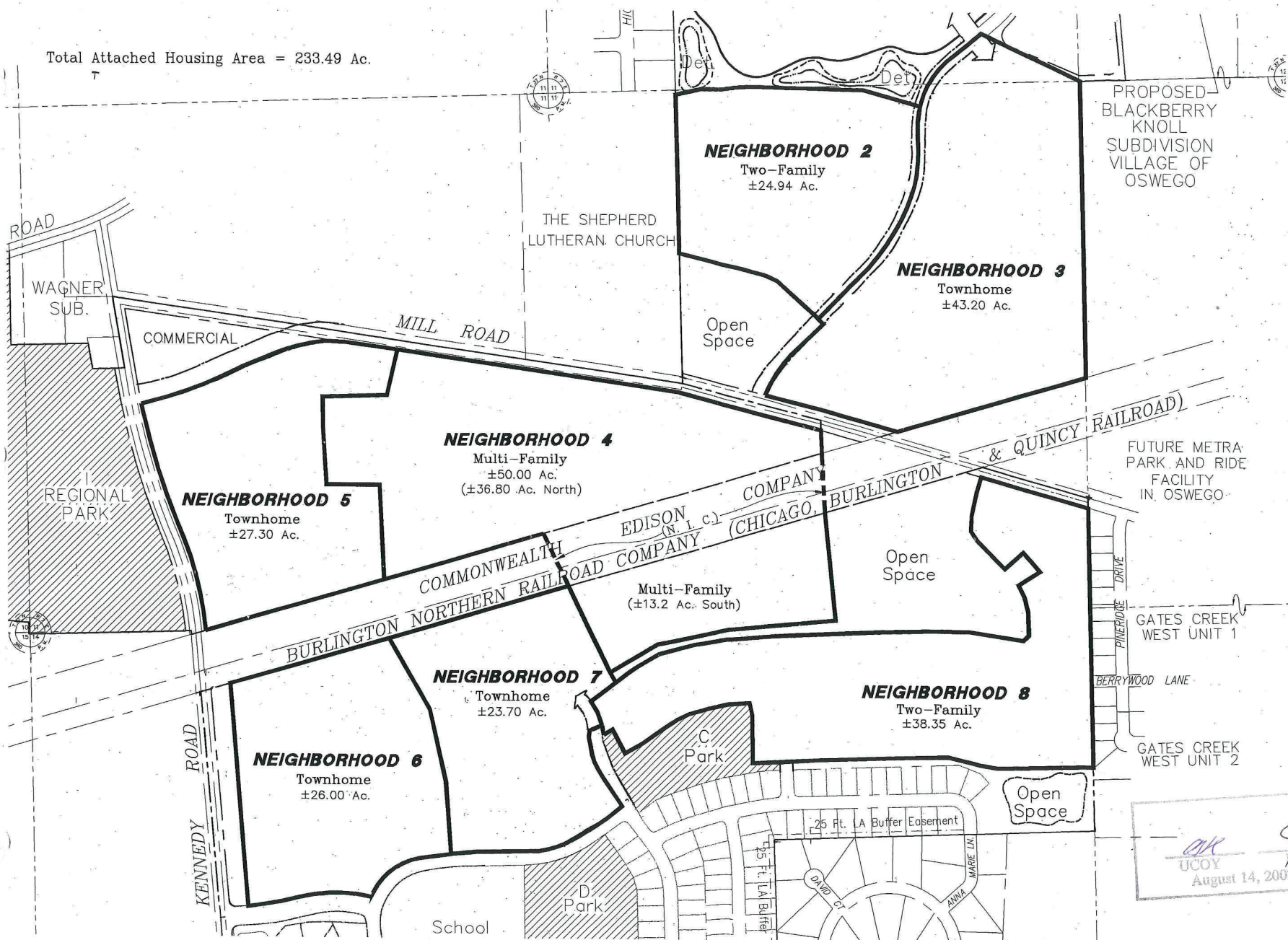


Exhibit "D8"
Transitional-Attached Housing
Zoning Exhibit
(Neighborhoods 2-8)
GRANDE RESERVE
Yorkville, Illinois

JEN LAND DESIGN, INC.
PLANNING • LANDSCAPE ARCHITECTURE
5517 N. Cumberland, Suite 906 Chicago, IL 60656
Ph: 773.763.3320 Fax: 773.763.3325 Email: jpland@earthlink.net

MPI — Yorkville
5335 Plainfield Road Suite E
Willowbrook, IL 60527
(630) 325-4500

Job No. 3300
Scale 1"=200'
Date 03-20-03

Revised 06-20-03
August 14, 2003



EXHIBIT E1 - GRANDE RESERVE VARIANCE SCHEDULE NEIGHBORHOODS 2 - 19

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

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

Notes

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

