



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, March 4, 2025

6:00 p.m.

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

Citizen Comments:

Minutes for Correction/Approval: February 4, 2025

New Business:

1. EDC 2025-18 Building Permit Report for January 2025
2. EDC 2025-19 Building Inspection Report for January 2025
3. EDC 2025-20 Property Maintenance Report for January 2025
4. EDC 2025-21 Economic Development Report for February 2025
5. EDC 2025-22 Christie Property – Rezoning and PUD

Old Business:

Additional Business:

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, March 4, 2025
6:00 PM
EAST CONFERENCE ROOM #337

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. February 4, 2025

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

NEW BUSINESS:

1. EDC 2025-18 Building Permit Report for January 2025

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

2. EDC 2025-19 Building Inspection Report for January 2025

☐ Informational Item

☐ Notes _____

3. EDC 2025-20 Property Maintenance Report for January 2025

☐ Informational Item

☐ Notes _____

4. EDC 2025-21 Economic Development Report for February 2025

☐ Informational Item

☐ Notes _____

5. EDC 2025-22 Christie Property – Rezoning and PUD

☐ 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 – February 4, 2025

Meeting and Date: Economic Development Committee – March 4, 2025

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, February 4, 2025, 6:00pm
East Conference Room, #337
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Chairman Joe Plocher
Alderman Seaver Tarulis

Alderman Dan Transier
Alderman Chris Funkhouser

Other City Officials

City Administrator Bart Olson
Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Senior Planner David Hansen

Planner I Sara Mendez
Code Official Pete Ratons
City Consultant Lynn Dubajic Kellogg

Other Guests

Jen Rakas, via Zoom

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

Citizen Comments None

Minutes for Correction/Approval: January 7, 2025

The minutes were approved as presented.

New Business

1. EDC 2025-11 Building Permit Report for December 2024

Mr. Ratons said permits were issued for 8 single-family detached and 7 commercial with a total of 47 in December. He said they have been seeing an uptick.

2. EDC 2025-12 Building Inspection Report for December 2024

There were 360 inspections in December, said Mr. Ratons.

3. EDC 2025-13 Property Maintenance Report for December 2024

One case was heard in December and it was found liable for tampering with a city water supply and fined \$150.

4. EDC 2025-14 Economic Development Report for January 2025

Ms. Dubajic Kellogg referred the committee to her report and added that the banquet hall should be starting construction when the weather turns warmer.

5. EDC 2025-15 Foreclosure Report Update 2024

Ms. Noble said there was a slight increase in foreclosures from 31 in 2023 and 54 in 2024 and most were in Ward 1. The numbers included single family with a few townhomes and she also listed the numbers for four subdivisions. Kendall County has been deemed one of the most at-risk counties and one in every 3,400 homes in Illinois are in foreclosure.

6. EDC 2025-16 Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services Between the United City of Yorkville and Kendall County

This is the 12th year for the reciprocal agreement, said Ms. Noble, and it has worked well. There are no changes to the agreement which will expire on February 13 and she recommended renewing it for another year. This moves to the City Council consent agenda.

7. EDC 2025-17 Daniels, Malinski Yorkville Family, LLLP (DMYF, LLLP) – Loftus - Rezoning

Ms. Noble said the request is for rezoning property consisting of 2 parcels and a total of 53 acres. The request initially included the 8-acre Loftus property, but that piece is being carved out to not include in the rezoning. This area was annexed and zoned as A-1 and is part of the New Leaf project. With rezoning from ag to manufacturing, they would be surrounding the Loftus property with manufacturing. They reached out to Mr. Loftus and there is some willingness to sell the 8 acres when the data center comes in. In the meantime, they want to stay ag and live on the property.

She said the bulk regulations are for the future data center and the petitioner would be required to provide a 100-foot landscape buffer for a transition setback on the eastern boundary. As a condition of the rezoning, the Petitioner must also come back to the City Council for review of any plan. In addition, the 8-acre Loftus property would require a Final Plat upon approval which the Zoning Administrator has authority to approve. The Comprehensive Plan will need to be updated if the land plan is approved. This project is very near to the Kylyn's Ridge subdivision, so it was recommended that the petitioner reach out to their HOA.

Alderman Funkhouser said the setback had been the primary concern for Kylyn's Ridge residents. The piece to the east is Whispering Meadows III and did have a Final Plat approved, however, it is expired. He said 100 feet is not sufficient and he found that a DeKalb data center had a 400-foot setback from the right-of-way to a building.

This petition moves to the March Planning and Zoning (PZC) meeting.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:13pm.

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 2025-18

Agenda Item Summary Memo

Title: Building Permit Report for January 2025

Meeting and Date: Economic Development Committee – March 4, 2025

Synopsis: All permits issued in January 2025.

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

January 2025

TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	SFA <i>Single Family Attached</i>	Multi- Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
January 2025	66	7	10	0	11	0	38	13,159,877.00	215,135.10
Calendar Year 2025	66	7	10	0	11	0	38	13,159,877.00	215,135.10
Fiscal Year 2025	1084	116	16	48 units 1 permit	109	0	842	60,472,940.00	2,252,044.86
January 2024	59	15	0	0	6	0	38	67,388,026.00	287,264.76
Calendar Year 2024	59	15	0	0	6	0	38	67,388,026.00	287,264.76
Fiscal Year 2024	1881	195	109	0	66	0	1511	149,679,362.00	4,427,175.82
January 2023	57	22	0	0	5	0	30	4,333,993.00	148,647.74
Calendar Year 2023	57	22	0	0	5	0	30	4,333,993.00	148,647.74
Fiscal Year 2023	1162	132	103	0	82	0	845	52,181,689.00	2,324,000.00
January 2022	58	14	0	0	7	0	37	3,615,286.00	94,653.90
Calendar Year 2022	58	14	0	0	7	0	37	3,615,286.00	94,653.90
Fiscal Year 2022	1176	164	136	0	82	0	794	55,134,663.00	1,998,786.79



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 2025-19

Agenda Item Summary Memo

Title: Building Inspection Report for January 2025

Meeting and Date: Economic Development Committee – March 4, 2025

Synopsis: All inspections scheduled in January 2025.

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:

DATE: 02/03/2025
TIME: 09:07:07
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 01/01/2025 TO 01/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR		132-PLR PLUMBING - ROUGH Comments1: 8019 WILSON COURT	10000001	COUNTY INSPECTIONS	0		01/24/2025
PR		133-RFR ROUGH FRAMING RESCHECK SF Comments1: 6246 RAVINE CT					01/24/2025
BC		001-FIN FINAL INSPECTION Comments1: WATER HEATER	20211745	126 BERTRAM DR	K		01/06/2025
BC		001-FIN FINAL INSPECTION Comments1: WATER HEATER	20220514	571 REDBUD DR	43		01/06/2025
BC		001-FIN FINAL INSPECTION Comments1: WATER HEATER	20220641	1010 JOHN ST	10		01/06/2025
BC		001-FIN FINAL INSPECTION Comments1: WATER HEATER	20221109	1879 WALSH DR	52		01/21/2025
BC	08:00	008-REI REINSPECTION Comments1: FRAMING NICK 708-655-1539	20221238	2288 FAIRFAX WAY	501		01/28/2025
BC	08:00	009-REI REINSPECTION Comments1: MECHANICAL					01/28/2025
BC		001-FIN FINAL INSPECTION Comments1: WATER HEATER	20221306	2088 DEERPOINT LN	164		01/21/2025
BC		001-FIN FINAL INSPECTION Comments1: WATER HEATER	20230081	4096 BRADY ST			01/21/2025
BC		001-FIN FINAL INSPECTION Comments1: WATER HEATER	20230082	171A WILLOUGHBY CT	A		01/21/2025
BC		AM 003-REL ROUGH ELECTRICAL Comments1: BASEMENT -- 830-845 -- GUY 630-33-6218	20231324	781 OMAHA DR	17		01/24/2025
GS		020-EFL ENGINEERING FINAL SITE	20231702	3238 LEHMAN CROSSING	753		01/29/2025
BC		001-FIN FINAL INSPECTION Comments1: WATER HEATER	20231822	845 PRAIRIE CROSSING DR	174		01/21/2025
PR		AM 017-FIN FINAL INSPECTION Comments1: TIM - 630-878-5291	20232105	3211 LAUREN DR	85		01/14/2025
PR		AM 018-PLF PLUMBING - FINAL OSR READ Comments1: TIM - 630-878-5291					01/14/2025
PR		AM 019-FEL FINAL ELECTRIC Comments1: TIM - 630-878-5291					01/14/2025

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 01/01/2025 TO 01/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	AM 020-FMC FINAL MECHANICAL					01/14/2025
PR	_____	AM 021-EFL ENGINEERING FINAL SITE Comments1: TIM - 630-878-5291					01/14/2025
GH	_____	AM 022-FIN FINAL INSPECTION Comments1: ALADDIN 815-467-4700	20232172	2821 ROOD ST	314		01/22/2025
PR	_____	AM 023-PLF PLUMBING - FINAL OSR READ Comments1: ALADDIN 815-467-4700 ALADDIN@MBHOMES.C Comments2: OM					01/22/2025
GH	_____	AM 024-FEL FINAL ELECTRIC Comments1: ALADDIN 815-467-4700					01/22/2025
GH	_____	AM 025-FMC FINAL MECHANICAL Comments1: ALADDIN 815-467-4700					01/22/2025
GS	_____	AM 026-EFL ENGINEERING FINAL SITE Comments1: ALADDIN 815-467-4700					01/22/2025
BC	_____	001-FIN FINAL INSPECTION Comments1: WATER HEATER	20232228	1966 RENA LN			01/21/2025
BC	_____	PM 003-FIN FINAL INSPECTION Comments1: LAURA 815-641-0059	20232266	2655 FAIRFAX WAY	257		01/21/2025
BC	_____	PM 004-FEL FINAL ELECTRIC					01/21/2025
BC	_____	001-FIN FINAL INSPECTION Comments1: WATER HEATER	20232305	2928 GRANDE TR	416		01/21/2025
PR	_____	AM 009-PLU PLUMBING - UNDERSLAB Comments1: REMY	20232390	212 WINDHAM CIR	54		01/14/2025
JP	10:00	010-BSM BASEMENT FLOOR Comments1: REMY: 630-379-9610					01/17/2025
JP	10:00	011-GAR GARAGE FLOOR Comments1: REMY - 630-379-9610					01/17/2025
BC	_____	002-REI REINSPECTION Comments1: WATER HEATER	20240044	791 ERICA LN			01/06/2025
BC	_____	018-REI REINSPECTION Comments1: ROUGH FRAME -- ALADDIN 630-290-5640 - SE Comments2: E INSPECTION REPORT	20240117	2911 CRYDER WAY	469		01/08/2025

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 01/01/2025 TO 01/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	PM 019-INS INSULATION					01/28/2025
BC	_____	PM 020-REI REINSPECTION Comments1: ROUGH FRAME					01/28/2025
BC	_____	PM 001-SGN SIGN INSPECTION Comments1: TJ - 408-406-6896	20240133	1218 N BRIDGE ST			01/22/2025
BC	_____	PM 001-FIN FINAL INSPECTION Comments1: FIN. OCCUPANCY TJ 408-406-6896	20240170	1218 N BRIDGE ST			01/22/2025
BC	_____	AM 021-RFR ROUGH FRAMING RESCHECK SF Comments1: JIM 708-238-5391 CORRIDOR - PRE ROCK 1S Comments2: T AND 2ND FLOOR	20240195	1536 SYCAMORE RD	2		01/23/2025
BC	_____	AM 005-FEL FINAL ELECTRIC Comments1: ERIK 630-802-6179	20240573	875 PURCELL ST	71		01/08/2025
BC	_____	AM 006-FIN FINAL INSPECTION Comments1: ERIK - 630-802-6179					01/08/2025
JP	_____	013-RFR ROUGH FRAMING RESCHECK SF Comments1: ALADDIN 630-290-5640 SEE ATTACHMENT ON Comments2: INSPECTION SHEET FOR DETAILS	20240574	2166 HENNING LN	338		01/08/2025
JP	_____	014-REL ROUGH ELECTRICAL					01/08/2025
JP	_____	015-RMC ROUGH MECHANICAL					01/08/2025
GS	_____	018-EFL ENGINEERING FINAL SITE Comments1: SEAN - 630-514-9286	20240815	1092 KATE DR	43		01/08/2025
GH	_____	AM 019-FIN FINAL INSPECTION Comments1: DAVE					01/13/2025
GH	_____	AM 020-FEL FINAL ELECTRIC					01/13/2025
GH	_____	AM 021-FMC FINAL MECHANICAL					01/13/2025
PBF	_____	AM 022-PLF PLUMBING - FINAL OSR READ Comments1: MCCUEBUILDERS@COMCAST.NET 630-551-4845					01/13/2025
PR	09:00	001-PLU PLUMBING - UNDERSLAB Comments1: MYRON 815-540-0444 SUMP PITS IN ELEVATOR	20240911	579 E KENDALL DR	1		01/06/2025
BC	_____	AM 007-FIN FINAL INSPECTION Comments1: PATRICK 630-267-4192	20240988	2374 TITUS DR	244		01/27/2025

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 01/01/2025 TO 01/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 008-FEL FINAL ELECTRIC					01/27/2025
PR	_____	AM 009-PLF PLUMBING - FINAL OSR READ Comments1: PATRICK					01/27/2025
BC	_____	AM 010-REI REINSPECTION Comments1: PAT - 630-267-4192 FINAL					01/29/2025
BC	_____	AM 011-REI REINSPECTION Comments1: FINAL ELECTRIC REI					01/29/2025
PBF	_____	AM 001-PLR PLUMBING - ROUGH Comments1: SHANNON 630-273-1381 -- APT UPSTAIRS	20241007	101 W CENTER ST			01/03/2024
BC	_____	AM 002-REL ROUGH ELECTRICAL Comments1: SHANNON 630-273-1381 -- SEE INSPECTION R Comments2: EPORT					01/03/2025
BC	_____	AM 003-RMC ROUGH MECHANICAL					01/03/2025
BC	_____	004-RFR ROUGH FRAMING RESCHECK SF					01/03/2025
BC	_____	005-REI REINSPECTION Comments1: ROUGH FRAMING --					01/16/2025
BC	_____	006-REI REINSPECTION Comments1: ROUGH ELECT					01/16/2025
BC	_____	007-RMC ROUGH MECHANICAL					01/16/2025
JP	_____	008-INS INSULATION Comments1: SHANNON 630-273-1381					01/23/2025
GH	_____	017-FIN FINAL INSPECTION	20241117	3046 JETER ST	564		01/10/2025
PBF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: JIM - 224-828-3245 JFLAHERT@NVRINC.COM					01/10/2025
GH	_____	AM 019-FEL FINAL ELECTRIC Comments1: JIM - 224-828-3245 JFLAHERT@NVRINC.COM					01/10/2025
GH	_____	AM 020-FMC FINAL MECHANICAL					01/10/2025
GS	_____	021-EFL ENGINEERING FINAL SITE Comments1: OKAY TO TEMP - WINTER CONDITIONS					01/10/2025
GS	_____	022-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS	20241118	2875 OLD GLORY DR	244		01/03/2025

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 01/01/2025 TO 01/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	13:00 AM	012-PLF PLUMBING - FINAL	OSR READ 20241148	110 W VETERANS PKWY			01/02/2025
		Comments1: BRENDEN 847-769-0074					
BC	_____ AM	015-REI REINSPECTION					01/02/2025
		Comments1: FINAL ELECTRICAL					
BC	_____ PM	005-FIN FINAL INSPECTION	20241223	303 A&B WALTER ST			01/24/2025
		Comments1: FRAMING -- ALBERTO 331-208-3108					
BC	_____	006-FEL FINAL ELECTRIC					01/24/2025
GH	_____	015-FIN FINAL INSPECTION	20241226	2864 OLD GLORY DR	276		01/21/2025
		Comments1: GH					
GH	_____	016-FEL FINAL ELECTRIC					01/21/2025
GH	_____	017-FMC FINAL MECHANICAL					01/21/2025
PBF	_____	018-PLF PLUMBING - FINAL	OSR READ				01/21/2025
		Comments1: JFLAHERT@NVRINC.COM 224-828-3245					
GH	_____	019-REI REINSPECTION					01/23/2025
		Comments1: FINAL ELECTRIC					
GS	_____	020-EFL ENGINEERING FINAL SITE					01/22/2025
		Comments1: WINTER CONDITIONS					
GH	_____	013-FIN FINAL INSPECTION	20241227	3038 JETER ST	563		01/30/2025
		Comments1: JIM					
GH	_____	014-FEL FINAL ELECTRIC					01/30/2025
GH	_____	015-FMC FINAL MECHANICAL					01/30/2025
PBF	_____	016-PLF PLUMBING - FINAL	OSR READ				01/30/2025
		Comments1: JFLAHERT@NVRINC.COM 224-828-3245					
GS	_____	017-EFL ENGINEERING FINAL SITE				01/31/2025	
		Comments1: TEMP					
GH	_____	010-RFR ROUGH FRAMING RESCHECK SF	20241228	2858 OLD GLORY DR	277		01/08/2025
		Comments1: JIM					
GH	_____	011-REL ROUGH ELECTRICAL					01/08/2025
GH	_____	012-RMC ROUGH MECHANICAL					01/08/2025
PR	_____	013-PLR PLUMBING - ROUGH					01/08/2025
		Comments1: JFLAHERT@NVRINC.COM 224-828-3245					

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 01/01/2025 TO 01/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	014-REI REINSPECTION					01/13/2025
		Comments1: ROUGH PLUMBING -- JIM					
JP	_____	015-INS INSULATION					01/13/2025
		Comments1: JIM					
PBF	_____	006-REI REINSPECTION	20241243	2857 OLD GLORY DR	241		01/03/2025
		Comments1: UNDERGROUND PLUMBING -- JFLAHERT@NVRINC.					
		Comments2: COM 224-828-3245					
GH	_____	PM 007-BSM BASEMENT FLOOR					01/06/2025
		Comments1: MW					
JP	_____	AM 008-STP STOOPS					01/29/2025
		Comments1: FRONT STOOP - KARINA - 8158398175					
BC	_____	009-RFR ROUGH FRAMING RESCHECK SF				01/31/2025	
		Comments1: DECK TOO -- JIM					
BC	_____	010-REL ROUGH ELECTRICAL				01/31/2025	
BC	_____	011-RMC ROUGH MECHANICAL				01/31/2025	
PBF	_____	012-PLR PLUMBING - ROUGH					01/31/2025
		Comments1: JIM 224-828-3245 -- JFLAHERT@NVRINC.COM					
BC	_____	006-GPL GREEN PLATE INSPECTION	20241244	2861 OLD GLORY DR	242		01/03/2025
GH	_____	PM 007-BSM BASEMENT FLOOR					01/08/2025
		Comments1: MW					
BC	_____	009-RFR ROUGH FRAMING RESCHECK SF	20241245	2848 OLD GLORY DR	279		01/02/2025
		Comments1: JIM					
BC	_____	010-REL ROUGH ELECTRICAL					01/02/2025
BC	_____	011-RMC ROUGH MECHANICAL					01/02/2025
PBF	_____	012-PLR PLUMBING - ROUGH					01/03/2025
		Comments1: JIM 224-828-3245 -- JFLAHERT@NVRINC.COM					
BC	_____	013-REI REINSPECTION					01/03/2025
		Comments1: ROUGH ELECTRIC -- JIM					
BC	_____	014-INS INSULATION					01/06/2025
BC	_____	015-INS INSULATION					01/07/2025
		Comments1: BASEMENT ONLY					

DATE: 02/03/2025
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 01/01/2025 TO 01/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	PM 011-INS INSULATION Comments1: JASON - 630-632-7433	20241268	505 TIMBER OAK LN	27		01/02/2025
GH	_____	012-REI REINSPECTION Comments1: FRAMING					01/02/2025
GH	_____	PM 013-REI REINSPECTION Comments1: FRAMING					01/03/2025
GH	_____	PM 014-REI REINSPECTION Comments1: INSULATION					01/03/2025
GH	_____	PM 015-REI REINSPECTION Comments1: FRAMING					01/06/2025
JP	_____	AM 016-PHF POST HOLE - FENCE Comments1: KARINA 815-839-8175					01/30/2025
BC	_____	008-RFR ROUGH FRAMING RESCHECK SF Comments1: JIM	20241304	3045 CONSTITUTION WAY	517		01/17/2025
BC	_____	009-REL ROUGH ELECTRICAL					01/17/2025
BC	_____	010-RMC ROUGH MECHANICAL					01/17/2025
PR	_____	AM 011-PLR PLUMBING - ROUGH Comments1: JFLAHERT@NVRINC.COM 331-431-7342					01/17/2025
JP	_____	012-INS INSULATION Comments1: JIM					01/23/2025
GH	_____	AM 013-GAR GARAGE FLOOR Comments1: MW					01/27/2025
GH	08:30	007-BSM BASEMENT FLOOR Comments1: KEN 630-546-0735	20241306	312 TIMBER OAK LN	1		01/24/2025
JP	_____	PM 004-BSM BASEMENT FLOOR Comments1: JOHN 630-546-8057	20241308	800 BRISTOL AVE	1		01/14/2025
BC	_____	PM 004-BKF BACKFILL Comments1: JOHN	20241309	802 BRISTOL AVE	2		01/08/2025
GH	_____	AM 009-GAR GARAGE FLOOR Comments1: KARINA - 815-839-8175 PASSED AS NOTED	20241323	2663 BIG GROVE CIR	95		01/03/2025
GH	_____	AM 010-STP STOOPS Comments1: KARINA - 815-839-8175 FRONT					01/08/2025

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BC	_____	AM 011-RFR ROUGH FRAMING RESCHECK SF Comments1: DECK -- ANDREW					01/09/2025
BC	_____	012-RFR ROUGH FRAMING RESCHECK SF Comments1: ANDREW					01/13/2025
BC	_____	013-REL ROUGH ELECTRICAL					01/13/2025
BC	_____	014-RMC ROUGH MECHANICAL					01/13/2025
PBF	_____	015-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM -- 331-431-7342					01/13/2025
BC	_____	AM 016-INS INSULATION Comments1: ANDREW					01/15/2025
BC	_____	AM 017-REL ROUGH ELECTRICAL Comments1: ANDREW: 331-431-7342					01/15/2025
BC	_____	PM 006-FIN FINAL INSPECTION Comments1: BASEMENT -- MARIA 630-398-0730	20241337	2001 SQUIRE CIR	203		01/03/2025
BC	_____	PM 007-FEL FINAL ELECTRIC					01/03/2025
GH	_____	PM 007-BSM BASEMENT FLOOR Comments1: MW	20241339	2688 BIG GROVE CIR	85		01/02/2025
PR	_____	AM 008-PLR PLUMBING - ROUGH Comments1: ANDREW 331-431-7342 AMEEKS@NVRINC.COM					01/15/2025
GH	_____	AM 009-RFR ROUGH FRAMING RESCHECK SF Comments1: ANDREW 331-431-7342					01/15/2025
GH	_____	AM 010-REL ROUGH ELECTRICAL Comments1: ANDREW 331-431-7342					01/15/2025
GH	_____	AM 011-RMC ROUGH MECHANICAL Comments1: ANDREW 331-431-7342					01/15/2025
GH	_____	AM 012-INS INSULATION Comments1: ANDREW 331-431-7342					01/17/2025
GH	_____	AM 013-REI REINSPECTION Comments1: ROUGH FRAMING					01/17/2025
JP	_____	AM 014-GAR GARAGE FLOOR Comments1: MW					01/23/2025

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GH	_____	AM 015-STP STOOPS Comments1: FRONT -- MW					01/24/2025
GH	_____	AM 014-STP STOOPS Comments1: KARINA - 815-839-8175 FRONT	20241340	2667 BIG GROVE CIR	93		01/08/2025
BC	_____	AM 001-INS INSULATION Comments1: NICK 630-880-9343 ROUGH	20241346	2551 N BRIDGE ST			01/10/2025
BC	_____	AM 002-RFR ROUGH FRAMING RESCHECK SF					01/10/2025
PR	_____	AM 001-SEW SEWER INSPECTION Comments1: DRAIN TILE -- JOHN 312-533-5316	20241352	1106 S BRIDGE ST			01/09/2025
PR	_____	002-PLU PLUMBING - UNDERSLAB					01/09/2025
BC	08:00	006-BSM BASEMENT FLOOR Comments1: 8:00A (earliest possible) Christine - 63 Comments2: 0-546-0891	20241361	621 GREENFIELD TURN	70		01/10/2025
BC	_____	AM 001-FIN FINAL INSPECTION Comments1: WINDOWS	20241374	901 FREEMONT ST			01/21/2025
JP	_____	AM 006-GPL GREEN PLATE INSPECTION Comments1: JIM 224-828-3245 JFLAHERT@NVRINC.COM	20241384	2867 OLD GLORY DR	243		01/10/2025
GH	_____	PM 007-BSM BASEMENT FLOOR Comments1: MW					01/30/2025
GH	_____	PM 001-FIN FINAL INSPECTION Comments1: SIGN -- VINCE	20241385	728 E VETERANS PKWY			01/02/2025
GH	_____	AM 006-FIN FINAL INSPECTION Comments1: BASEMENT -- JIM 224-324-0813	20241388	2643 KELLOGG CT	54		01/31/2025
GH	_____	AM 007-FEL FINAL ELECTRIC					01/31/2025
GH	_____	AM 008-FMC FINAL MECHANICAL					01/31/2025
PBF	_____	AM 009-PLF PLUMBING - FINAL OSR READ Comments1: BASEMENT -- JIM 224-324-0813				01/31/2025	
BC	_____	AM 002-FIN FINAL INSPECTION Comments1: SHED	20241402	509 HAWTHORNE CT	13		01/14/2025
GH	_____	PM 006-RFR ROUGH FRAMING RESCHECK SF Comments1: JASON	20241403	365 TIMBER OAK LN	33		01/23/2025

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GH	_____	PM 007-REL ROUGH ELECTRICAL					01/23/2025
GH	_____	PM 008-RMC ROUGH MECHANICAL					01/23/2025
PBF	_____	PM 009-PLR PLUMBING - ROUGH Comments1: JJACOBS@RALLYHOMES.NET -- 630-632-7433					01/23/2025
GH	_____	PM 010-INS INSULATION Comments1: JASON					01/27/2025
JP	_____	AM 011-PHF POST HOLE - FENCE Comments1: KARINA 815-839-8175					01/30/2025
BC	_____	AM 006-BSM BASEMENT FLOOR Comments1: MW	20241404	525 TIMBER OAK LN	26		01/27/2025
PBF	_____	AM 007-PLU PLUMBING - UNDERSLAB Comments1: JASON					01/28/2025
JP	_____	AM 008-PHF POST HOLE - FENCE Comments1: KARINA 815-839-8175					01/30/2025
PR	_____	AM 001-RFR ROUGH FRAMING RESCHECK SF Comments1: VICTOR 773-876-2605	20241422	2652 MCLELLAN BLVD	55		01/21/2025
PR	_____	AM 002-REL ROUGH ELECTRICAL					01/21/2025
PR	_____	AM 003-RMC ROUGH MECHANICAL					01/21/2025
PR	_____	AM 004-PLR PLUMBING - ROUGH					01/21/2025
BC	_____	AM 005-INS INSULATION Comments1: VICTOR				01/30/2025	
BC	_____	AM 001-FIN FINAL INSPECTION Comments1: ELECTRIC	20241432	901 FREEMONT ST			01/21/2025
PBF	_____	004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM	20241433	435 TIMBER OAK LN	31		01/10/2025
JP	08:00	005-GPL GREEN PLATE INSPECTION Comments1: JASON					01/22/2025
GH	_____	pm 004-BKF BACKFILL Comments1: MW	20241440	2690 BIG GROVE CIR	86		01/02/2025
GH	_____	AM 005-GPL GREEN PLATE INSPECTION Comments1: ANDREW - 331-431-7342					01/07/2025

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PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: AMEEKS@NVRINC.COM					01/21/2025
JP	_____	AM 007-BSM BASEMENT FLOOR Comments1: KARINA 815-839-8175					01/21/2025
JP	_____	AM 002-FOU FOUNDATION Comments1: MW	20241441	2692 BIG GROVE CIR	87		01/13/2025
GH	_____	AM 003-BKF BACKFILL Comments1: MW					01/24/2025
PBF	_____	004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					01/27/2025
JP	_____	PM 007-BSM BASEMENT FLOOR Comments1: MW	20241442	2628 SUTHERLAND CT	33		01/03/2025
BC	_____	008-RFR ROUGH FRAMING RESCHECK SF Comments1: ANDREW					01/23/2025
BC	_____	009-REL ROUGH ELECTRICAL					01/23/2025
BC	_____	010-RMC ROUGH MECHANICAL Comments1: SEE INSPECTION NOTES					01/23/2025
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM -- 331-431-7342					01/23/2025
JP	_____	012-INS INSULATION Comments1: ANDREW					01/27/2025
GH	_____	PM 013-GAR GARAGE FLOOR Comments1: MW					01/30/2025
GH	_____	AM 014-STP STOOPS Comments1: FRONT -- MW					01/31/2025
JP	_____	PM 002-FOU FOUNDATION Comments1: MW	20241443	2630 SUTHERLAND CT	34		01/03/2025
PBF	_____	003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					01/10/2025
GH	_____	AM 004-BKF BACKFILL Comments1: MW					01/14/2025
JP	_____	005-GPL GREEN PLATE INSPECTION					01/22/2025

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JP	_____	AM 006-BSM BASEMENT FLOOR					01/31/2025
		Comments1: MW					
PBF	_____	AM 007-PLU PLUMBING - UNDERSLAB				01/31/2025	
		Comments1: ANDREW - 331-431-7342	AMEEKS@NVRINC.C				
		Comments2: OM					
PBF	_____	001-PLU PLUMBING - UNDERSLAB	20241477	1230 GILLESPIE LN			01/28/2025
		Comments1: JENN@ABBYPROPERTIES.LLC -- 630-365-7229					
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					01/29/2025
		Comments1: JENN					
PBF	_____	001-PLU PLUMBING - UNDERSLAB	20241478	1232 GILLESPIE LN			01/28/2025
		Comments1: JENN@ABBYPROPERTIES.LLC -- 630-365-7229					
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					01/29/2025
		Comments1: JENN					
PBF	_____	001-PLU PLUMBING - UNDERSLAB	20241479	1234 GILLESPIE LN			01/28/2025
		Comments1: JENN@ABBYPROPERTIES.LLC -- 630-365-7229					
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					01/29/2025
		Comments1: JENN					
PBF	_____	001-PLU PLUMBING - UNDERSLAB	20241480	1236 GILLESPIE LN			01/28/2025
		Comments1: JENN@ABBYPROPERTIES.LLC -- 630-365-7229					
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					01/29/2025
		Comments1: JENN					
PBF	_____	001-PLU PLUMBING - UNDERSLAB	20241481	1238 GILLESPIE LN			01/28/2025
		Comments1: JENN@ABBYPROPERTIES.LLC -- 630-365-7229					
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					01/29/2025
		Comments1: JENN					
PBF	_____	001-PLU PLUMBING - UNDERSLAB	20241482	1240 GILLESPIE LN			01/28/2025
		Comments1: JENN@ABBYPROPERTIES.LLC -- 630-365-7229					
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					01/29/2025
		Comments1: JENN					
PBF	_____	001-PLU PLUMBING - UNDERSLAB	20241483	1242 GILLESPIE LN			01/28/2025
		Comments1: JENN@ABBYPROPERTIES.LLC -- 630-365-7229					
BC	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					01/29/2025
		Comments1: JENN					

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PBF	_____	001-PLU PLUMBING - UNDERSLAB	20241484	1244 GILLESPIE LN			01/28/2025
		Comments1: JENN@ABBYPROPERTIES.LLC -- 630-365-7229					
BC	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					01/29/2025
		Comments1: JENN					
PBF	_____	001-PLU PLUMBING - UNDERSLAB	20241485	1246 GILLESPIE LN			01/28/2025
		Comments1: JENN@ABBYPROPERTIES.LLC -- 630-365-7229					
BC	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					01/29/2025
		Comments1: JENN					
PBF	_____	001-PLU PLUMBING - UNDERSLAB	20241486	1248 GILLESPIE LN			01/28/2025
		Comments1: JENN@ABBYPROPERTIES.LLC -- 630-365-7229					
BC	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					01/29/2025
		Comments1: JENN					
BC	_____	AM 005-ELS ELECTRIC SERVICE	20241491	2823 CRYDER WAY	481		01/24/2025
		Comments1: REMY					
PR	_____	AM 007-FIN FINAL INSPECTION	20241493	3089 GRANDE TR	551		01/07/2025
		Comments1: CLEAN EDGE					
PR	_____	AM 008-FEL FINAL ELECTRIC					01/07/2025
PR	_____	AM 009-FMC FINAL MECHANICAL					01/07/2025
PR	_____	AM 010-PLF PLUMBING - FINAL OSR READ					01/07/2025
BC	_____	PM 002-FOU FOUNDATION	20241517	2874 MCLELLAN BLVD	459		01/07/2025
		Comments1: MW					
PBF	_____	003-WAT WATER					01/10/2025
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
GH	_____	AM 004-BKF BACKFILL					01/14/2025
		Comments1: MW					
GH	_____	AM 001-FTG FOOTING	20241518	2851 CRYDER WAY	477		01/28/2025
		Comments1: MW					
JP	_____	PM 002-FOU FOUNDATION					01/30/2025
		Comments1: MW					
GH	_____	001-FIN FINAL INSPECTION	20241533	608 E VETERANS PKWY, STE	3		01/16/2025
		Comments1: SIGN -- LYNN					

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BC		AM 004-INS INSULATION Comments1: VICTOR	20241535	2801 BERRYWOOD LN	797		01/10/2025
BC		AM 005-FIN FINAL INSPECTION Comments1: VICOR				01/30/2025	
BC		AM 006-FEL FINAL ELECTRIC				01/30/2025	
BC		AM 007-FMC FINAL MECHANICAL				01/30/2025	
PR		AM 001-RFR ROUGH FRAMING RESCHECK SF Comments1: VICTOR	20241536	2719 POTTER CT	141		01/21/2025
PR		AM 002-REL ROUGH ELECTRICAL					01/21/2025
PR		AM 003-RMC ROUGH MECHANICAL					01/21/2025
PR		AM 004-PLR PLUMBING - ROUGH					01/21/2025
BC		AM 005-INS INSULATION Comments1: VICTOR				01/30/2025	
BC	09:00	001-FIN FINAL INSPECTION Comments1: ELECTRIC UPGRADE	20241538	607 HEUSTIS ST	4		01/24/2025
JP		AM 008-FIN FINAL INSPECTION Comments1: LISA@BMFMODELINGLLC.COM	20241540	702 ARROWHEAD DR	11		01/30/2025
JP		AM 009-FEL FINAL ELECTRIC					01/30/2025
JP		AM 010-FMC FINAL MECHANICAL					01/30/2025
PBF		AM 011-PLF PLUMBING - FINAL OSR READ Comments1: LISA@BMFMODELINGLLC.COM					01/30/2025
JP		PM 001-FTG FOOTING Comments1: MW	20241541	2631 SUTHERLAND CT	36		01/03/2025
JP		AM 002-FOU FOUNDATION Comments1: HANNAH - 815-839-8175 HLEONETTI@MIDWESTE Comments2: RNCONCRETE.COM					01/14/2025
GH		AM 003-BKF BACKFILL Comments1: MW					01/24/2025
PBF		004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					01/27/2025

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JP	_____	005-GPL GREEN PLATE INSPECTION					01/30/2025
JP	08:00	001-FTG FOOTING Comments1: REMY	20241542	862 HAYDEN DR	59		01/03/2025
BC	_____	AM 002-FOU FOUNDATION Comments1: REMY					01/24/2025
JP	_____	AM 003-BKF BACKFILL Comments1: KARINA 815-839-8175	20241545	545 TIMBER OAK LN	25		01/08/2025
JP	09:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: TOM 331-385-9052	20241549	4000 N BRIDGE ST			01/29/2025
JP	08:00	001-PHF POST HOLE - FENCE Comments1: ANTHONY - 6304068410 EXT 212	20241552	332 TIMBER OAK LN	35		01/29/2025
GH	_____	AM 002-FIN FINAL INSPECTION Comments1: TONY - 630-406-8410 EXT 212					01/31/2025
JP	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS	20241554	1610 CYPRESS LN			01/29/2025
GH	_____	AM 001-FIN FINAL INSPECTION Comments1: WINDOWS- SAMANTHA 603-521-0444	20241556	122 STRAWBERRY LN	7		01/29/2025
PR	_____	AM 001-RFR ROUGH FRAMING RESCHECK SF Comments1: CLEAN EDGE	20241560	401 HEUSTIS ST			01/14/2025
PR	_____	AM 002-REL ROUGH ELECTRICAL					01/14/2025
PR	_____	AM 003-PLR PLUMBING - ROUGH					01/14/2025
BC	_____	AM 004-INS INSULATION Comments1: CLEAN EDGE					01/15/2025
BC	_____	PM 001-FTG FOOTING Comments1: LYNN 630-898-5900	20241561	209 S BRIDGE ST		01/30/2025	
PR	_____	003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM	20241563	2845 MCLELLAN BLVD	482		01/07/2025
JP	_____	AM 004-BKF BACKFILL Comments1: KARINA - 815-839-8175					01/08/2025
GH	_____	PM 005-GPL GREEN PLATE INSPECTION					01/24/2025
GH	_____	AM 001-FIN FINAL INSPECTION Comments1: WINDOWS SAMANTHA - 603-521-0444 (2 WIN Comments2: DOWS)	20241572	305 BRUELL ST	32		01/30/2025

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BC	_____	PM 001-FIN FINAL INSPECTION Comments1: EVS -- DAN 331-454-8702	20241574	2201 FAIRFIELD AVE	366		01/16/2025
JP	_____	PM 001-FIN FINAL INSPECTION Comments1: DOOR! LAURA: 630-995-5640	20241576	396 POPLAR DR	102		01/17/2025
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: BRIAN 224-612-3718	20241582	378 SUTTON ST	222		01/27/2025
BC	_____	AM 001-FIN FINAL INSPECTION Comments1: HVAC -- ADRIAN 773-706-3747	20241583	209 W HYDRAULIC AVE UNIT	3		01/03/2025
JP	13:00	001-PH POST HOLES / PILES Comments1: CARLY 815-460-3449	20241585	2685 PATRIOT CT	226		01/16/2025
PR	_____	001-PLU PLUMBING - UNDERSLAB Comments1: SHARK BITES	20241590	4000 N BRIDGE ST			01/29/2025
PR	_____	001-PLU PLUMBING - UNDERSLAB Comments1: OUTBACK SNACKS	20241591	4000 N BRIDGE ST			01/29/2025
PR	_____	001-PLU PLUMBING - UNDERSLAB Comments1: HUNGRY CROCS	20241592	4000 N BRIDGE ST			01/29/2025
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: LINA 815-900-2315	20241604	396 POPLAR DR	102		01/17/2025
BC	_____	AM 001-FIN FINAL INSPECTION Comments1: SUMAIR - 407-844-4869	20250002	2965 ELLSWORTH DR	403		01/22/2025
GH	08:30	PM 001-PHF POST HOLE - FENCE Comments1: SARAI - 815-726-1127	20250015	406 MONTEREY ST	2025		01/28/2025
PR	_____	AM 001-FIN FINAL INSPECTION Comments1: DANNIS 630-272-8238	20250031	506 WINDETT RIDGE RD	174		01/27/2025
PR	_____	AM 002-FEL FINAL ELECTRIC					01/27/2025
PR	_____	AM 003-FMC FINAL MECHANICAL					01/27/2025
PR	_____	AM 004-PLF PLUMBING - FINAL OSR READ					01/27/2025

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PERMIT TYPE SUMMARY:		AC AIR CONDITIONER			1		
		ADD ADDITION			12		
		BDO COMMERCIAL BUILD-OUT			2		
		BSM BASEMENT REMODEL			37		
		CCO COMMERCIAL OCCUPANCY PERMIT			1		
		COM COMMERCIAL BUILDING			1		
		ELE ELECTRIC			2		
		ESN ELECTRIC SIGN			3		
		EVS ELECTRIC VEHICLE CHARGING STAT			2		
		FNC FENCE			4		
		HVC HVAC UNIT/S			2		
		MF MULTI-FAMILY (APARTMENT/CONDO)			1		
		MSC MISCELLANEOUS			3		
		PLM PLUMBING REPAIR OR ALTERATION			2		
		REM REMODEL			9		
		REP REPAIR			5		
		ROF ROOFING			3		
		SFA SINGLE-FAMILY ATTACHED			20		
		SFD SINGLE-FAMILY DETACHED			150		
		SGN SIGN			1		
		SHD SHED/ACCESSORY BUILDING			1		
		WHR WATER HEATER REPLACEMENT			9		
		WIN WINDOW REPLACEMENT			4		
INSPECTION SUMMARY:		BKF BACKFILL			8		
		BSM BASEMENT FLOOR			12		
		EFL ENGINEERING FINAL SITE			8		
		ELS ELECTRIC SERVICE			1		
		ESW SEWER / WATER			1		
		FEL FINAL ELECTRIC			16		
		FIN FINAL INSPECTION			41		
		FMC FINAL MECHANICAL			11		
		FOU FOUNDATION			6		
		FTG FOOTING			4		
		GAR GARAGE FLOOR			5		
		GPL GREEN PLATE INSPECTION			7		
		INS INSULATION			16		
		PH POST HOLES / PILES			1		
		PHF POST HOLE - FENCE			5		
		PLF PLUMBING - FINAL OSR READY			12		
		PLR PLUMBING - ROUGH			13		
		PLU PLUMBING - UNDERSLAB			19		
		PPS PRE-POUR, SLAB ON GRADE			10		
		REI REINSPECTION			19		
		REL ROUGH ELECTRICAL			15		
		RFR ROUGH FRAMING RESCHECK SFD SFA			17		
		RMC ROUGH MECHANICAL			13		

DATE: 02/03/2025
TIME: 09:07:07
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 01/01/2025 TO 01/31/2025

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

		ROF ROOF UNDERLAYMENT	ICE & WATER		3		
		SEW SEWER INSPECTION			1		
		SGN SIGN INSPECTION			1		
		STP STOOPS			5		
		WAT WATER			5		
INSPECTOR SUMMARY:		BC BOB CREADEUR			88		
		GH GINA HASTINGS			68		
		GS GEORGE STEFFENS			7		
		JP JOHN PETRAGALLO			40		
		PBF PLUMBER			32		
		PR PETER RATOS			40		
STATUS SUMMARY:	A	PR			2		
	C	BC			16		
	C	GH			5		
	C	GS			1		
	C	JP			3		
	C	PBF			1		
	I	BC			72		
	I	GH			50		
	I	GS			1		
	I	JP			37		
	I	PBF			28		
	I	PR			32		
	T	GH			13		
	T	GS			5		
	T	PBF			3		
	T	PR			6		
REPORT SUMMARY:					275		



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 2025-20

Agenda Item Summary Memo

Title: Property Maintenance Report for January 2025

Meeting and Date: Economic Development Committee – March 4, 2025

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 February 3, 2025
Subject: January Property Maintenance

Property Maintenance Report January 2025

No property maintenance cases were heard in January 2025.



Case Report

01/01/2025 - 01/31/2025

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING	POSTED	FINDINGS	PUBLIC WORKS TO MOW
20250005	1/23/2025	212 Windham Cir	Drainage	CLOSED		COMPLIANT					
20250004	1/7/2025	506 Windett Ridge	Commencing Work W/O Permit	CLOSED		COMPLIANT					
20250003	1/6/2025	3184 Pinewood Dr.	Garbage/Refuse	CLOSED		COMPLIANT					
20250002	1/2/2025	Blackberry Woods	Garbage	CLOSED		COMPLIANT					
20250001	1/2/2025	2618 Seeley Dr	Unsafe Conditions	CLOSED							

Total Records: 5

2/3/2025



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 2025-21

Agenda Item Summary Memo

Title: Economic Development Report for February 2025

Meeting and Date: Economic Development Committee – March 4, 2025

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 – March 2025 EDC Meeting of the United City of Yorkville

February 2025 Activity New Development:

- **Lucky Ou Buffet – 684 W Veterans Pkwy – Cannonball Run Center:** The former Joyce Lee and #1 Chinese Buffet has changed ownership. New owner Yigang Ou opened in mid-February. The space has been cleaned and painted. They are also including soft drinks in the price of the meals.

February 2025 Previously Reported Updates:

- **Complete Medical Recovery (CMR) – 129 Commercial Drive. Unit 9 – Yorkville Business Center:** Dr. Eric Andersen is leading an outstanding group of medical providers, in a relocation and expansion for their businesses. This group currently practices at 1949 S Bridge Street (Fountain Village Center) in 2,300 square feet of space. They purchased their new 12,300 square foot, two-story space, on January 6, 2025. There will be a 1,000 square foot fitness studio on the first floor that will open on March 15th; this is new to their practice. All of the medical providers will move into the new expanded location on May 1st, 2025. These include Walton Chiropractic, A Touch of Ginger, Complete Muscle Recovery, Complete Medical Recovery, Complete Mind Recovery and Complete Medical Radiance. They will also offer access to an infrared sauna, hyperbaric chamber, and a retail store for purchase of supplements. You can learn more about this practice by visiting their website www.cmrhealthgroup.com
- **The District Salon Suites, A Collection of Industry Professionals – 201 W. Hydraulic:** Katie Ash entrepreneur and owner of Salon Social in downtown Yorkville, is opening an additional new business in the former Yorkville Parks and Rec building. The Williams Group purchased this building from the City in September 2024. The District Salon Suites will occupy the nearly 4,000 square foot space, and will open around July 1st, 2025. The building will be a fully renovated facility with 15-17 luxury salon suites on site. The District will house those stylists that have graduated from commission salons. These are individuals who have spent years building a clientele that can now support self-employment.
- **Tri-County Property Management – 308 N Bridge Street:** Partners Mike Russ and Jason Aloissio purchased this building in Yorkville, and plan to open an office for their property management company, in early 2025. This company offers many services for both residential and commercial building owners. Their services include everything from accounting, to managing both occupied units and vacancies. You can learn more about this company by visiting their website www.tcpm.com
- **Living Rite Psychiatry Office – 215 Hillcrest Ave, Suite C:** Living Rite is in the process of opening a **second** office in Yorkville. They currently operate a Therapy Office at 924 N Bridge Street. This psychiatry office is being relocated to Yorkville from Sycamore. They fully moved into this office in February 2025.
- **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”; in early 2025. 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 rooftop 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.
- **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 early 2025. You can learn more by visiting their website <https://www.childrenscourtyard.com>
- **QuikTrip – Located at the northeast corner of Routes 47 and 71:** This is the new developer/business who has purchased this property. 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 a \$11 billion company, with more than 900 stores in 14 states. They have over 24,000 employees nationwide. Construction is slated to begin shortly. Demo began on January 13th, 2025. 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 checked="" type="checkbox"/>
Public Works	<input checked="" type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #5

Tracking Number

EDC 2025-22

Agenda Item Summary Memo

Title: PZC 2025-02 Christie Property (Rezone & PUD)

Meeting and Date: Economic Development Committee – March 4, 2025

Synopsis: Request for rezoning to R-2, R-2D, R-3 and PUD approval of a mix-density residential development with age-targeted and age-restricted units.

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.



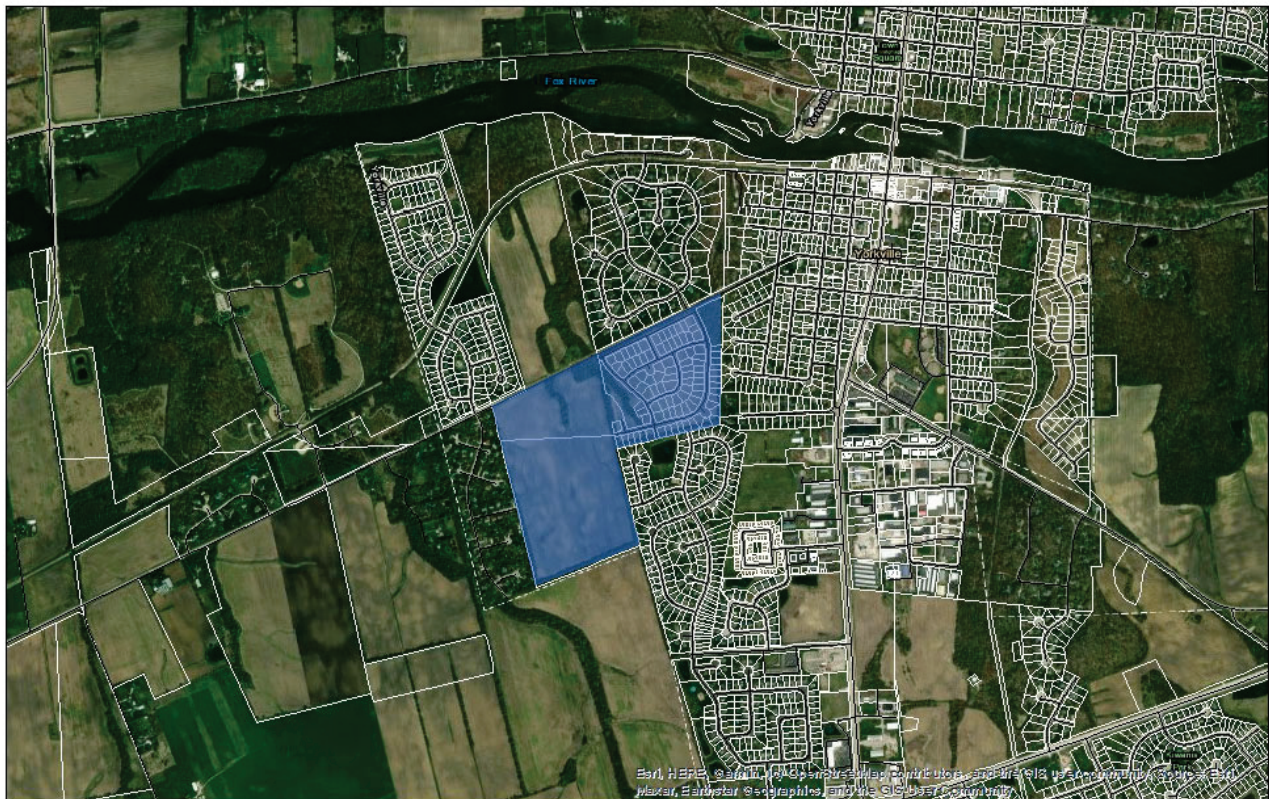
Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Planner I
David Hansen, Senior Planner
Date: February 25, 2025
Subject: **PZC 2025-02 Christie Property (Rezone & PUD)**
Proposed Mixed-Density Residential Planned Unit Development

REQUEST SUMMARY:

Fox River Enterprise, LLC, represented by Jason Mick as the petitioner and contract purchaser, in partnership with the property owners, Christie Family Trust, plans to redevelop approximately 136 acres. The site is located south of Fox Road, west of Morgan Street, and north of the Greenbriar subdivision. The redevelopment area includes two unplatted parcels and 100 previously subdivided but undeveloped lots within the Williamsport development.

The proposal seeks to rezone the property from R-1 Single-Family Suburban Residence District to R-2 Single-Family Traditional Residence District, R-2D Two-Family Attached Residence District, and R-3 Multi-Family Attached Residence District. In addition, the developer is requesting Planned Unit Development (PUD) approval for a mixed-density residential community featuring 345 dwelling units. The project will include a variety of housing options, such as single-family homes, age-targeted single-family homes, and age-restricted residences, including single-family, duplex, and four-plex units.



CHRISTIE PROPERTY

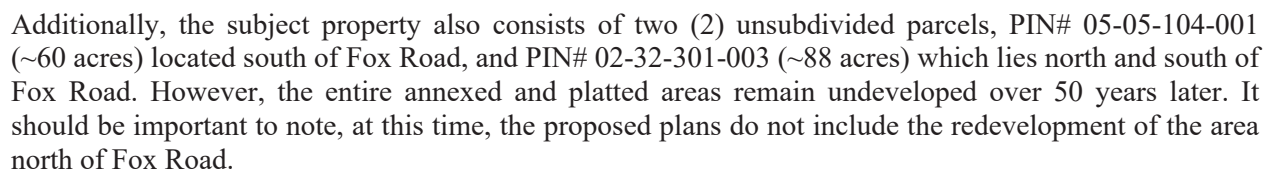
United City of Yorkville, Illinois

Date: January 14, 2024

File Location: I:\ARCGIS TEMPLATES\CHRISTIE PROPERTY

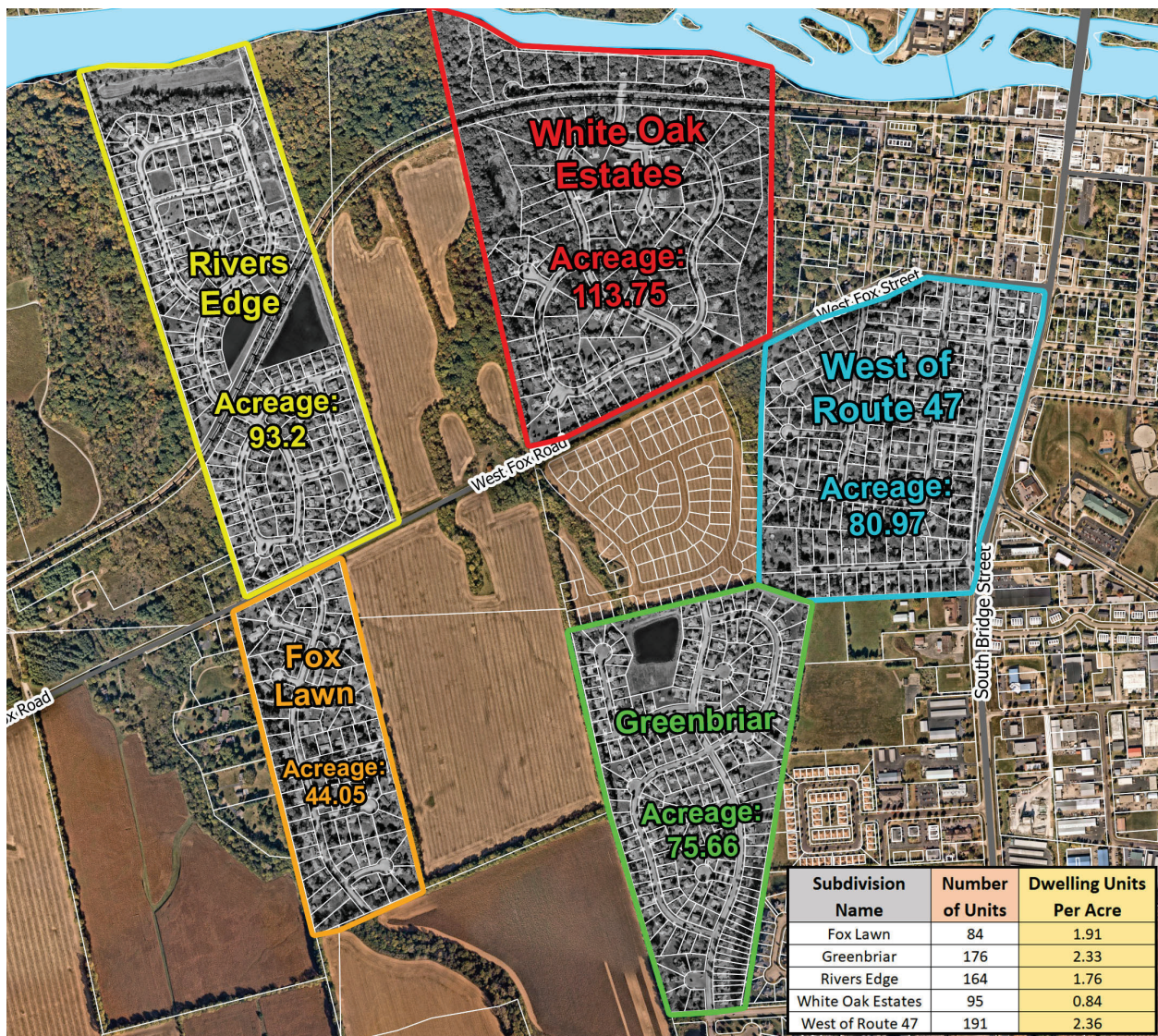


This subject property was originally annexed into Yorkville in 1972 via Ord. No. 21 as part of an approximately 230-acre area (see below left). An approximately 60-acre portion was subsequently final platted as the Williamsport Unit 1 Subdivision via Document No. 72-4821 (see below right). The Williamsport Subdivision, generally located southeast of Fox Road, consists of 98 single-family lots, all of which are at least 12,000 sq. ft. in size with a protective covenant listed on the plat requiring the ground floors must be at least 1,500 sq. ft. for a one-story home and a minimum of 1,200 sq. ft. for a two-story home. The plat also has approximately thirteen (13) lots with direct access off of Fox Road and two (2) larger lots (No. 99 and 100) at the southwest and northeast corners of the subdivision, presumably for stormwater detention, as depicted below.



Following are the current zoning, land uses, and density analysis of the immediate surrounding developments to the subject property:

	Zoning	Land Use
North	R-2 Single-Family Traditional Residence District	White Oak Estates & Rivers Edge Sub.
	R-1 Single-Family Suburban Residence District	Agriculture
	Fox Road	Transportation Land Use
East	R-2 Single-Family Traditional District	Single-Family Residence
South	R-2 Single-Family Traditional Residence District	Greenbriar Subdivision
	A-1 Agriculture (Unincorporated)	Agriculture
West	R-4 Suburban Residential (Unincorporated)	Fox Lawn Subdivision



PROPOSED PLANNED UNIT DEVELOPMNT (PUD):

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.

The development consists of single-family lots in three different sizes: 60' x 150' (9,000 sq. ft.), 65' x 150' (9,750 sq. ft.), and 80' x 150' (12,000 sq. ft.). Additionally, the plan includes duplex lots measuring 100' x 150' (15,000 sq. ft.) and four-plex lots sized between 19,500 sq. ft. and 27,000 sq. ft. The Preliminary Site Plan incorporates parkland, landscape easements, and detention areas to enhance the overall community aesthetics and ensure proper stormwater management. The layout also preserves existing hedgerows and integrates key roadways, including White Oak Way and Walsh Drive, to provide access and connectivity throughout the development.

PROPOSED REZONING REQUEST:

The Petitioner is seeking a Planned Unit Development (PUD) to rezone the existing ~136-acre subject property from R-1 Single-Family Suburban Residence District to the following underlying zoning districts:

Proposed Zoning	Proposed Dwelling Type	# of Units	Acreage
R-2 Single-Family Traditional Residence District	Single-Family Detached	185	53.62
R-2D Duplex, Two-Family Attached Residence District	Duplex	48	9
R-3 Multi-Family Attached Residence District	Single-Family Attached; Townhomes (4-Plex)	112	17.8
	Roadways, Stormwater, Parks/Open Space	-	55.74
TOTAL		345 units	136.16 acres
OVERALL DENSITY		2.53 units/acre	

Below is a summary of the district and land use components of the Preliminary Site Plan and how they compare to the base R-2, R-2D, and R-3 zoning standards as part of the PUD:

1. ***R-2 Single-Family Traditional Residence District Purpose & Bulk Regulations*** – The R-2 zoning designation is intended to accommodate smaller, more conventional suburban residential neighborhoods. The primary permitted uses are single-family detached housing in addition to compatible and complementary cultural, religious, educational, and public uses.
 - a. Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following chart compares the current R-2 Single-Family Traditional Residence District standards with the proposed Planned Unit Development (PUD) for the residential development. **According to the plan, the petitioner is seeking a deviation to the maximum dwelling height standard.**

	R-2 Zoning Regulations	Proposed Single-Family
Min. Lot Area	12,000 sq. ft.	12,000 sq. ft.
Min. Lot Width	80 ft	80 ft
Front Yard Setback	30 ft	30 ft
Rear Yard Setback	40 ft	40 ft
Side Yard Setback	10 ft (30 ft corner)	10 ft (30 ft corner)
Max. Density	N/A	1.8 du/acre
Max. Lot Coverage	45%	45%
Max. Dwelling Height	30 ft	35 ft

2. ***R-2D Duplex, Two-Family Attached Residence District*** – The R-2D zoning designation is intended for moderate density duplex dwelling structures. This district is primarily located off of a major thoroughfare or as a transitional land use adjacent to single-family residences. Therefore, the R-2D, duplex district is intended to accommodate single-family attached dwelling structures of a size and character that are compatible with the surrounding single-family detached residential districts and adjacent to commercial, office and retail space.

- a. Per the Table 10-3-9(A) Bulk and Dimensional Standards, chart compares the current R-2D Duplex Residence District standards with the proposed Planned Unit Development (PUD) for the residential development. **According to the plan, the petitioner is seeking deviations to the minimum lot size per dwelling unit, front yard and corner yard setbacks, and maximum dwelling height standards.**

	R-2D Zoning Regulations	Proposed Duplex
Min. Lot Area	15,000 sq. ft.	15,000 sq. ft.
Min. Lot Size per DU	9,000 sq. ft.	7,500 sq. ft.
Min. Lot Width	100 ft	100 ft
Front Yard Setback	30 ft	25 ft
Rear Yard Setback	30 ft	30 ft
Side Yard Setback	12 ft (30 ft. corner)	12 ft (25 ft. corner)
Max. Density	N/A	N/A
Max. Lot Coverage	50%	50%
Max. Dwelling Height	30 ft	35 ft

3. ***R-3 Multi-Family Attached Residence District*** – The R-3, Multi-Family Attached Residence zoning designation is intended for moderate density residential developments near commercial areas and transportation corridors, and to promote economically mixed housing developments and the provision of a range housing types including multi-family buildings such as duplexes or townhomes.

- a. Per the Table 10-3-9(A) Bulk and Dimensional Standards, chart compares the current R-3 Multi-Family Attached Residence District standards with the proposed Planned Unit Development (PUD) for the residential development. **According to the plan, the petitioner is seeking deviations to the minimum lot size per dwelling unit, minimum lot width, front yard and side yard setbacks, and maximum dwelling height standards.**

	R-3 Zoning Regulations	Proposed SF Age-Targeted	Proposed SF Age-Restricted	Proposed TH (4-Plex)
Min. Lot Area	9,000 sq. ft.	9,000 – 9,750 sq. ft.	9,750 sq. ft.	16,900 sq. ft.
Min. Lot Size per DU	7,000 sq. ft.	N/A	N/A	4,225 sq. ft.
Min. Lot Width	70 ft (90 ft. for attached)	60-65 ft	65 ft	32.5 ft
Front Yard Setback	30 ft	25 ft	25 ft	25 ft
Rear Yard Setback	30 ft	30 ft	30 ft	30 ft
Side Yard Setback	10 ft (20 ft. corner)	10% (20 ft. corner)	10% (20 ft. corner)	10 ft (20 ft. corner)
Max. Density	5 du/ac	3.3 du/ac ¹	4 du/ac ²	6.3 du/ac³
Max. Lot Coverage	70%	70%	70%	70%
Max. Dwelling Height	30 ft	35 ft	35 ft	35 ft

¹ Based upon 26 SF dwelling units on 7.8 acres, does not take into consideration roadways, park, landscape easements.

² Based upon 59 SF dwelling units on 14.62 acres, does not take into consideration roadways, park, landscape easements.

³ Based upon 112 TH dwelling units on 17.8 acres, does not take into consideration roadways, park, landscape easements.

Additionally, the Unified Development Ordinance requires any one-story structure in the R-3 District shall have a minimum of 1,200 square feet and any two-story structure shall have a minimum of 1,400 square feet of livable space. The Preliminary Site Plan illustrates the single-family, duplexes, and townhome units will have one and two-story dwelling options which **will meet the minimum livable space requirements.**

PRELIMINARY SITE PLAN:

Below is a summary of the site design components of the Preliminary Site Plan and how they compare to the development standards of the requested PUD.

4. ***Building Separation*** - Per Section 10-3-9(B) of the Unified Development Ordinance, minimum building separation standards are required for the R-3 Multi-Family Attached Residence District. Below is a comparison of the R-3 minimum building separation and the proposed R-3 townhome units in the PUD:

Table 10-3-9(B) Building Separation Requirements in R-3		Proposed Minimum Building Separation for R-3
Side to side	20 feet	20 feet
Side to rear	40 feet	40 feet
Rear to rear	60 feet	60 feet
Front to side	50 feet	50 feet
Front to front	50 feet	50 feet
Rear to front	100 feet	100 feet

The proposed plan for the R-3 zoned parcels **meets the minimum building separation requirements** for multi-family attached residential (townhome) buildings, ensuring uniform spacing between structures and sufficient common areas that balance privacy with shared amenities.

5. ***Duplex & Townhome Residential Use Standards*** - Per Section 10-4-2(A) and (B) of the Unified Development Ordinance provides specific provisions for garage placement of duplex and multi-family dwelling units. Garages are generally encouraged to be located on rear and side facades.
 - a. For duplexes with front-loaded garages, the garages must be set back at least 25 feet from the street or the required front yard setback, whichever is greater. Additionally, the garage may extend no more than 5 feet beyond the front façade and cannot exceed 45% of the total façade width. **The petitioner is requesting a deviation from this standard for the proposed duplex unit garages. Staff supports this deviation due to the architectural design of the garage and integrated roofline.**
 - b. For townhome units, attached garages are permitted on the rear and side facades, unless otherwise approved. **The petitioner is requesting a deviation from this standard for the proposed townhome unit garages. Staff supports this deviation due to the projection of the garage as part of the front elevation.**
6. ***Vehicle Access*** - As proposed, the subdivision has two (2) primary points of access off of Fox Road (under Kendall County jurisdiction) for the mix-density residential development.
 - a. Alignment - The Petitioner proposes to align access points off of Fox Road with White Oak Way within the White Oak Estates subdivision to the north.
 - b. Connectivity – The petitioner proposes a secondary access connection to Walsh Drive leading into the Greenbriar residential subdivision to the south. While this was not planned in the original platted portion of the Williamsport Unit 1 Final Plat, **staff supports this connection point for efficient roadway circulation.**

- i. The petitioner is not proposing to extend Burning Bush Drive, existing east/west roadway within the Greenbriar Subdivision connecting the residential development to the Age-Restricted portion of the development.
7. **Off-Street Parking** - According to the Preliminary Site Plan, the **minimum required off-street parking spaces will be provided for the single-family and duplex units** as calculated below:

Building Type	# of Parking Spaces Required	# of Parking Spaces Provided
SF Lots (80'x150')	2/Lot	2/Lot
SF Lots (60'x150')	2/Lot	2/Lot
SF Lots (65'x150')	2/Lot	2/Lot
Duplex Units	2/Unit	2/Unit
Townhome Units	2.5/Unit	2/Unit
Park Parking	N/A	20

However, according to Table 10-5-1(H)(5) of the Yorkville Unified Development Ordinance, townhouse dwellings must provide a minimum of 2.25 parking spaces per unit. The Preliminary Site Plan, however, allocates only 2 parking spaces per unit. **The petitioner is requesting a deviation from this requirement.** Staff is concerned that the plan may not provide sufficient guest parking for the 112 townhome units unless the proposed 20 parking stalls in the park are intended for this purpose.

8. **Pedestrian Circulation** - The proposed roadway via Walsh Drive includes pedestrian circulation that connects to an existing sidewalk network extending south through the Greenbriar subdivision to Greenbriar Road and ultimately to IL Route 47 (Bridge Street). Additionally, the Preliminary Site Plan features a 5-foot paved trail running through the development and around the planned parks, providing a connection to Burning Bush Drive in the Greenbriar subdivision.
9. **Street Design** - The petitioner intends that all roadways are publicly dedicated . Additionally, the required minimum right-of-way width for local residential street is 66 feet. The proposed plan illustrates a minimum roadway width of 30 feet with an overall right-of-way of 66 feet.
10. **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. **While the petitioner had not submitted a landscape plan for review, the plan illustrates a 30' landscape easement around the perimeter of the development, however, the following standards shall apply for the mixed-density residential land uses as described below:**
 - a. Transition Zone "D" Landscape buffer is required within the Landscape Easements between Fox Road and the single-family lots as well as along Fox Road where double-frontage lots exist, as depicted 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	12 feet	15 feet	20 feet
b)	Minimum Fence/Hedge Height (2)	6 feet	6 feet	8 feet	10 feet
Minimum Number of Landscape Elements per 100 Linear Feet					
c)	Untreated Tree	6	3	2	1
d)	Canopy-Overgrown Tree	2	3	2	1
e)	Shrub/Hedge or Screen	6	10	20	30
Notes:					
(1) Required yard or buffer may be 10 feet for Type C and 15 feet for Type D.					
(2) Fence or hedge requirement may be satisfied by a 6-foot evergreen hedge with a minimum height of 6 feet, as approved by the Zoning Administrator.					
(3) Landscaping elements may be grouped to match the site topography or screen features of the site and may be grouped to enhance site features as approved by the Zoning Administrator.					

- b. A Transition Zone is not required between the subject property and the adjacent Greenbriar subdivision along the south and east boundaries due to the adjacent and proposed land uses being single family residential and the existence of a very dense hedgerow.

11. **Appearance Standards** - Per Section 10-5-8 of the Unified Development Ordinance, there are special provisions for design standards for single-family attached (duplex) and multi-family (townhome) developments, specifically masonry products shall be incorporated on the front facade of at least seventy-five (75) percent of the total buildings in the approved community 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. Anti-monotony standards apply to the single-family detached dwelling units.

- a. The petitioner has provided elevations for the proposed duplex and townhome dwelling units, however, it is difficult for staff to determine if any of the elevations will require relief from the required minimum masonry products or premium siding on the front facades of the buildings.
- b. However, staff has noted the elevations may qualify for a reduction in minimum required premium siding to 40% due to the presence of covered porches which is considered a major architectural feature which accounts for a 10% credit. It appears the petitioner is seeking a deviation from this standard.

PARK & SCHOOL LAND DEDICATION/FEEES:

Per Section 10-7-9 of the Unified Development Ordinance, a condition for approval of a final plat of a subdivision, the developer shall dedicate land for park and recreational purposes and for school sites to serve the needs of residents of the development, or a cash contribution in lieu of the land dedication, or a combination of both, at the discretion of the City.

Staff recommends the following conditions for the PUD to the Park Board which have been addressed in the Preliminary Site Plan, or will be addressed during the Final Plat approval process or construction:

1. The minimum size neighborhood park is five acres. We would request one (1) five-acre park site, centrally located and on level ground.
2. The rest of the land cash obligation **paid upfront** in cash to develop the park site.

3. Significant road frontage on two sides.
4. 8' wide pave trails in lieu of sidewalk on park land.
5. Perpendicular parking stalls at the park site.
6. Paved trail along Fox Road from White Oak Way to Poplar Drive.
7. Crosswalks on Fox Road at White Oak Way and Poplar Drive.
8. Electric, water and sewer to the Park site.
9. Trail from westside of the development to connect with the Burning Bush Drive road stub in the Greenbriar subdivision. This will allow for pedestrian access to Price Park from the westside of the proposed development.
10. Trail down one side of the developments north/south road to connect with the future Greenbrier Drive road extension.

Based upon the above conditions and the City's calculations of the dwelling types proposed, a minimum dedication of 10.529 acres of park land is required. Since the petitioner will be donating 5.53 acres of park land, the remaining cash to be donated is \$504,899 in a lump sum payment at time of Final Plat for future park development. Additionally, a minimum dedication of 14.163 acres of school land or \$1,377,201.49 is required (see attached calculations and sample fee sheet below).

Christie Property						
<u>FEES PER UNIT</u>						
A paid receipt from the School District Office, 602-A Center Parkway Yorkville, must be presented to the City prior to issuance of permit						
\$3,000						
Separate Yorkville-Bristol Sanitary District fee - made payable to Y.B.S.D.						
\$1,870						
<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						
(see note 'a" below)						
SF						
\$7,555						
DU/TH						
\$6,761						
3. Water Meter Cost						
\$550						
Current Rate						
4. City Sewer Connection Fees						
\$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						
(see note "b" below)						
\$0						
\$0.00						
\$0.00						
School						
\$2,872.29						
\$3,085.49						
\$4,904.87						
Land-Cash Fees Total						
\$2,872.29						
\$3,085.49						
\$4,904.87						
9. Road Contribution						
\$2,000						
10. Weather Warning Siren Fee (paid at time of Final Plat)						
\$75/acre						
137 acres						
\$10,275						
11. Plumbing Inseption Fee						
\$135						
Notes:						
a. Rate effective 5/1/25 and subject to annual increases per Ord. 2023-28						
b. Developer to dedicate 5.53 acres of park land and pay a lump sum of \$504,899 at Final Plat to satisfy obligation						

COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan Update designates this property as “Suburban Neighborhood (SN)” which is primarily intended for single-family detached residential land uses to create well designed, walkable neighborhoods that incorporate open space and appropriate linkages to surrounding zoning districts and areas, but well buffered from land uses of higher intensity.

While the proposed PUD includes a segment of mid-density residential units (4-plex), the overall subdivision density of 2.5 dwelling units per acre remains lower than the average density of an R-1 zoned development (2.9 DU/acre) or an R-2 zoned development (3.63 DU/acre). Given this, staff considers the proposed PUD to be consistent with the Comprehensive Plan’s future land use designation of “Suburban Neighborhood (SN).”

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 planned unit development, 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 to the nearby existing residential developments, staff has recommended the Petitioner will make contact with the homeowners within the Greenbriar and White Oak Estates subdivisions prior to the Planning and Zoning Commission (PZC) public hearing to present the plan and solicit feedback from the residents.

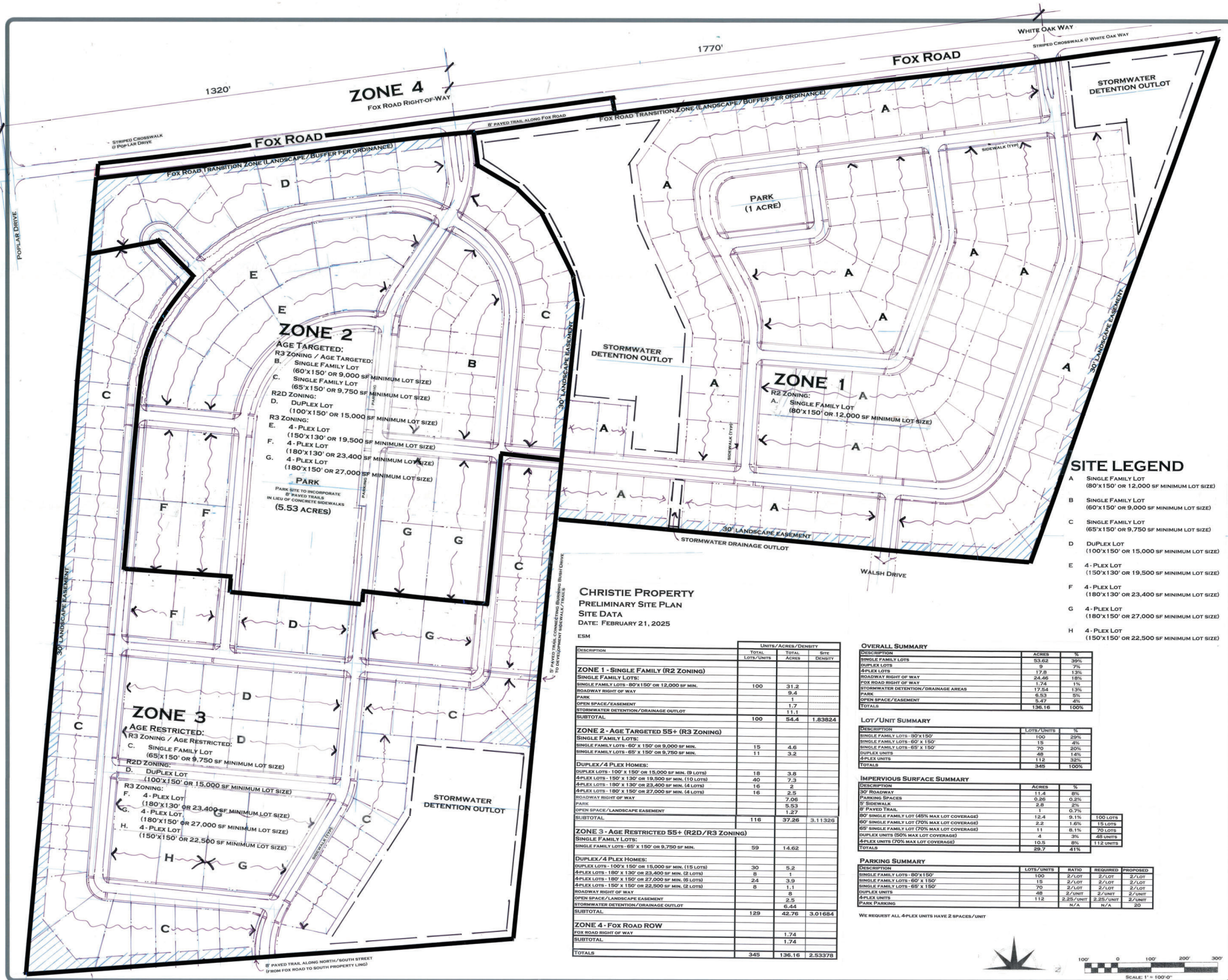
STAFF COMMENTS:

The City Engineer has reviewed the original Concept Plan and provided comments in a review letter dated February 6, 2025. Note, additional plan review comments from EEI are anticipated per the most recent plan resubmittal dated February 21, 2025. Staff is confident that EEI’s review of the revised plans and subsequent comments will be addressed by the petitioner prior to moving forward with the next scheduled meeting.

Therefore, the public hearing for the special use for the Planned Unit Development and Rezoning will be held at the April 9, 2025 Planning and Zoning Commission meeting with the tentative final vote by the City Council at the May 13, 2025 meeting. Should you have any questions regarding this matter, staff and the Petitioner will be available at Tuesday night’s meeting.

Attachments:

1. Revised Preliminary Site Plan and Preliminary Site Details/Notes prepared by ESM Civil Solutions, LLC and dated 2/21/2025
2. Written Responses from ESM dated February 24, 2025
3. Original Christie Property Concept Plan dated December 23, 2025
4. Application for Rezoning
5. Application for Planned Unit Development
6. Legal Description
7. Land Cash Calculations and Fee Sheet
8. Plan Council Packet dated 2-13-25
9. Draft Public Hearing Notice



CHRISTIE PROPERTY PRELIMINARY SITE PLAN SITE DATA DATE: FEBRUARY 21, 2025

DESCRIPTION	UNITS/ACRES/DENSITY			
	TOTAL	TOTAL	TOTAL	SITE
	LOTS/UNITS	ACRES	DENSITY	
ZONE 1 - SINGLE FAMILY (R2 ZONING)				
SINGLE FAMILY LOTS:				
SINGLE FAMILY LOTS - 80'x150' OR 12,000 SF MIN.	100	31.2		
ROADWAY RIGHT OF WAY	9.4			
PARK	1			
OPEN SPACE/EASEMENT	1.7			
STORMWATER DETENTION/DRAINAGE OUTLET	11.1			
SUBTOTAL	100	54.4	1.83824	
ZONE 2 - AGE TARGETED 55+ (R3 ZONING)				
SINGLE FAMILY LOTS:				
SINGLE FAMILY LOTS - 60'x150' OR 9,000 SF MIN.	15	4.6		
SINGLE FAMILY LOTS - 65'x150' OR 9,750 SF MIN.	11	3.2		
DUPLEX/4 PLEX HOMES:				
DUPLEX LOTS - 100'x150' OR 15,000 SF MIN. (9 LOTS)	18	3.8		
4- PLEX LOTS - 150'x130' OR 19,500 SF MIN. (10 LOTS)	40	7.3		
4- PLEX LOTS - 180'x130' OR 23,400 SF MIN. (14 LOTS)	16	2		
4- PLEX LOTS - 180'x150' OR 27,000 SF MIN. (14 LOTS)	16	2.5		
ROADWAY RIGHT OF WAY	7.06			
PARK	5.53			
OPEN SPACE/LANDSCAPE EASEMENT	1.27			
SUBTOTAL	116	37.26	3.11326	
ZONE 3 - AGE RESTRICTED 55+ (R2/R3 ZONING)				
SINGLE FAMILY LOTS:				
SINGLE FAMILY LOTS - 65'x150' OR 9,750 SF MIN.	59	14.62		
DUPLEX/4 PLEX HOMES:				
DUPLEX LOTS - 100'x150' OR 15,000 SF MIN. (19 LOTS)	30	5.2		
4- PLEX LOTS - 150'x130' OR 19,500 SF MIN. (12 LOTS)	8	1		
4- PLEX LOTS - 180'x130' OR 23,400 SF MIN. (14 LOTS)	24	3.9		
4- PLEX LOTS - 180'x150' OR 27,000 SF MIN. (14 LOTS)	8	1.1		
ROADWAY RIGHT OF WAY	8			
OPEN SPACE/LANDSCAPE EASEMENT	2.5			
STORMWATER DETENTION/DRAINAGE OUTLET	6.44			
SUBTOTAL	129	42.76	3.01684	
ZONE 4 - FOX ROAD ROW				
FOX ROAD RIGHT OF WAY	1.74			
SUBTOTAL	1.74			
TOTALS	345	136.16	2.53378	

OVERALL SUMMARY			
DESCRIPTION	ACRES	%	
SINGLE FAMILY LOTS	53.62	39%	
DUPLEX LOTS	9	7%	
4- PLEX LOTS	17.8	13%	
ROADWAY RIGHT OF WAY	24.46	18%	
FOX ROAD RIGHT OF WAY	1.74	1%	
STORMWATER DETENTION/DRAINAGE AREAS	17.54	13%	
PARK	5.53	4%	
OPEN SPACE/EASEMENT	1.27	1%	
TOTALS	136.16	100%	
LOT/UNIT SUMMARY			
DESCRIPTION	LOTS/UNITS	%	
SINGLE FAMILY LOTS - 80'x150'	100	29%	
SINGLE FAMILY LOTS - 60'x150'	15	4%	
SINGLE FAMILY LOTS - 65'x150'	70	20%	
DUPLEX LOTS	48	14%	
4- PLEX LOTS	112	32%	
TOTALS	345	100%	
IMPERVIOUS SURFACE SUMMARY			
DESCRIPTION	ACRES	%	
ROADWAY	11.4	8%	
30' ROADWAY	0.26	0.2%	
PARKING SPACES	2.8	2%	
30' SIDEWALK	1	0.7%	
30' PAVED TRAIL	1.27	0.9%	
80' SINGLE FAMILY LOT (65% MAX LOT COVERAGE)	12.4	9.1%	100 LOTS
80' SINGLE FAMILY LOT (70% MAX LOT COVERAGE)	2.2	1.6%	15 LOTS
80' SINGLE FAMILY LOT (75% MAX LOT COVERAGE)	11	8.1%	20 LOTS
DUPLEX UNITS (60% MAX LOT COVERAGE)	4	3%	20 UNITS
4- PLEX UNITS (70% MAX LOT COVERAGE)	10.5	8%	112 UNITS
TOTALS	29.7	41%	

PARKING SUMMARY				
DESCRIPTION	LOTS/UNITS	RATIO	REQUIRED	PROPOSED
SINGLE FAMILY LOTS - 80'x150'	100	2.1/LOT	2.1/LOT	2.1/LOT
SINGLE FAMILY LOTS - 60'x150'	15	2.1/LOT	2.1/LOT	2.1/LOT
SINGLE FAMILY LOTS - 65'x150'	70	2.1/LOT	2.1/LOT	2.1/LOT
4- PLEX UNITS	48	2.1/UNIT	2.1/UNIT	2.1/UNIT
PARKING	112	2.85/UNIT	N/A	20

WE REQUEST ALL 4- PLEX UNITS HAVE 2 SPACES/UNIT

REVISIONS

BY

ESM CIVIL SOLUTIONS, LLC

Civil Engineers, Land Surveyors & Drafters
 1400 Westmore Road, Suite 200, Westborough, MA 01581
 Tel: 508.336.1111 | Fax: 508.336.1112
 www.esmcivil.com

CHRISTIE PROPERTY
PRELIMINARY SITE PLAN

DRAWN

ESM

CHECKED

ESM

DATE

2/21/2025

SCALE

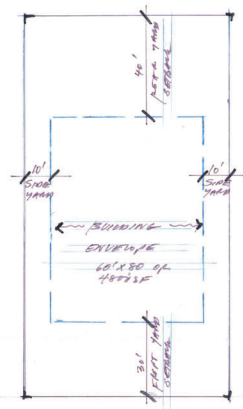
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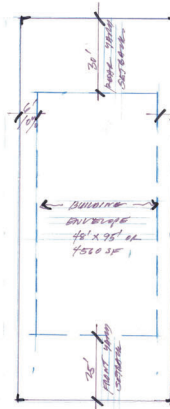
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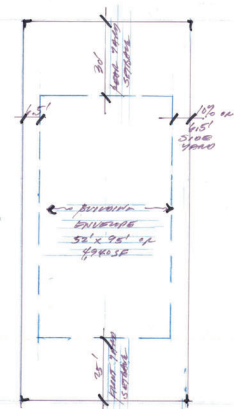
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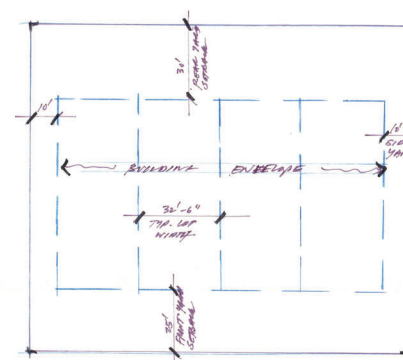
A SINGLE FAMILY LOT ENLARGEMENT W/ SETBACKS
(80'X150' OR 12,000 SF MINIMUM LOT SIZE)
SCALE: 1" = 20'-0"



B SINGLE FAMILY LOT ENLARGEMENT W/ SETBACKS
(60'X150' OR 9,000 SF MINIMUM LOT SIZE)
SCALE: 1" = 20'-0"



C SINGLE FAMILY LOT ENLARGEMENT W/ SETBACKS
(65'X150' OR 9,750 SF MINIMUM LOT SIZE)
SCALE: 1" = 20'-0"



E 4-PLEX LOT ENLARGEMENT W/ SETBACKS
(150'X130' OR 19,500 SF MINIMUM LOT SIZE)
SCALE: 1" = 20'-0"

R2 SINGLE FAMILY TRADITIONAL RESIDENCE ZONING DISTRICT DESIGN STANDARD COMPARISON

DESCRIPTION	BULK & DIMENSION STANDARDS	
	R2 ZONING REGULATIONS	PROMISED R2 ZONING REGULATIONS
PARCEL 1: SINGLE FAMILY (R2 ZONING)		
MINIMUM LOT AREA	12,000 SF	12,000 SF
MINIMUM LOT WIDTH	60'	60'
FRONT YARD SETBACK	30'	30'
REAR YARD SETBACK	40'	40'
SIDE YARD SETBACK	10'	10'
CORNER SIDE YARD SETBACK	30'	30'
MAX. DENSITY	N/A	1.8 UN/AC
MAX. LOT COVERAGE	45%	45%
MAX. DWELLING HEIGHT	30'	35'
MIN. FLOOR AREA (LIVABLE SPACE)		
1-STORY STRUCTURE	1,200 SF	1,200 SF
2-STORY STRUCTURE	1,400 SF	1,400 SF

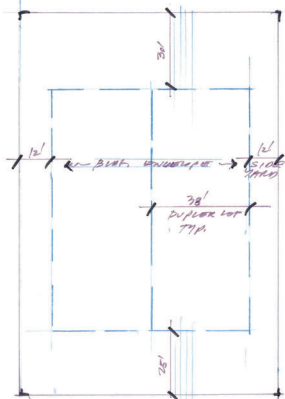
R3 MULTI-FAMILY ATTACHED RESIDENCE ZONING DISTRICT DESIGN STANDARD COMPARISON

DESCRIPTION	BULK & DIMENSION STANDARDS			
	R3 ZONING REGULATIONS	PROMISED R3 AGE TARGETED	PROMISED R3 AGE RESTRICTED	PROMISED R3 4-PLEX
PARCEL 2: 2-4 PLEX (R3 ZONING)				
MINIMUM LOT AREA	9,000 SF	9,000 SF	9,750 SF	19,500 SF
MINIMUM LOT SIZE PER DWELLING UNIT	2,000 SF	2,250 SF	2,400 SF	4,875 SF
FRONT YARD SETBACK	30'	30'	30'	32'-6"
REAR YARD SETBACK	30'	30'	30'	30'
SIDE YARD SETBACK	10'	10'	10'	10'
CORNER SIDE YARD SETBACK	30'	30'	30'	30'
MAX. LOT COVERAGE	50%	50%	50%	50%
MAX. DWELLING HEIGHT	30'	35'	35'	35'
MIN. FLOOR AREA (LIVABLE SPACE)				
1-STORY STRUCTURE	1,200 SF	1,200 SF	1,200 SF	1,200 SF
2-STORY STRUCTURE	1,400 SF	1,400 SF	1,400 SF	1,400 SF

ALL ATTACHED (4-PLEX) GARAGES ARE PLANNED TO BE FRONT LOADED. THIS DEVIATION FROM THE ORDINANCE IS REQUESTED.

R3 MULTI-FAMILY ATTACHED RESIDENCE ZONING DISTRICT BLDG. SEPARATION REQUIREMENTS

DESCRIPTION	BLDG. SEPARATION REQ.	
	R3 ZONING REGULATIONS	PROMISED R3 ZONING
PARCEL 2: 2-4 PLEX (R3 ZONING)		
SEPARATION TYPE		
SIDE TO SIDE	30'	20'
SIDE TO REAR	40'	40'
REAR TO REAR	50'	60'
FRONT TO SIDE	50'	50'
FRONT TO FRONT	50'	50'
REAR TO FRONT	100'	100'

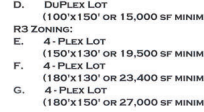
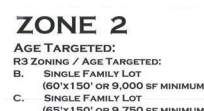
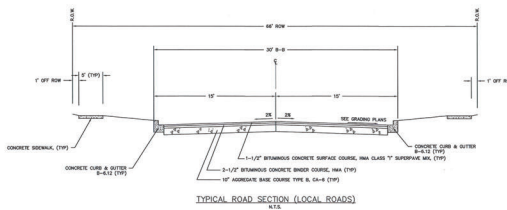


D DUPLEX LOT ENLARGEMENT W/ SETBACKS
(100'X150' OR 15,000 SF MINIMUM LOT SIZE)
SCALE: 1" = 20'-0"

R2D DUPLEX ATTACHED RESIDENCE ZONING DISTRICT DESIGN STANDARD COMPARISON

DESCRIPTION	BULK & DIMENSION STANDARDS	
	R2D ZONING REGULATIONS	PROMISED R2D ZONING REGULATIONS
PARCEL 2: DUPLEX (R2D ZONING)		
MINIMUM LOT AREA	15,000 SF	15,000 SF
MINIMUM LOT SIZE PER DWELLING UNIT	3,000 SF	7,500 SF
FRONT YARD SETBACK	100'	100'
REAR YARD SETBACK	30'	30'
SIDE YARD SETBACK	12'	12'
CORNER SIDE YARD SETBACK	30'	25'
MAX. DENSITY	N/A	N/A
MAX. LOT COVERAGE	50%	50%
MAX. DWELLING HEIGHT	30'	35'
MIN. FLOOR AREA (LIVABLE SPACE)		
1-STORY STRUCTURE	1,200 SF	1,200 SF
2-STORY STRUCTURE	1,400 SF	1,400 SF

ALL ATTACHED (4-PLEX) GARAGES ARE PLANNED TO BE FRONT LOADED. THIS DEVIATION FROM THE ORDINANCE IS REQUESTED.



ZONE 2

- AGE TARGETED:
R3 ZONING / AGE TARGETED:
B. SINGLE FAMILY LOT
(60'X150' OR 9,000 SF MINIMUM LOT SIZE)
C. SINGLE FAMILY LOT
(65'X150' OR 9,750 SF MINIMUM LOT SIZE)
R2D ZONING:
D. DUPLEX LOT
(100'X150' OR 15,000 SF MINIMUM LOT SIZE)
R3 ZONING:
E. 4-PLEX LOT
(150'X130' OR 19,500 SF MINIMUM LOT SIZE)
F. 4-PLEX LOT
(180'X150' OR 27,000 SF MINIMUM LOT SIZE)
G. 4-PLEX LOT
(180'X150' OR 27,000 SF MINIMUM LOT SIZE)

ZONE 3

- AGE RESTRICTED:
R3 ZONING / AGE RESTRICTED:
C. SINGLE FAMILY LOT
(65'X150' OR 9,750 SF MINIMUM LOT SIZE)
R2D ZONING:
D. DUPLEX LOT
(100'X150' OR 15,000 SF MINIMUM LOT SIZE)
R3 ZONING:
F. 4-PLEX LOT
(180'X130' OR 23,400 SF MINIMUM LOT SIZE)
G. 4-PLEX LOT
(180'X150' OR 27,000 SF MINIMUM LOT SIZE)
H. 4-PLEX LOT
(150'X150' OR 22,500 SF MINIMUM LOT SIZE)

REVISIONS	BY

ESM CIVIL SOLUTIONS, LLC
300 E. UNIVERSITY AVENUE, SUITE 100
DENVER, CO 80202
303.733.1111

CHRISTIE PROPERTY PRELIMINARY SITE DETAILS / NOTES

DESIGN ESM
DATE 2/21/2025
SCALE AS SHOWN
SHEET P2



February 24, 2025

Krysti J. Barksdale-Noble, AICP
Community Development Director
The United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 605060

**RE: CHRISTIE PROPERTY – REZONE & PLANNED UNIT DEVELOPMENT (PUD)
CONCEPT PLAN APPROVAL
PLAN COUNCIL MEETING FOLLOW-UP**

Dear Krysti,

This letter is in response to the City's Review Letter dated 2/13/2025 regarding our recent Plan Council Meeting to discuss the various applications/required information/details for the Planned Unit Development (PUD) and Rezoning approval for the Christie Property.

The following are our responses:

GENERAL COMMENTS:

1. Petitioner will submit a revised hard-lined Concept Plan drawing with greater contrast to better differentiate the residential dwelling types.
Response: We have prepared a Preliminary Site Plan drawing as an attachment to this letter. The Plan is drawn at 1"-100' to clearly illustrate the various residential land uses, parks, streets, sidewalks, and recreational paths. This Plan is revised to meet the Fox Road intersection county requirement of ¼ mile spacing. Thus, the plan eliminated the center access point and relocated the western access point further east to meet the ¼ mile spacing requirement. As a result, minor revisions were made to the land plan / various neighborhoods along Fox Road. Also, we have added roadway cross sections, individual lot layouts, site data summary and individual zoning district standards.
2. Petitioner will provide a written narrative with the application summarizing the proposed development, specifically explaining the rationale behind the plan's deviation from the traditional density transition approach by placing higher-density four-plex units at the center, surrounded by lower-density single-family and duplex dwellings as well as the decision not to provide roadway connectivity to Burning Bush Drive.
Response: The planning approach includes a redesign of the east parcel which is currently platted with 98 previously subdivided but undeveloped single family lots within the Williamsport development and integration with the west parcel. With



around 60 acres in the east parcel and 78 acres in the west, this comprehensive plan envisions a thoughtful integration of residential and park/open spaces designed to enhance the living experience for future residents.

The proposal includes the replatting of the east parcel to incorporate a new small neighborhood open space area, remove lots that front onto Fox Road, and to strategically remove two Fox Road intersections to improve traffic flow. In addition, the roadway design ensures efficient connectivity, with multiple connections to Fox Road and a direct link to the Greenbriar Subdivision via Walsh Drive and the west parcel. The design places a strong emphasis on preserving existing natural elements, such as canopy trees along the east and south property lines, which will be protected within landscape easements on each perimeter single-family lot. Also, the existing drainage patterns and lowland areas will be utilized for stormwater detention needs. The single family lots are planned to be spacious, measuring 80' x 150' or 12,000 square feet, promoting a sense of comfort and ample living space.

The integration with the west parcel, which is approximately 78 acres and currently undeveloped, centers on a large central park for gathering space that connects both residents in the east/west residential neighborhoods. The roadway design ensures efficient connectivity, with multiple connections to Fox Road and the vacant residential parcel to the south.

The west parcel is designed to include both Age Targeted and Age Restricted attached and detached single-family lots, ranging from traditional detached homes to attached duplex and four-plex configurations. The placement of 65'x150' deep single-family lots along the development's perimeter respects the boundaries of adjacent neighborhoods, promoting a coherent transition from existing to new homes, as well as, the preservation of existing property line (Hedgerow) canopy trees. This design approach was requested by the City of Yorkville.

To provide residential options for the Age Targeted/Restricted residents, we have mixed-in attached single family options to accommodate different lifestyle preferences and needs. These residential options are located primarily around the interior of the site or near the central park/gathering place.

Currently, no roadway connections to existing residential neighborhoods via Maple Street to west, Burning Bush Drive to east, are planned. We are open to providing roadway connections if warranted or desired by the City of Yorkville or adjacent Residents.

PUD/ZONING COMMENTS:

3. Petitioner should provide written justification as to how the proposed development meets the following identified Planned Unit Development (PUD) modification standards:

- a. Modification Standard #5 Universal Design includes buildings designed with accessible features such as level access from the street and/or zero entry thresholds.

Response: At this time, it is unlikely that ALL buildings will be designed with accessible features.



- b. Modification Standard #6 High Quality Building Materials which utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO.

Response: It is the Petitioner's intention to offer High-Quality Building Materials. The various photos of single family and attached homes illustrate the Applicant's intent/commitment to providing a high quality product. It is our intent to meet or exceed the current UDO's requirements for building materials and aesthetics like the adjacent Greenbriar subdivision.

- 4. Petitioner will verify if the proposed R-2 Single-Family Traditional Residence, R-2D Duplex, Two Family Attached Residence, and R-3 Multi-Family Attached Residence Districts bulk and dimensional standards deviate, meet, or exceed the minimum standards required for each district identified in staff's memo as "Undetermined".

- a. Staff recommends providing this information as part of a Site Data table on the Concept Plan would be useful.

Response: Please refer to the Preliminary Site Plan with updated Site Data and Design Standard Comparison for each Zoning District.

- b. Any requested deviations from the minimum UDO standards must be provided in writing by the Petitioner.

Response: The Preliminary Site Plan incorporates specific Design Standard Comparisons for each Zoning Class. Currently, several deviations to the Several Bulk & Dimension Standards for each zoning classification are being requested, as well as a front-loaded garage location for the proposed 4-Plex Multi-Family Residential Product.

- 5. Petitioner shall provide typical lot dimensions on the Concept Plan for each dwelling unit type/proposed zoning designation.

Response: Refer to the Preliminary Site Plan for typical lot dimensions for each proposed land use dwelling type.

- 6. Petitioner will provide the proposed minimum unit square footage of livable space for the townhome dwellings.

Response: The proposed minimum unit square footage of livable spaces is listed on the Preliminary Site Plan and Design Standard Comparisons for each Zoning District. Currently, we plan on meeting the City Standard of 1,200 sf for 1-story structures and 1,400 sf of 2-story structures.

- 7. Petitioner will provide within the site data table calculations of the impervious surface for the proposed development broken down by building coverage, parking lot, sidewalks, and other hard surfaces.

Response: Refer to the Preliminary Site Plan and Site Data Table for requested information.



8. Petitioner must denote the proposed maximum building height in feet using the measurement standard as established in Section 10-3-10 of the Unified Development Ordinance.

Response: Refer to the Preliminary Site Plan and Design Standard Comparison for each Zoning District.

9. Petitioner must verify if a deviation from Section 10-4-2(A) of the Unified Development Ordinance regarding frontloaded garages for duplexes will be required.

Response: We do not intend to deviate from Section 10-4-2(A).

10. Petitioner must verify if a deviation from Section 10-4-2(C) of the Unified Development Ordinance regarding frontloaded garages for townhomes will be required.

Response: We are requesting a deviation to Section 10-4-2(C) to allow for frontloaded Fourplexes, similar to the frontload garages in Prairie Gardens 55+ community.

11. Petitioner must verify the maximum width of the townhome units.

Response: The maximum width of the 4-Plex Townhome units is 40.0'. Refer to Preliminary Site Plan for typical lot dimensions.

12. Petitioner must verify the materials and percentages proposed for each housing type to ensure compliance with the Appearance Standards in Section 10-5-8 of the Unified Development Ordinance.

Response: We intend to meet all requirements as it relates to materials/appearance standards.

STREET DESIGN COMMENTS:

13. Petitioner must verify the right-of-way width of proposed internal road network and the street length of blocks between roadway nodes/intersections.

Response: The proposed right of way is 66' with curb/gutter and sidewalks, and a typical section has been added to the Plan based on the UDO Standards. We intend to deviate from this typical cross section at the request of the city for the 8' wide asphalt north/south trail. In regards to street length, all proposed blocks are less than 1,300' in length. Refer to Preliminary Site Plan for cross-section and location of 8' trail.

LANDSCAPE COMMENTS:

14. Petitioner may submit a landscape plan for review or acknowledge in writing that the following landscape standards, in addition to all other applicable landscaping requirements in the Unified Development Ordinance, will apply to the proposed development:



Response: We intend to meet all applicable landscape requirements as set forth in the Ordinance. We request this Landscape Plan be required as part of the Preliminary engineering phase of this project.

- a. Transition Zone “D” Landscape buffer is required within the Landscape Easements between Fox Road and the single-family lots.

Response: We intend to meet all applicable landscape/buffer requirements for the Transition Zone along Fox Road.

SIGNAGE COMMENTS:

- 15. Petitioner will provide a signage plan for the residential development to be included as part of the Planned Unit Development if deviations from the Unified Development Ordinance are requested.

Response: No deviations are requested.

COMMUNITY MEETING COMMENTS:

- 16. The Petitioner will make contact with the homeowners within the Greenbriar subdivision and the White Oak Estates prior to the Planning and Zoning Commission (PZC) public hearing to present the plan and solicit feedback from the residents.

Response: We are planning to contact both Greenbriar/White Oak Estates homeowners prior to the PZC public hearing.

PARKS COMMENTS:

- 17. The following comments from the Parks & Recreation Department must be addressed in writing or on the Concept Plan:

- a. The minimum size neighborhood park is five acres. We would request one (1) five-acre park site, centrally located and on level ground.

Response: Refer to Preliminary Site Plan for Park site location and size.

- b. The rest of the land cash obligation in cash to develop the park site.

Response: We agree

- c. Significant road frontage on two sides.

Response: The Preliminary Site Plan locates a Park site with perimeter roads to ensure direct access for both vehicles and pedestrians.

- d. 8' wide pave trails in lieu of sidewalk on park land.

Response: The Park site will illustrate or note 8' wide paved trails to be constructed in lieu of sidewalks.

- e. Perpendicular parking stalls at the park site.

Response: We included perpendicular parking spaces along the park as requested.

- f. Paved trail along Fox Road from White Oak Way to Poplar Drive.

Response: An 8' paved trail along Fox Road is illustrated on the Preliminary Site Plan.



- g. Crosswalks on Fox Road at White Oak Way and Poplar Drive.

Response: The Preliminary Site Plan illustrates that striped crosswalks will be located at White Oak Way and Poplar Drive.

- h. Electric, water and sewer to the Park site.

Response: The preliminary engineering plans will note that electricity, water and sewer to be extended to one area of the park

- i. Trail from westside of the development to connect with the Burning Bush Drive road stub in the Greenbriar subdivision. This will allow for pedestrian access to Price Park from the westside of the proposed development.

Response: The Preliminary Site Plan identifies an 8' asphalt trail in a dedicated out lot.

- j. Trail down one side of the developments north/south road to connect with the future Greenbrier Drive road extension.

Response: The Preliminary Site Plan identifies an 8' asphalt trail along the developments north/south road to connect with the Fox Road trail and future residents to the south.

ENGINEERING COMMENTS:

18. Petitioner will need to provide a Traffic Impact Study as part of the preliminary engineering process, however if the Petitioner has general trip generation modeling for the proposed development, this is encouraged to be shared.

Response: We understand that a Traffic Impact Study will be required as part of the preliminary engineering process. Currently, no modeling for the development is available.

Very truly yours,
ESM CIVIL SOLUTIONS, LLC

Eric S. Mancke, P.E.
Principal
ESM/em

CC: Jason Mick – Applicant
Dan Kramer – Attorney
Mike Mann – Agent



AGE TARGETED:
R3 ZONING / AGE TARGETED:
 SINGLE FAMILY LOT
 (60'x150' OR 9,000 SF LOT)
 SINGLE FAMILY LOT
 (65'x150' OR 9,750 SF LOT)
R2D ZONING:
 DUPLEX LOT
 (100'x150' OR 15,000 SF LOT)
R3 ZONING:
 4- PLEX LOT
 (130'x130' OR 16,900 SF LOT)



AGE RESTRICTED:
R3 ZONING / AGE RESTRICTED:
 SINGLE FAMILY LOT
 (65'x150' OR 9,750 SF LOT)
R2D ZONING:
 DUPLEX LOT
 (100'x150' OR 15,000 SF LOT)
R3 ZONING:
 4- PLEX LOT
 (130'x130' OR 16,900 SF LOT)
R2 ZONING:
 SINGLE FAMILY LOT
 (80'x150' OR 12,000 SF LOT)



SITE LEGEND

- SINGLE FAMILY LOT
(80'x150' OR 12,000 SF LOT)
- SINGLE FAMILY LOT
(60'x150' OR 9,000 SF LOT)
- SINGLE FAMILY LOT
(65'x150' OR 9,750 SF LOT)
- DUPLEX LOT
(100'x150' OR 15,000 SF LOT)
- 4- PLEX LOT
(130'x130' OR 9,000 SF LOT)

YORKVILLE PROPERTY SITE DATA - SITE PLAN 8 DATE: DECEMBER 23, 2024

ESM

DESCRIPTION	UNITS/ACRES/DENSITY			PARK/LANDSCAPE EASEMENT/DETENTION/OPEN SPACE			OPEN SPACE	
	TOTAL UNITS	TOTAL ACRES	DENSITY	PARK LAND	LANDSCAPE EASEMENT	DETENTION BASIN	DETENTION OPEN SPACE	TOTAL OPEN SPACE
PARCEL 1:								
SINGLE FAMILY (R2 ZONING)		59	1.71186	1.4	2.5	9.2		13.1
(80' x 150' LOT WIDTH - 12,000 SF LOT SIZE)	101							
SUBTOTALS	101							
PARCEL 2:								
AGE TARGETED 55+(R3 ZONING)		39	3.92308	4.1	1.6			5.7
SINGLE FAMILY LOTS:								
(80' x 150' LOT - 9,000 SF MIN.)	19							
(65' x 150' LOT - 9,750 SF MIN.)	10							
DUPLEX/4 PLEX HOMES:								
(DUPLEX HOMES - FRONT LOADED)	36							
(4-PLEX HOMES - FRONT LOADED)	68							
SUBTOTALS	153							
AGE RESTRICTED 55+(R2D/R3 ZONING)		39	2.35897		3.3	6	5	14.3
SINGLE FAMILY LOTS:								
(80' x 150' LOT - 9,750 SF MIN.)	67							
DUPLEX/4 PLEX HOMES:								
(DUPLEX HOMES - FRONT LOADED)	6							
(4-PLEX HOMES - FRONT LOADED)	19							
SUBTOTALS	92							
TOTALS	346	137	2.52555	5.5	7.4	15.2	5	33.1 24%

ESM CIVIL SOLUTIONS, LLC
 Civil Engineering, Land Development & Planning
 4400 Winfield Road - Suite 100, Warrenville, IL 60555
 (630) 389-9991, e: info@esm-cs.com

YORKVILLE DEVELOPMENT SITE
 SITE DESIGN STUDY

ESM
 12/20/2024
 1"=200'
 8



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

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input checked="" type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$ 500.00
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 checked="" type="checkbox"/> \$500.00		Total: \$ 500.00
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input 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 checked="" type="checkbox"/> Over 10 acres		\$1,000.00 \$2,500.00 \$5,000.00 Total: \$ 5000.00
TOTAL AMOUNT DUE:			6000.00



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Prairie Pointe Drive
Yorkville, Illinois, 60560
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APPLICATION FOR REZONING

DATE: 01/06/2025	PZC NUMBER:	DEVELOPMENT NAME: Christie Property	
PETITIONER INFORMATION			
NAME: Jason Mick		COMPANY: Fox River Enterprise, LLC	
MAILING ADDRESS: 1955 W. Downer Place			
CITY, STATE, ZIP: Aurora, IL 60506		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME 630-330-3545	
EMAIL: jmick@hannadesigngroup.com		FAX: 847-719-0393	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Christie Family Trust			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS: Fox Road west of IL Route 47			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Ranging from 0.5 to 1.0 miles west of IL Route 47 south of Fox Road			
CURRENT ZONING CLASSIFICATION: R1		REQUESTED ZONING CLASSIFICATION: PUD	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Residential		TOTAL ACREAGE: 136.3	
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: R2 SF Traditional Residence District			
EAST: R2 SF Traditional Residence District			
SOUTH: R2 SF Traditional Residence District & Vacant Farmland (Unincorporated)			
WEST: SF Residential (Unincorporated)			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-32-301-003 (partial)	05-05-104-001	05-05-126-001 thru 006	02-32-379-001 thru 004
02-32-378-002	02-32-382-001 thru 006	02-32-454-001 thru 003	02-32-453-001 thru 006
02-32-452-001 thru 005	02-32-403-001	02-32-381-001 thru 017	02-32-451-001 thru 010
02-32-380-001 thru 13	02-32-376-001 thru 013	02-32-377-001 thru 011	02-32-402-001 thru 004



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APPLICATION FOR REZONING

ATTORNEY INFORMATION

NAME: Gregg Ingemunson

COMPANY: Ingemunson Law Offices

MAILING ADDRESS: 759 John Street

CITY, STATE, ZIP: Yorkville, Illinois 60560

TELEPHONE: 630-551-8693

EMAIL: greggingemunson@hotmail.com

FAX:

ENGINEER INFORMATION

NAME: Eric S. Mancke, P.E.

COMPANY: ESM CIVIL SOLUTIONS, LLC

MAILING ADDRESS: 4320 Winfield Road Suite 200

CITY, STATE, ZIP: Warrenville, IL 60555

TELEPHONE: 630-300-0933

EMAIL: eric@esmcivilsolutions.co

FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME:

COMPANY: same as Engineer

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

ATTACHMENTS

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

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



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APPLICATION FOR REZONING

REZONING STANDARDS

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

Existing Zoning for the subject property is R1 Single Family.
The General Area consists of Single Family Residential. Specific Zoning is R2.

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:

The trend of development in the general area consists of single family residences with a focus on age-oriented housing.

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

A robust change from R1 to a PUD will allow for increased property values by supporting a blend of upscale semi-custom Single Family homes along with Age-Restricted and Age-Targeted homes.

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

The Concept Plan presented and request for a PUD promotes and enhances a safe, secure, and community environment for the residents of Yorkville. The age-based housing will provide long-time Yorkville residents looking to downsize an option to stay in the community instead of leaving due to a shortage of that type of home and neighborhood. The semi-custom Single Family homes will allow residents an opportunity to "move up" from their starter homes. The Plan amenities include walking trails, benches, and community gathering spots.



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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 is currently existing farmland and has not been even though surrounding tracts of land have produced single family developments.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

A Market Opportunity Analysis dated December 24, 2024 and prepared by Housing Trends, LLC on behalf of the Applicant states that there is a demand in the Yorkville Market for adult-oriented products (55+ homes) based on the success of similar products in neighboring Oswego, Plainfield, and Aurora. The Analysis goes on to state that the Yorkville is acutely undersupplied for the adult-oriented market. Additionally, the Study concludes that there is demand for a semi-custom move-up single family product that would fit into the neighboring communities surrounding the subject property.

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

The subject property and parcel north of Fox Road was originally planned for 444 single family units ranging from 9,000 square feet to 12,000 square feet in the mid-1970's. The City demonstrated thoughtfulness in annexing the property and approving a Preliminary Plat and Plan for the "Williamsport" development. A Final Plat consisting of 100 lots having a minimum square footage of 12,000 SF was also recorded in the mid-1970's.

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):

The Concept Plan presented improves upon the original access locations shown on the previously-approved "Williamsport" plan by aligning the proposed access locations with existing White Oak Way and Walsh Drive and provides for two additional access locations onto Fox Road and an additional future access connection to the south.



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APPLICATION FOR REZONING

REZONING STANDARDS

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

The gain to the Public will be realized by creating a vibrant community with semi-custom houses and age-oriented housing including Single Family, Duplex, and Fourplex products to support the desires and needs of the Public. Amenities such as walking and bike paths combined with attractive residences will enhance property values. Additionally, the majority of the Rezoning/PUD Request will require new residents to be age 55 or older which will reduce the school impacts. The Plan as presented includes 346 lots and 245 of those are Age-Oriented (55+) representing 70%.

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

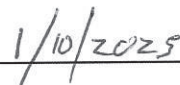
The property was previously approved for 444 Single Family Residences as part of "Williamsport" in the mid-1990's where it was determined that suitable sewer, water, and roadway access exists to development the property for residential uses.

AGREEMENT

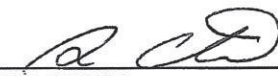
I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE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

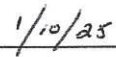
I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.


PETITIONER SIGNATURE


DATE

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

 TRUSTEE
OWNER SIGNATURE

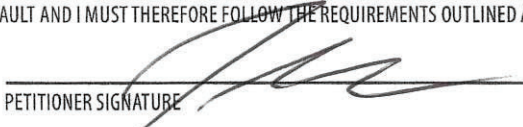




DATE

**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 PLANNED UNIT DEVELOPMENT

ATTORNEY INFORMATION	
NAME: Gregg Ingemunson	COMPANY: Ingemunson Law Offices
MAILING ADDRESS: 759 John Street	
CITY, STATE, ZIP: Yorkville, Illinois 60560	TELEPHONE: 630-551-8693
EMAIL: greggingemunson@hotmail.com	FAX:
ENGINEER INFORMATION	
NAME: Eric S. Mancke, P.E.	COMPANY: ESM CIVIL SOLUTIONS, LLC
MAILING ADDRESS: 4320 Winfield Road Suite 200	
CITY, STATE, ZIP: Warrenville, IL 60555	TELEPHONE: 630-300-0933
EMAIL: eric@esmcivilsolutions.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME:	COMPANY: same as Engineer
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	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 	DATE 1/15/2025
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.	
OWNER SIGNATURE  TRUSTEE	DATE 1/16/25
THIS APPLICATION MUST BE NOTARIZED	
PLEASE NOTARIZE HERE:	
1/16/2025 St. FC County Sarasota	
George T. Christie Personally Approved before me	
Bradley Marner Notary	
	
BRADLEY MARNER Commission # HH 145094 Expires September 24, 2025 Bonded Thru Budget Notary Services	
	

FL Acknowledgement Notary Certificate

Document Name: Application for rezoning, United City of Yorkville

STATE OF FLORIDA

COUNTY OF Manatee
(County where notarization occurred)

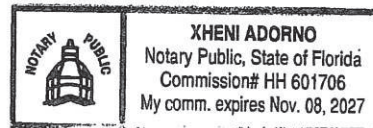
On 11/01/2025 (date), before me, Xheni Adorno, a notary public, personally appeared by physical presence, George Thomas Christie (name(s) of signer(s)) who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached Application for rezoning (name of document) instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State listed above that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Personally known OR

Produced identification ✓ Type of identification produced: FL Driver License

Xheni Adorno
(Signature of notary public)

My commission expires: 11/08/2027



Official Seal

ILLINOIS NOTARY ACKNOWLEDGEMENT (INDIVIDUAL)

State of Illinois
County of Kane

This instrument was acknowledged before me on Jan 10th 2025 (Date) by
Jason Mick (Name(s) of Person(s)).

Danielle Marie Wagner
Signature of Notary Public

(Seal)

Title or Rank

My Commission Expires: 5/20/2028

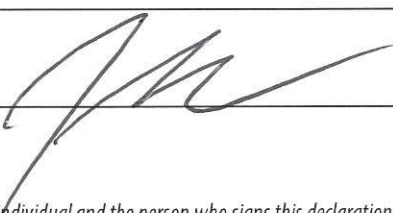


- City of Yorkville
Application for Rezoning



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: Christie Property - Fox Road	
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: Jason Mick		COMPANY: Fox River Enterprise, LLC	
MAILING ADDRESS: 1955 W. Downer Place			
CITY, STATE, ZIP: Aurora, IL 60506		TELEPHONE: 630-330-3545	
EMAIL: jmick@hannadesigngroup.com		FAX: 847-719-0393	
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.			
Jason Mick PRINT NAME		Applicant TITLE	
SIGNATURE* 		DATE 1/10/2025	
<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		



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

REZONING STANDARDS

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

The gain to the Public will be realized by crating a vibrant community with semi-custom houses and age-oriented housing including Single Family, Duplex, and Fourplex products to support the desires and needs of the Public. Amenities such as walking and bike paths combined with attractive residences will enhance property values. Additionally, the majority of the Rezoning/PUD Request will require new residents to be age 55 or older which will reduce the school impacts. The Plan as presented includes 346 lots and 245 of those are Age-Oriented (55+) representing 70%.

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

The property was previously approved for 444 Single Family Residences as part of "Williamsport" in the mid-1990's where it was determined that suitable sewer, water, and roadway access exists to development the property for residential uses.

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:**

EXHIBIT "A"

LEGAL DESCRIPTION – CHRISTIE PROPERTY SOUTH OF FOX ROAD

TRACT 1:

ALL OF WILLIAMSPORT, KENDALL COUNTY, UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

TRACT 2:

PART OF THE EAST HALF OF SECTION 31 AND PART OF SECTION 32, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 5, 961.24 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 10 DEGREES 26 MINUTES 01 SECONDS EAST, 188.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 10 DEGREES 26 MINUTES 01 SECONDS EAST, 1,308.92 FEET; THENCE SOUTH 69 DEGREES 38 MINUTES 10 DEGREES WEST, 1,473.73 FEET; THENCE NORTH 11 DEGREES 42 MINUTES 29 SECONDS WEST, 2,497.56 FEET TO THE NORTH LINE OF FOX ROAD; THENCE NORTH 65 DEGREES 31 MINUTES 57 SECONDS EAST ALONG SAID NORTH LINE, 488.80 FEET; THENCE NORTH 15 DEGREES 52 MINUTES 00 SECONDS WEST 1,976.58 FEET TO THE SOUTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE NORTH 15 DEGREES 31 MINUTES 50 SECONDS WEST, 1,546.54 FEET TO A POINT HEREINAFTER DESIGNATED AS POINT "A"; THENCE NORTH 15 DEGREES 31 DEGREES 50 SECONDS WEST, 32.00 FEET; MORE OR LESS, TO THE SOUTHERLY BANK OF THE FOX RIVER; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY BANK TO A POINT WHICH IS NORTH 81 DEGREES 39 MINUTES 44 SECONDS EAST FROM THE AFORESAID POINT "A"; THENCE SOUTH 10 DEGREES 26 MINUTES 01 SECONDS EAST, 3,201.75 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE AFORESAID FOX ROAD; THENCE NORTH 66 DEGREES 14 MINUTES 01 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 1,877.21 FEET; THENCE SOUTH 03 DEGREES 59 MINUTES 06 SECONDS EAST, 1,780.05 FEET; THENCE SOUTH 78 DEGREES 48 MINUTES 27 SECONDS WEST, 1,383.49 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING NORTH OF THE SOUTH RIGHT OF WAY LINE OF FOX ROAD, ALSO EXCEPTING THEREFROM ALL OF WILLIAMSPORT, KENDALL COUNTY, UNIT 1, IN KENDALL COUNTY, ILLINOIS.

EXHIBIT "B"

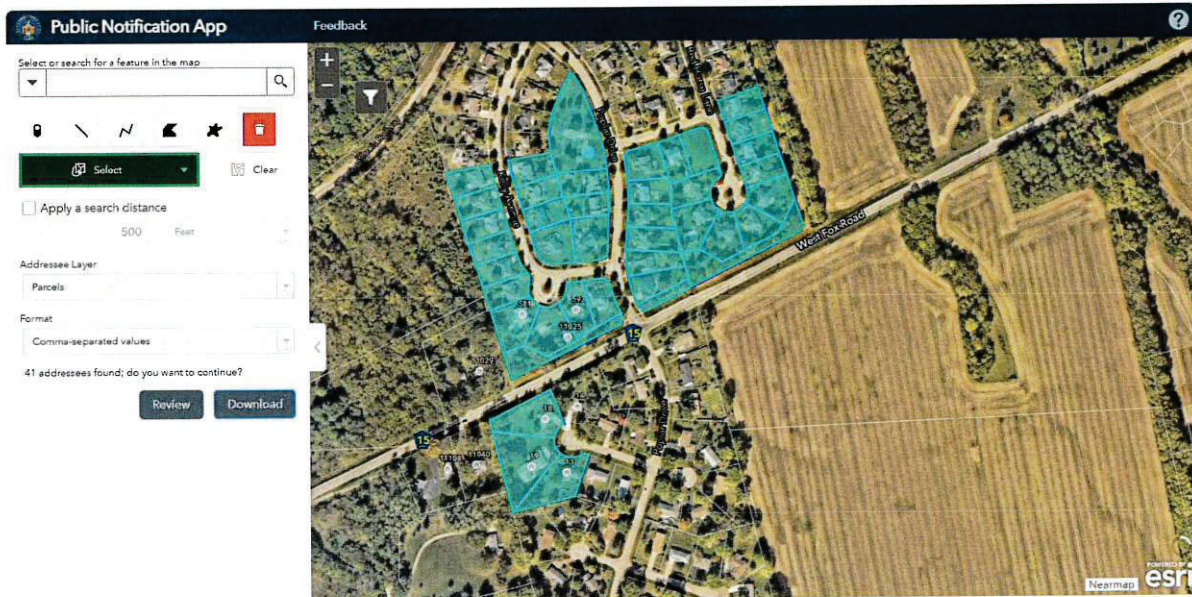
LANDOWNERS WITHIN 500 FEET OF CHRISTIE PROPERTY – SOUTH OF FOX ROAD

MICHAEL K ROBIN L OUDYN	545 KELLY AVE	YORKVILLE IL 60560
VELEZ MARIANO JANER ZORAIDA	598 POPLAR DR	YORKVILLE IL 60560
STEPHEN A CATHERINE A RAINEY	574 REDHORSE LN	YORKVILLE IL 60560
DEAN E CYNTHIA A WOLFER	576 POPLAR DR	YORKVILLE IL 60560
KERRY DANA JONES	587 RED HORSE LN	YORKVILLE IL 60560
KIRK E ANDERSON	584 REDHORSE LN	YORKVILLE IL 60560
DARRIN ALYSSA BATTAGLIA	557 KELLY AVE	YORKVILLE IL 60560
DANIEL L KRISTEN M MALKOWSKI	568 POPLAR DR	YORKVILLE IL 60560
JACK A WELCH-NELSON DOLORES A NELSON	593 KELLY AVE	YORKVILLE IL 60560
ROGER T MCLAUGHLIN KATHERINE M MCLAUGHLIN	13 W BIRCH CT	YORKVILLE IL 60560
DASCHER FAMILY TRUST STEPHEN R GRETCHEN L DASCHER	568 REDHORSE LN	YORKVILLE IL 60560
IGNAS LINDSAY PECIULIS	584 POPLAR DR	YORKVILLE IL 60560
KRYSTINA MARIE KILLIAN	597 REDHORSE LN	YORKVILLE IL 60560
KAREN S BURKE	18 W BIRCH CT	YORKVILLE IL 60560
BRIAN E JANET M WILLIS	586 KELLY AVE	YORKVILLE IL 60560
LEONARD A DENISE I ALSTON	562 RED HORSE LN	YORKVILLE IL 60560
ION ZINAIDA BARBACARI	551 KELLY AVE	YORKVILLE IL 60560
ALLEN R COREY L DOWNEN	563 KELLY AVE	YORKVILLE IL 60560
KACEY SCHULTZ	569 KELLY AVE	YORKVILLE IL 60560
CURTIS PAMELA POOL	574 KELLY AVE	YORKVILLE IL 60560
GEOFFREY C TAMARA J SMOCK	554 RED HORSE LN	YORKVILLE IL 60560
TYLER J POFFENBARGER	886 FLINT CREEK LN	YORKVILLE IL 60560
CAMARENA MARIA SUSANA ROSALES ADALBERTO	2518 BERNINGER ST	WEST BROOKLYN IL 61378
JOHN T PAMELA CORTRIGHT	11025 FOX RD	YORKVILLE IL 60560
CORY M JAMIE L WELLINGTON	575 KELLY AVE	YORKVILLE IL 60560
DANIEL C TRACI L PLECKHAM	554 KELLY AVE	YORKVILLE IL 60560
DAVID R SHARON L DECHO	546 KELLY AVE	YORKVILLE IL 60560
STEVEN J VALERIE L SALZBRUNN	571 REDHORSE LN	YORKVILLE IL 60560
TRACY C ALLEN	559 POPLAR DR	YORKVILLE IL 60560
RICHARD MARY KLUGE	592 POPLAR DR	YORKVILLE IL 60560
BRYANT MICHELLE M METZLER JASON	596 REDHORSE LN	YORKVILLE IL 60560
COURTNEY ANDEL	573 POPLAR DR	YORKVILLE IL 60560
TIMOTHY BRYN MARTINEK	562 KELLY AVE	YORKVILLE IL 60560
YORKVILLE RIVERS EDGE HOMEOWN	937 STONY CREEK LANE	YORKVILLE IL 60560
UNITED CITY OF YORKVILLE	651 PRAIRIE POINTE DR	YORKVILLE IL 60560
YORKVILLE RIVERS EDGE HOMEOWN	937 STONY CREEK LN	YORKVILLE IL 60560
MARK S WEAVER KEITH R WEAVER	595 KELLY AVE	YORKVILLE IL 60560

MIHCAEL S NICHOLE E MARTINEZ
YORKVILLE RIVERS EDGE HOMEOWN
JULIANA R MUELLER
JOHN PETTY IV

556 POPLAR DR
937 STONY CREEK LN
581 KELLY AVE
19 BIRCH CT

YORKVILLE IL 60560
YORKVILLE IL 60560
YORKVILLE IL 60560
YORKVILLE IL 60560



BRADLEY T DANIELLE E KILDARE	1309 CORAL BERRY CT	YORKVILLE IL 60560
EDWARD L JR SABRINA KETTLEY	663 WHITE OAK WAY	YORKVILLE IL 60560
JOHN H RUTHERFORD KIMBERLY D		
RUTHERFORD II	510 W BLAINE ST	YORKVILLE IL 60560
ASCENCIO JAZMIN LUNA CLAUDIA		
MARTINEZ	508 DOLPH ST	YORKVILLE IL 60560
DAVID E YOUHANAIE	1338 CORAL BERRY CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
ADAM MARCLEY	514 W WASHINGTON ST	YORKVILLE IL 60560
LEWIS CAFARO	1399 CORAL BERRY CT	YORKVILLE IL 60560
DAVID W ANDREA C OTTO CLASSON		
TRUST	1355 CORAL BERRY CT	YORKVILLE IL 60560
CRANE JENNIFER LOUISE SHARP		
BRENNAN EDWARD	444 E BARBERRY CIR	YORKVILLE IL 60560
BRIAN EUGENE JENNIFER LEE		
LASATER	442 NORWAY CIR	YORKVILLE IL 60560
MARK CYNTHIA LINDEMULDER	435 NORWAY CIR	YORKVILLE IL 60560
ANGELA CHARLTON	428 E BARBERRY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
JAMES R PAMELA H CARTER	509 BLAINE ST	YORKVILLE IL 60560
LARRY D KAREN CALVERT	11 E CEDAR CT	YORKVILLE IL 60560
TIMOTHY J JENNI R MARTINEZ	668 WHITE OAK WAY	YORKVILLE IL 60560
BRYAN E ELIZABETH J HERIAUD	529 BUCKTHORNE CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CLEMENS ACRES LLC	208 ELIZABETH ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
MICHAEL MOLLY KREMPSKI	6790 MINKLER RD	YORKVILLE IL 60560
JOSHUA SARAHANN R PAYNE	909 MORGAN ST	YORKVILLE IL 60560
RONALD S JANET L KALINA	1386 CORALBERRY CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
JAMES W DIANE M BELL	PO BOX 40	YORKVILLE IL 60560
FINK THOMAS JAMES SUCECH HOLLY		
ELAINE	538 BUCKTHORNE CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
BENJAMIN K JODI VOLLMER	547 BURNING BUSH	YORKVILLE IL 60560
XFIVE J LLC 506 W FOX	399 WEGNER DR	WEST CHICAGO IL 60185
DAVID FINAZZO	19 POPLAR RD	YORKVILLE IL 60560
KURTIS L BERNICE GULBRO	63 POPLAR RD	YORKVILLE IL 60560
JASON R COLLEEN T HANSON	1372 CORALBERRY CT	YORKVILLE IL 60560
JOHN A DENISE E VOLZ REV LIV TR	549 W BARBERRY CIR	YORKVILLE IL 60560
LEON 2020 LIVING TRUST STAGGS		RUTHERFORDTON NC
LEON RHONDA EPLER STAGGS	549 BUCK CREEK LN	28139
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
WAYNE PATRICIA NORR	226 ELIZABETH ST	YORKVILLE IL 60560

SOTO ROBERTO BUSTOS CLAUDIA R SOTO CARLOS SISCAR MARK BACKSTROM RICHARD J	57 POPLAR RD 666 WHITE OAK WAY 905 MORGAN ST	YORKVILLE IL 60560 YORKVILLE IL 60560 YORKVILLE IL 60560
JAMES BALDWIN CHRISTIE FAMILY TRUST CHRISTIE FAMILY TRUST MICHAEL KIMBERLY BOWEN	41 WOODLAND TRL 41 WOODLAND TRL 1394 CORAL BERRY CT	LINCOLNSHIRE IL 60069 LINCOLNSHIRE IL 60069 YORKVILLE IL 60560
JAMES EDWARD MARCIA ANN BILLINGSLEY TRUST AGMT SAXE FAMILY JOINT TRUST TERESA C CARROLL A SAXE TTEES	1237 WALSH DR 439 NORWAY CIR 41 WOODLAND TRL	YORKVILLE IL 60560 YORKVILLE IL 60560 LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST NOAH HANNAH ROMERO WM E PENNY A ARTERBURN CHRISTIE FAMILY TRUST	809 MORGAN ST 21 E CEDAR CT 41 WOODLAND TRL	YORKVILLE IL 60560 YORKVILLE IL 60560 LINCOLNSHIRE IL 60069
MANFRED J MICHAELA C RAAVEL HAMPTON DANIELLE CARREON ABRAHAM JURGEN K MARY ANNE PRITSCHET	131 POPLAR DR 443 E BARBERRY CIR 491 SPICE BUSH	YORKVILLE IL 60560 YORKVILLE IL 60560 YORKVILLE IL 60560
BRITTANY A CROSBY DEC TRUST WILLIAM JANET SCHWENN CLIFFORD DEOBRAH M FOX CHRISTIE FAMILY TRUST	412 E BARBERRY CIR 8 W CEDAR CT 447 NORWAY CIR 41 WOODLAND TRL	YORKVILLE IL 60560 YORKVILLE IL 60560 YORKVILLE IL 60560 LINCOLNSHIRE IL 60069
DUANE D BUTTS CHRISTIE FAMILY TRUST JOHN J MARY E NAJDZION SHAKE SABRINA GOULD ZACHARY R ZEPP JESSICA PRIGNANO AGNES PATRICIA	501 W WASHINGTON ST 41 WOODLAND TRL 500 W BLAINE ST 13 HICKORY CT 515 W FOX RD	YORKVILLE IL 60560 LINCOLNSHIRE IL 60069 YORKVILLE IL 60560 YORKVILLE IL 60560
JOEL CARA K FULKERSON LISA M BURKI REVOC TR LAURA HOLSTINE CHRISTIE FAMILY TRUST CHRISTIE FAMILY TRUST CHRISTIE FAMILY TRUST CHRISTIE FAMILY TRUST	49 POPLAR RD 4 MAPLE ST 93 POPLAR RD 41 WOODLAND TRL 41 WOODLAND TRL 41 WOODLAND TRL 41 WOODLAND TRL	YORKVILLE IL 60560 YORKVILLE IL 60560 YORKVILLE IL 60560 LINCOLNSHIRE IL 60069 LINCOLNSHIRE IL 60069 LINCOLNSHIRE IL 60069 LINCOLNSHIRE IL 60069
LEHEW SAMANTHA Y LEHEW WADE CHRISTOPHER CYNTHIA MARIE CHRISTIE FAMILY TRUST CAROLYN A POTTINGER	219 W ELIZABETH ST 41 WOODLAND TRL PO BOX 345 509 1/2 FOX RD	YORKVILLE IL 60560 LINCOLNSHIRE IL 60069 YORKVILLE IL 60560

CHAD C KIMBERLY J MARTIN	1377 CORAL BERRY CT	YORKVILLE IL 60560
MICHAEL SARAH A DWINNELLS	512 W BLAINE ST	YORKVILLE IL 60560
CLEVER TRUST ALAN L MARITZA R CLEVER	8 E BIRCH CT	YORKVILLE IL 60560
TODD E VASILIKI MCCLUNG	536 BARBERRY CIR W	YORKVILLE IL 60560
WILLIAM G BARBARA J KLUSENDORF	464 NORWAY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
PETER R BROOKE S CLABOUGH	456 NORWAY CIR	YORKVILLE IL 60560
TRINITY FAMILY TRUST	469 NORWAY CIR	YORKVILLE IL 60560
CORINNA M JONES	467 NORWAY CIR	YORKVILLE IL 60560
EUGENE J DOETSCH III	516 W WASHINGTON ST	YORKVILLE IL 60560
AMY SLEEZER	512 W WASHINGTON ST	YORKVILLE IL 60560
POWELL JON E CLEVELAND TAMMY F	503 W WASHINGTON ST	YORKVILLE IL 60560
PATRICK G AMY E INSCO	1267 WALSH DR	YORKVILLE IL 60560
GREG CATHY SIBENALLER TRUST	15 PINE CT	YORKVILLE IL 60560
KAREN E NEESON	1321 CORAL BERRY CT	YORKVILLE IL 60560
KENNETH C CYNTHIA K ROGERS LIV REV TR	407 E BARBERRY CIR	YORKVILLE IL 60560
RONALD J DOLORES J SCHENEKL DEC OF TR	487 SPICE BUSH CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
LYNN M WHITE LIV TRUST	514 W FOX ST	YORKVILLE IL 60560
JOHNSON RAYMOND E JOHNSON CASEY	513 W WASHINGTON ST	YORKVILLE IL 60560
MICHAEL L DAWN R RAMEY	447 BARBERRY CIR E	YORKVILLE IL 60560
JEFFREY S PAMELA S HAHN	510 W WASHINGTON ST	YORKVILLE IL 60560
DAVID A LINDA C REID	462 NORWAY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
ABNER ROYANN SHEHADEH ADAM	505 W WASHINGTON ST	YORKVILLE IL 60560
JUAN ACEVEDO	511 W DOLPH ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
HELMUT F JOHANNA R NICKEL LIV TR	5 E CEDAR CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
UNITED CITY OF THE VILLAGE OF YORKVILLE	651 PRAIRIE POINTE DR	YORKVILLE IL 60560
MARK E BROWN	548 W BARBERRY CIR	YORKVILLE IL 60560
JAMES DEC LIV TR NAUERT DEBRA DEC LIV TR NAUERT	533 BUCKTHORNE CT	YORKVILLE IL 60560
SHANE R CROWE	507 W FOX ST	YORKVILLE IL 60560
CAROL A SCARPETTA	1333 CORALBERRY CT	YORKVILLE IL 60560
KATIE H HUGHES LIV TRUST	603 WHITE OAK WAY	YORKVILLE IL 60560

CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
EUGENE A JOYNT	1310 CORALBERRY CT	YORKVILLE IL 60560
CHARLES L SUZANNE C SCHULTZ	1209 WALSH DR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
JORDAN J SARAH M MILLER	433 E BARBERRY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
FOX LAWN HOMEOWNER WATER ASSN	PO BOX 264	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
RICHARD STANNETTE KRABER	505 DOLPH ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
KELLY N BIELAWA	424 E BARBERRY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
DAVID STEPHANIE LOPEZ	1352 CORAL BERRY CT	YORKVILLE IL 60560
WAYNE PATRICIA NORR	226 ELIZABETH ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
FIRSTAR NAPER BANK C/O CRESTVIEW BUILDERS	4004 FALCON DR	NAPERVILLE IL 60564
DECKER JANICE L LIV TRUST DECKER		
CRAIG R LIV TRUST	510 W DOLPH ST	YORKVILLE IL 60560
CHRISTOPHER BRANDY ZACEK	509 W DOLPH ST	YORKVILLE IL 60560
GLEN A DONNA R DAVIDSON REV TR N C MASTER FAMILY LTD PARTNERSHIP	7 E BIRCH CT	YORKVILLE IL 60560
	1033 REDWOOD LN	MINOOKA IL 60447
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
WILLIAM J EMILY PETO	8 POPLAR RD	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
RICHARD PATRICIA MOORES	PO BOX 1032	YORKVILLE IL 60560
LEWIS CAFARO	1399 CORAL BERRY CT	YORKVILLE IL 60560
KIRSTEN M MUNSON HULL	569 BURNING BUSH DR	YORKVILLE IL 60560
PATRICIA J SLOCUM LIV TR	443 NORWAY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
KENNETH J JR VALERIE STEVENS	23 HICKORY CT	YORKVILLE IL 60560
BLINCOE MUSSER ERIKA BLINCOE KEVIN	617 LINCOLN STATION DR	OSWEGO IL 60543

CITY OF YORKVILLE	651 PRAIRIE POINTE DR	YORKVILLE IL 60560
RICHARD H CINDY L DAEHNKE	24 MAPLE ST	YORKVILLE IL 60560
BENETUA LENY GRACE D AGUSTIN		
HERBERT M	509 W WASHINGTON ST	YORKVILLE IL 60560
DANIEL A MURPHY KATHRYN A		
BAECHLE	10 MAPLE ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
ROBERT L JILL M SHANK	7 POPLAR DR	YORKVILLE IL 60560
GAVIN GRAHN	505 BLAINE ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
LEAH RODRIGUEZ	707 MORGAN ST	YORKVILLE IL 60560
LAWRENCE COREY CZERWINSKI	507 DOLPH ST	YORKVILLE IL 60560
FELIPE DOROTHY SANCHEZ	222 W ELIZABETH ST	YORKVILLE IL 60560
BRADLEY T STACY RUSS WATKINS	224 ELIZABETH ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
ANDREW J GOW	32 POPLAR RD	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHAD E KUBIS	9 BIRCH CT W	YORKVILLE IL 60560
WILLIAM J LISA K HAMES	522 BURNING BUSH DR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
LEWIS R HESS	508 W BLAINE ST	YORKVILLE IL 60560
INGRID LUKAS	14 W BIRCH CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
RODNEY KRISTINA KLECKNER	24 E CEDAR CT	YORKVILLE IL 60560
VILLAFUERTE CHRISTOPHER		
HUGUNIN KELLY	3 POPLAR RD	YORKVILLE IL 60560
DANIEL J NORDMANN	10 W BIRCH CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
MICHAEL D KRISS A HASKE	10 HICKORY CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CAROLYN A POTTINGER	PO BOX 345 509 1/2 FOX RD	YORKVILLE IL 60560
CAROL CANADA	4 HICKORY CT	YORKVILLE IL 60560
KENNETH R DIEHL	503 BLAINE ST	YORKVILLE IL 60560
TIMOTHY V JESSICA M KARALES	21 PINE CT	YORKVILLE IL 60560
JEFFREY DONNA DRING	14 HICKORY CT	YORKVILLE IL 60560
CHARLES RHONDA TOMBLINSON	526 BARBERRY CIR W	YORKVILLE IL 60560
JAMES H MARY NASTI	20 MAPLE ST	YORKVILLE IL 60560
WRIGHT SERENITY M OTT ROBERT	668 BURNING BUSH DR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
TIM M NEAL	20 PINE CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069

CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
PAUL F MARCI A CARTEE	528 BARBERRY CIR W	YORKVILLE IL 60560
DONALD S DONNA M DOLES	556 BURNING BUSH DR	YORKVILLE IL 60560
DENISE TOMS BARRERA	13 POPLAR DR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
ANDREW J THAREN N PFISTER	529 W BARBERRY CIR	YORKVILLE IL 60560
BOEKE WENDY M JUDD JAMES	406 E BARBERRY CIR	YORKVILLE IL 60560
KENT A KELLY S COOPER	582 BURNING BUSH DR	YORKVILLE IL 60560
AMY TUYMER	121 POPLAR RD	YORKVILLE IL 60560
MARK KIMBERLY A SCHMIDT	434 BARBERRY CIR E	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
ROSELYN GUERRA	504 BLAINE ST	YORKVILLE IL 60560
ZIESEMER DENISE ZIESEMER ALAINA M	665 WHITE OAK WAY	YORKVILLE IL 60560
DANIEL GRIGALUNAS	506 W DOLPH	YORKVILLE IL 60560
DEANNE KYLE CORNIELS	515 W WASHINGTON ST	YORKVILLE IL 60560
BRIAN SCHUSTER	502 BLAINE ST	YORKVILLE IL 60560
BROWN ANGELA RENE LIV TR BROWN		
RONALD D LIV TR	508 W WASHINGTON ST	YORKVILLE IL 60560
LAURA A OLSON	504 DOLPH ST	YORKVILLE IL 60560
CAREN L BARNES	507 W WASHINGTON ST	YORKVILLE IL 60560
GABRIEL JOEL JR MELISSA HELENE A QUILES	225 W ELIZABETH ST	YORKVILLE IL 60560
ERWIN DALE CHRISTINA R STEVENS	411 BARBERRY CIR E	YORKVILLE IL 60560
RUSSELL G SHIRLEY M DINGES	667 WHITE OAK WAY	YORKVILLE IL 60560
PHILLIP M COFFEY	512 W DOLPH ST	YORKVILLE IL 60560
MARTIN KRYSTAL GARCIA JULIO I	1327 WALSH DR	YORKVILLE IL 60560
DEREK K BRIDGET M BABSON	463 NORWAY CIR	YORKVILLE IL 60560
MICHAEL ROBERT JANELLE BRZOSKA	569 W BARBERRY CIR	YORKVILLE IL 60560
PATRICK MCGOWAN	502 W DOLPH ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
REBECCA RIORDAN	29 MAPLE ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
OCTAVIO MARIA FERRER	18 HICKORY CT	YORKVILLE IL 60560
SHIRLEY W CLAYTON TRUST	505 W FOX ST	YORKVILLE IL 60560
SCHUMACHER MARLIS FAMILY TRUST		
SCHUMACHER WARREN L TRUSTEE	309 GARDEN CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
RONALD E CAROL MORRIS	508 FOX RD	YORKVILLE IL 60560
PATRICK M BARBARA E HOGAN	634 BURNING BUSH	YORKVILLE IL 60560
ROBERT J LAURA A ALLEN	511 BLAINE ST	YORKVILLE IL 60560
PETER J AMY GIEFER	1341 CORALBERRY CT	YORKVILLE IL 60560

STEVEN M EMILY CLARK	20 POPLAR DR	YORKVILLE IL 60560
ROBERT J SHAWN R S THOMALLA	20 CEDAR CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CASTRO MIREYA JAIME ROCHA		
VICTOR VARGAS GARCIA DAVID		
CAMACHO JALIZA R	521 W BARBERRY CIR	YORKVILLE IL 60560
GIOVANNA SCHMIEDER TRUST	69 POPLAR RD	YORKVILLE IL 60560
TERRY J AMY E VANCURA	561 BARBERRY CIR W	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
ERNEST DEE JR KRISTEN CRONIN	455 NORWAY CIR	YORKVILLE IL 60560
ROBERT E BARBARA M SKIDMORE	1295 WALSH DR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
MICHAEL MOLLY KREMPSKI	6790 MINKLER RD	YORKVILLE IL 60560
DAVID A CATHERINE L WEHRLI		
FAMILY TRUST	4 E BIRCH CT	YORKVILLE IL 60560
JAMES A E LYNN TOROK	1292 WALSH DR	YORKVILLE IL 60560
YESENIA MONTALVO	709 MORGAN ST	YORKVILLE IL 60560
PRISMA ARREDONDO JAYME		
RODRIGUEZ	220 W ELIZABETH ST	YORKVILLE IL 60560
CRAIG LAURA LENTZKOW	525 BARBERRY CIR W	YORKVILLE IL 60560
MAGANA JORGE MAGANA MARIA		
ELIAS JUAN	113 POPLAR RD	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
BRIAN D ANNA MARIE MITCHELL	15 E CEDAR CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
DANIEL A GRACE L CHERRY	510 W FOX RD	YORKVILLE IL 60560
CRAIG C ANDERSON	9 PINE CT	YORKVILLE IL 60560
OLIN KRISTEN R MADER JOHN		
WILLIAM	14 E CEDAR CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
B B LAND DEVELOPMENT LLC	664 WHITE OAK WAY	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
BEVERLY CALICHIO	907 MORGAN ST	YORKVILLE IL 60560
YORKVILLE RIVERS EDGE HOMEOWN	937 STONY CREEK LN	YORKVILLE IL 60560
ROBERT D SARAH J TRENTAM	134 POPLAR DR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
RAFAEL MICHELLE A VELEZ	402 BARBERRY CIR E	YORKVILLE IL 60560
GENE E NAOMI S TOWNSEND	554 BARBERRY CIR W	YORKVILLE IL 60560
ANDREW AMBER HETTINGER	564 BARBERRY CIR W	YORKVILLE IL 60560

EDWARD J III JULIA A GRAY	558 BARBERRY CIR W	YORKVILLE IL 60560
JAMES D JENNIFER D BARON	19 PINE CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
LON KORONDAN	1301 CORALBERRY CT	YORKVILLE IL 60560
MARK JAMI KOENIG	423 BARBERRY CIR E	YORKVILLE IL 60560
BRIAN K ERIKA A SHEFFER	507 BLAINE ST	YORKVILLE IL 60560
FRANK L ERICA B PAVLIK	565 W BARBERRY CIR	YORKVILLE IL 60560
DEBORAH M LEE LIV TRUST	541 W BARBERRY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
MINNIE RENE CAZALES	538 BURNING BUSH DR	YORKVILLE IL 60560
KEVIN SMITH	807 MORGAN ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
KATHLEEN PRICKETT LIV TRUST	410 E BARBERRY	YORKVILLE IL 60560
BENITEZ ALYSON MANN STEVEN	11 E BIRCH CT	YORKVILLE IL 60560
ADAM ROLDAN	25 MAPLE ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
MICHAEL E CHRISTINE A CROUCH JT DEC TR	506 BLAINE ST	YORKVILLE IL 60560
OSWALD ALEXANDRA K GORGAN		
CHARLES J	19 MAPLE ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
BRIAN R PENNY I SYGNATOR	562 BARBERRY CIR W	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
SEEMAN FAMILY REVOCABLE TRUST		
JEFFREY A LISA K SEEMAN	1324 CORAL BERRY CT	YORKVILLE IL 60560
DOUGLAS DICKSON TRUST	223 W ELIZABETH ST	YORKVILLE IL 60560
JOHN SANDRA SEAMAN	221 ELIZABETH ST	YORKVILLE IL 60560
JANICE L LIV TRUST MAHR MAHR		
JANICE L	25 HICKORY CT	YORKVILLE IL 60560
THOMAS E DONNA L CEBULA	422 BARBERRY CIR E	YORKVILLE IL 60560
JOEL GOLDSBORO	504 W WASHINGTON ST	YORKVILLE IL 60560
BRIAN J YATTONI	30 MAPLE ST	YORKVILLE IL 60560
MARK E ERIKA L LASANSKA TRUST	1252 WALSH DR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
SHAWN P THERESA N VEST	403 BARBERRY CIR E	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
PORTILLO CLAUDIA FRAUSTO LUIS A	1189 WALSH DR	YORKVILLE IL 60560

CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
ROBERT D MELISSA R EHRHART	14 PINE CT	YORKVILLE IL 60560
REBECCA L JAMBRONE	14 MAPLE ST	YORKVILLE IL 60560
RANDY A MELISSA L FETTING	15 MAPLE ST	YORKVILLE IL 60560
JACK M JILL HAUSER	9 MAPLE ST	YORKVILLE IL 60560
WHITE OAK FRM HMEOWNRS ASSOC		
C/O NEWKIRK ASSOCIATES	2 W MAIN ST.	PLANO IL 60545
JAMES P CANDICE K NOLAN TR	553 BARBERRY CIR W	YORKVILLE IL 60560
THOMPSON FAMILY TRUST		
THOMPSON SHELDON E NANCY E		
TRTEE	451 NORWAY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
SCOTT W KRISTY K BONNET LIV TRUST	533 W BARBERRY CIR	YORKVILLE IL 60560
AMH 2014-2 BORROWER LLC ATTN	23975 PARK SORRENTO SUITE	
PROPERTY TAX DEPARTMENT	300	CALABASAS CA 91302
VICTORIA P MICHAEL E MOONEY	19 E CEDAR CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
LARRY DEBBIE LARSON	537 BARBERRY CIR W	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
J L SYLVIA CHISM	503 W DOLPH ST	YORKVILLE IL 60560
NICHOLAS SALEMI	557 W BARBERRY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
RUSSELL R ROWLAND	137 POPLAR DR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
JAMES W JENNIFER P BRASWELL	459 NORWAY CIR	YORKVILLE IL 60560
JAIME MARIE PEREZ	594 BURNING BUSH DR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
RAYMOND C INGER HANUS	1304 CORALBERRY CT	YORKVILLE IL 60560



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

APPLICATION FOR PLANNED UNIT DEVELOPMENT

ATTORNEY INFORMATION

NAME: Gregg Ingemunson

COMPANY: Ingemunson Law Offices

MAILING ADDRESS: 759 John Street

CITY, STATE, ZIP: Yorkville, Illinois 60560

TELEPHONE: 630-551-8693

EMAIL: greggingemunson@hotmail.com

FAX:

ENGINEER INFORMATION

NAME: Eric S. Mancke, P.E.

COMPANY: ESM CIVIL SOLUTIONS, LLC

MAILING ADDRESS: 4320 Winfield Road Suite 200

CITY, STATE, ZIP: Warrenville, IL 60555

TELEPHONE: 630-300-0933

EMAIL: eric@esmcivilsolutions.com

FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME:

COMPANY: same as Engineer

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

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

DATE

1/15/2025

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

OWNER SIGNATURE

DATE

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

**ILLINOIS NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)**

For Application for Planned Unit Development

State of Illinois

County of Kane

This instrument was acknowledged before me on 01/15/2025 (Date) by
Jason Mick (Name(s) of Person(s)).



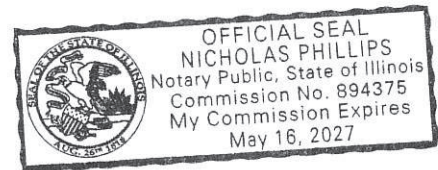
Signature of Notary Public

Controller

Title or Rank

My Commission Expires: 05/16/2027

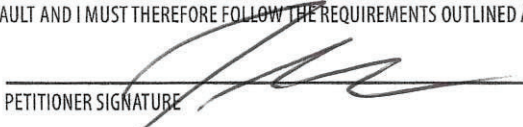



(Seal)





United City of Yorkville
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Yorkville, Illinois, 60560
Telephone: 630-553-4350
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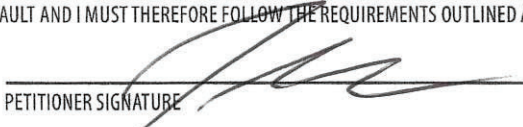



APPLICATION FOR PLANNED UNIT DEVELOPMENT

ATTORNEY INFORMATION	
NAME: Gregg Ingemunson	COMPANY: Ingemunson Law Offices
MAILING ADDRESS: 759 John Street	
CITY, STATE, ZIP: Yorkville, Illinois 60560	TELEPHONE: 630-551-8693
EMAIL: greggingemunson@hotmail.com	FAX:
ENGINEER INFORMATION	
NAME: Eric S. Mancke, P.E.	COMPANY: ESM CIVIL SOLUTIONS, LLC
MAILING ADDRESS: 4320 Winfield Road Suite 200	
CITY, STATE, ZIP: Warrenville, IL 60555	TELEPHONE: 630-300-0933
EMAIL: eric@esmcivilsolutions.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME:	COMPANY: same as Engineer
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	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 	DATE 1/15/2025
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.	
OWNER SIGNATURE 	DATE 1/16/25
THIS APPLICATION MUST BE NOTARIZED	
PLEASE NOTARIZE HERE:	
1/16/2025 St FC County Sarasota	
George T. Christie Personally Approved before me	
Bradley Marner Notary	
	
BRADLEY MARNER Commission # HH 145094 Expires September 24, 2025 Bonded Thru Budget Notary Services	
	



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

ATTORNEY INFORMATION	
NAME: Gregg Ingemunson	COMPANY: Ingemunson Law Offices
MAILING ADDRESS: 759 John Street	
CITY, STATE, ZIP: Yorkville, Illinois 60560	TELEPHONE: 630-551-8693
EMAIL: greggingemunson@hotmail.com	FAX:
ENGINEER INFORMATION	
NAME: Eric S. Mancke, P.E.	COMPANY: ESM CIVIL SOLUTIONS, LLC
MAILING ADDRESS: 4320 Winfield Road Suite 200	
CITY, STATE, ZIP: Warrenville, IL 60555	TELEPHONE: 630-300-0933
EMAIL: eric@esmcivilsolutions.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME:	COMPANY: same as Engineer
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
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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 1/15/2025
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.	
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THIS APPLICATION MUST BE NOTARIZED	
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1/16/2025 St FC County Sarasota	
George T. Christie Personally Approved before me	
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APPLICATION FOR PLANNED UNIT DEVELOPMENT

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 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 checked="" type="checkbox"/> Over 10 acres		Total: \$ 5,000.00
TOTAL AMOUNT DUE:			\$5,000.00



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

DATE: 01/14/2025	PZC NUMBER:	DEVELOPMENT NAME: Christie Property	
PETITIONER INFORMATION			
NAME: Jason Mick		COMPANY: Fox River Enterprise, LLC	
MAILING ADDRESS: 1955 W. Downer Place			
CITY, STATE, ZIP: Aurora, IL 60506		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME	
EMAIL: jmick@hannadesigngroup.com		FAX: 847-719-0393	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Christie Family Trust			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS: Fox Road west of IL Route 47			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Ranging from 0.5 to 1.0 miles west of IL Route 47 south of Fox Road			
CURRENT ZONING CLASSIFICATION: R1		REQUESTED ZONING CLASSIFICATION: PUD	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Residential		TOTAL ACREAGE: 136.3	
LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW: City of Yorkville			
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: R2 SF Traditional Residence District			
EAST: R2 SF Traditional Residence District			
SOUTH: R2 SF Traditional Residence District & Vacant Farmland (Unincorporated)			
WEST: SF Residential (Unincorporated)			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-32-301-003 (partial)	05-05-104-001	05-05-126-001 thru 006	02-32-379-001 thru 004
02-32-378-002	02-32-382-001 thru 006	02-32-454-001 thru 003	02-32-453-001 thru 006
02-32-452-001 thru 005	02-32-403-001	02-32-381-001 thru 017	02-32-451-001 thru 010
02-32-380-001 thru 13	02-32-376-001 thru 013	02-32-377-001 thru 011	02-32-402-001 thru 004



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

ATTORNEY INFORMATION

NAME: Gregg Ingemunson

COMPANY: Ingemunson Law Offices

MAILING ADDRESS: 759 John Street

CITY, STATE, ZIP: Yorkville, Illinois 60560

TELEPHONE: 630-551-8693

EMAIL: greggingemunson@hotmail.com

FAX:

ENGINEER INFORMATION

NAME: Eric S. Mancke, P.E.

COMPANY: ESM CIVIL SOLUTIONS, LLC

MAILING ADDRESS: 4320 Winfield Road Suite 200

CITY, STATE, ZIP: Warrenville, IL 60555

TELEPHONE: 630-300-0933

EMAIL: eric@esmcivilsolutions.com

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LAND PLANNER/SURVEYOR INFORMATION

NAME:

COMPANY: same as Engineer

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TELEPHONE:

EMAIL:

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

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 PLANNED UNIT DEVELOPMENT

PROPERTY INFORMATION

IS THE PROPERTY WITHIN CITY LIMITS?

☒ YES

☐ NO

DOES A FLOODPLAIN EXIST ON THE PROPERTY?

☐ YES

☒ NO

ATTACHMENTS

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

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

PUD MODIFICATION STANDARDS

PETITIONER MUST INDICATE WHICH TANGIBLE BENEFIT THE PROPOSED PLANNED UNIT DEVELOPMENT WILL PROVIDE TO THE CITY, AS DEFINED IN SECTION 10-8-8D OF THE UNIFIED DEVELOPMENT ORDINANCE. AT LEAST ONE (1) MUST BE MET:

☒ LANDSCAPE CONSERVATION AND VISUAL ENHANCEMENT

☐ SUSTAINABLE DESIGN

☒ PUBLIC GATHERING SPACE

☐ PLACEMAKING

☒ UNIVERSAL DESIGN

☒ HIGH QUALITY BUILDING MATERIALS

☒ AGE-TARGETED DEVELOPMENT

☐ AFFORDABILITY

☐ PROVISION OF A PUBLIC SCHOOL

☐ PROVISION OF A REGIONAL PARK

☒ FUNDING OR CONSTRUCTION OF PUBLIC ROADWAYS

☐ REGIONAL UTILITY IMPROVEMENTS

As part of the pre-application meeting with community development staff, the petitioner can determine which above PUD modification standard is consistent with the proposed plan.



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PUD STANDARDS

PLEASE STATE HOW 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:

The Plan provides for a blend of semi-custom single-family homes and age-oriented housing to create an attractive community and lifestyle for residences. The single family homes follow R2 Zoning with 12,000 SF lots. The Age-Targeted and Age-Restricted Homes follow R3 Zoning.

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS 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:

101 Single Family Homes with minimum 12,000 SF Lots are located along the east side of the development and are adjacent to existing single-family homes. There is Park Site located in this neighborhood. The roads are then interconnected to the Age-Oriented neighborhoods where Age-Restricted single family homes are located along the perimeter and a blend of single family and duplex/fourplex units are located within the neighborhood's interior. A Park site is also centrally located in this neighborhood.

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS DESIGNED, LOCATED, AND PROPOSED TO BE OPERATED AND MAINTAINED SO THAT IT WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY AND WILL NOT SUBSTANTIALLY INCREASE THE DANGER OF FIRE OR OTHERWISE ENDANGER THE PUBLIC HEALTH, SAFETY, AND WELFARE:

The development will follow the City's standards for the sizing of its water distribution system and will follow City standards for fire hydrant spacing. Building materials will conform to code standards. Building Heights will follow the City's Zoning requirements.



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PUD STANDARDS

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT INCLUDES USES WHICH ARE GENERALLY COMPATIBLE AND CONSISTENT WITH THE USES OF ADJACENT PARCELS. IF THE USES ARE NOT GENERALLY COMPATIBLE, ALL ADVERSE IMPACTS HAVE BEEN MITIGATED THROUGH SCREENING, LANDSCAPING, PUBLIC OPEN SPACE, AND OTHER BUFFERING FEATURES THAT PROTECT USES WITHIN THE DEVELOPMENT AND SURROUNDING PROPERTIES:

The Residential development plan conforms with existing residential developmements to teh north, east and west. That being said, landscape easements are proposed along Fox Road and Open Space Areas (Park Sites and Detention) are located throughout.

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS DESIGNED SO THAT ADEQUATE UTILITIES, ROAD ACCESS, STORMWATER MANAGEMENT, AND OTHER NECESSARY FACILITIES WILL BE PROVIDED TO SERVE IT. THE PLANNED UNIT DEVELOPMENT SHALL INCLUDE SUCH IMPACT FEES AS MAY BE REASONABLY DETERMINED BY THE CITY COUNCIL. THESE REQUIRED IMPACT FEES SHALL BE CALCULATED IN REASONABLE PROPORTION TO THE IMPACT OF THE PLANNED UNIT DEVELOPMENT ON PUBLIC FACILITIES AND INFRASTRUCTURE:

The property will be served by existing sanitary sewer and water supply located along Fox Road. Road access will extend from Fox Road and cross-access with the existing residential development to the east and future development to the south are proposed

PLEASE STATE HOW 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:

At this time, the Applicant is not aware of existing archaeological, historical, or cultural resources on the Property.



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

A PLANNED UNIT DEVELOPMENT, IF APPROVED, IS CONSIDERED A SPECIAL USE. IN ADDITION TO THE ABOVE PLANNED UNIT DEVELOPMENT STANDARDS, THE FOLLOWING SPECIAL USE STANDARDS OF REVIEW SHALL ALSO BE CONSIDERED:

SPECIAL USE STANDARDS

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

The project intends to follow all applicable local, state, and federal requirements that are in place to ensure the public's health safety, comfort, and general welfare

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSE LREADY PERMITTED, NR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN OR NEAR THE NEIGHBORHOOD IN WHICH IT IS TO BE LOCATED:

The Plan follows existing residential land uses and will be comprised of R2 and R3 zoning classifications.



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APPLICATION FOR PLANNED UNIT DEVELOPMENT

SPECIAL USE STANDARDS

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

The properties to the east and west of been developed as single family residential. The property to the north is undeveloped and will continue to have access to utilities and Fox Road. A roadway access and utilities will be available to the serve the vacant property to the south.

PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE, OR OTHER NECESSARY FACILITIES HAVE BEEN OR SHALL BE PROVIDED:
Sanitary Sewer and Public Water Supply will serve the property from Fox Road. Water service will likely connect at Walsh Drive to provide a looped connection.

Three (3) access locations are provided onto Fox Road. A connection to the existing development to the east is provided at Walsh Drive, and future connection is provided to the south.

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

The connection at White Oak Way aligns with an existing access onto Fox Road. The additional proposed access locations onto Fox Road follow standard spacing requirements.

Additional access locations are provided at Walsh Drive and a future access to the south to promote enhanced traffic flow.

PLEASE STATE HOW THE PROPOSED SPECIAL USE IS NOT CONTRARY TO THE OBJECTIVES OF THE CITY'S ADOPTED COMPREHENSIVE PLAN:

The Plan follows R2 and R3 zoning standards and complies with the existing residential land uses.

EXHIBIT "A"

LEGAL DESCRIPTION – CHRISTIE PROPERTY SOUTH OF FOX ROAD

TRACT 1:

ALL OF WILLIAMSPORT, KENDALL COUNTY, UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

TRACT 2:

PART OF THE EAST HALF OF SECTION 31 AND PART OF SECTION 32, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 5, 961.24 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 10 DEGREES 26 MINUTES 01 SECONDS EAST, 188.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 10 DEGREES 26 MINUTES 01 SECONDS EAST, 1,308.92 FEET; THENCE SOUTH 69 DEGREES 38 MINUTES 10 DEGREES WEST, 1,473.73 FEET; THENCE NORTH 11 DEGREES 42 MINUTES 29 SECONDS WEST; 2,497.56 FEET TO THE NORTH LINE OF FOX ROAD; THENCE NORTH 65 DEGREES 31 MINUTES 57 SECONDS EAST ALONG SAID NORTH LINE, 488.80 FEET; THENCE NORTH 15 DEGREES 52 MINUTES 00 SECONDS WEST 1,976.58 FEET TO THE SOUTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE NORTH 15 DEGREES 31 MINUTES 50 SECONDS WEST, 1,546.54 FEET TO A POINT HEREINAFTER DESIGNATED AS POINT "A"; THENCE NORTH 15 DEGREES 31 DEGREES 50 SECONDS WEST, 32.00 FEET; MORE OR LESS, TO THE SOUTHERLY BANK OF THE FOX RIVER; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY BANK TO A POINT WHICH IS NORTH 81 DEGREES 39 MINUTES 44 SECONDS EAST FROM THE AFORESAID POINT "A"; THENCE SOUTH 10 DEGREES 26 MINUTES 01 SECONDS EAST, 3,201.75 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE AFORESAID FOX ROAD; THENCE NORTH 66 DEGREES 14 MINUTES 01 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 1,877.21 FEET; THENCE SOUTH 03 DEGREES 59 MINUTES 06 SECONDS EAST, 1,780.05 FEET; THENCE SOUTH 78 DEGREES 48 MINUTES 27 SECONDS WEST, 1,383.49 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING NORTH OF THE SOUTH RIGHT OF WAY LINE OF FOX ROAD, ALSO EXCEPTING THEREFROM ALL OF WILLIAMSPORT, KENDALL COUNTY, UNIT 1, IN KENDALL COUNTY, ILLINOIS.

EXHIBIT "B"

LANDOWNERS WITHIN 500 FEET OF CHRISTIE PROPERTY – SOUTH OF FOX ROAD

MICHAEL K ROBIN L OUDYN	545 KELLY AVE	YORKVILLE IL 60560
VELEZ MARIANO JANER ZORAIDA	598 POPLAR DR	YORKVILLE IL 60560
STEPHEN A CATHERINE A RAINEY	574 REDHORSE LN	YORKVILLE IL 60560
DEAN E CYNTHIA A WOLFER	576 POPLAR DR	YORKVILLE IL 60560
KERRY DANA JONES	587 RED HORSE LN	YORKVILLE IL 60560
KIRK E ANDERSON	584 REDHORSE LN	YORKVILLE IL 60560
DARRIN ALYSSA BATTAGLIA	557 KELLY AVE	YORKVILLE IL 60560
DANIEL L KRISTEN M MALKOWSKI	568 POPLAR DR	YORKVILLE IL 60560
JACK A WELCH-NELSON DOLORES A NELSON	593 KELLY AVE	YORKVILLE IL 60560
ROGER T MCLAUGHLIN KATHERINE M MCLAUGHLIN	13 W BIRCH CT	YORKVILLE IL 60560
DASCHER FAMILY TRUST STEPHEN R GRETCHEN L DASCHER	568 REDHORSE LN	YORKVILLE IL 60560
IGNAS LINDSAY PECIULIS	584 POPLAR DR	YORKVILLE IL 60560
KRYSTINA MARIE KILLIAN	597 REDHORSE LN	YORKVILLE IL 60560
KAREN S BURKE	18 W BIRCH CT	YORKVILLE IL 60560
BRIAN E JANET M WILLIS	586 KELLY AVE	YORKVILLE IL 60560
LEONARD A DENISE I ALSTON	562 RED HORSE LN	YORKVILLE IL 60560
ION ZINAIDA BARBACARI	551 KELLY AVE	YORKVILLE IL 60560
ALLEN R COREY L DOWNEN	563 KELLY AVE	YORKVILLE IL 60560
KACEY SCHULTZ	569 KELLY AVE	YORKVILLE IL 60560
CURTIS PAMELA POOL	574 KELLY AVE	YORKVILLE IL 60560
GEOFFREY C TAMARA J SMOCK	554 RED HORSE LN	YORKVILLE IL 60560
TYLER J POFFENBARGER	886 FLINT CREEK LN	YORKVILLE IL 60560
CAMARENA MARIA SUSANA ROSALES ADALBERTO	2518 BERNINGER ST	WEST BROOKLYN IL 61378
JOHN T PAMELA CORTRIGHT	11025 FOX RD	YORKVILLE IL 60560
CORY M JAMIE L WELLINGTON	575 KELLY AVE	YORKVILLE IL 60560
DANIEL C TRACI L PLECKHAM	554 KELLY AVE	YORKVILLE IL 60560
DAVID R SHARON L DECHO	546 KELLY AVE	YORKVILLE IL 60560
STEVEN J VALERIE L SALZBRUNN	571 REDHORSE LN	YORKVILLE IL 60560
TRACY C ALLEN	559 POPLAR DR	YORKVILLE IL 60560
RICHARD MARY KLUGE	592 POPLAR DR	YORKVILLE IL 60560
BRYANT MICHELLE M METZLER JASON	596 REDHORSE LN	YORKVILLE IL 60560
COURTNEY ANDEL	573 POPLAR DR	YORKVILLE IL 60560
TIMOTHY BRYN MARTINEK	562 KELLY AVE	YORKVILLE IL 60560
YORKVILLE RIVERS EDGE HOMEOWN	937 STONY CREEK LANE	YORKVILLE IL 60560
UNITED CITY OF YORKVILLE	651 PRAIRIE POINTE DR	YORKVILLE IL 60560
YORKVILLE RIVERS EDGE HOMEOWN	937 STONY CREEK LN	YORKVILLE IL 60560
MARK S WEAVER KEITH R WEAVER	595 KELLY AVE	YORKVILLE IL 60560

MIHCAEL S NICHOLE E MARTINEZ
YORKVILLE RIVERS EDGE HOMEOWN
JULIANA R MUELLER
JOHN PETTY IV

556 POPLAR DR
937 STONY CREEK LN
581 KELLY AVE
19 BIRCH CT

YORKVILLE IL 60560
YORKVILLE IL 60560
YORKVILLE IL 60560
YORKVILLE IL 60560



BRADLEY T DANIELLE E KILDARE	1309 CORAL BERRY CT	YORKVILLE IL 60560
EDWARD L JR SABRINA KETTLEY	663 WHITE OAK WAY	YORKVILLE IL 60560
JOHN H RUTHERFORD KIMBERLY D		
RUTHERFORD II	510 W BLAINE ST	YORKVILLE IL 60560
ASCENCIO JAZMIN LUNA CLAUDIA		
MARTINEZ	508 DOLPH ST	YORKVILLE IL 60560
DAVID E YOUHANAIE	1338 CORAL BERRY CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
ADAM MARCLEY	514 W WASHINGTON ST	YORKVILLE IL 60560
LEWIS CAFARO	1399 CORAL BERRY CT	YORKVILLE IL 60560
DAVID W ANDREA C OTTO CLASSON		
TRUST	1355 CORAL BERRY CT	YORKVILLE IL 60560
CRANE JENNIFER LOUISE SHARP		
BRENNAN EDWARD	444 E BARBERRY CIR	YORKVILLE IL 60560
BRIAN EUGENE JENNIFER LEE		
LASATER	442 NORWAY CIR	YORKVILLE IL 60560
MARK CYNTHIA LINDEMULDER	435 NORWAY CIR	YORKVILLE IL 60560
ANGELA CHARLTON	428 E BARBERRY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
JAMES R PAMELA H CARTER	509 BLAINE ST	YORKVILLE IL 60560
LARRY D KAREN CALVERT	11 E CEDAR CT	YORKVILLE IL 60560
TIMOTHY J JENNI R MARTINEZ	668 WHITE OAK WAY	YORKVILLE IL 60560
BRYAN E ELIZABETH J HERIAUD	529 BUCKTHORNE CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CLEMENS ACRES LLC	208 ELIZABETH ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
MICHAEL MOLLY KREMPSKI	6790 MINKLER RD	YORKVILLE IL 60560
JOSHUA SARAHANN R PAYNE	909 MORGAN ST	YORKVILLE IL 60560
RONALD S JANET L KALINA	1386 CORALBERRY CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
JAMES W DIANE M BELL	PO BOX 40	YORKVILLE IL 60560
FINK THOMAS JAMES SUCECH HOLLY		
ELAINE	538 BUCKTHORNE CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
BENJAMIN K JODI VOLLMER	547 BURNING BUSH	YORKVILLE IL 60560
XFIVE J LLC 506 W FOX	399 WEGNER DR	WEST CHICAGO IL 60185
DAVID FINAZZO	19 POPLAR RD	YORKVILLE IL 60560
KURTIS L BERNICE GULBRO	63 POPLAR RD	YORKVILLE IL 60560
JASON R COLLEEN T HANSON	1372 CORALBERRY CT	YORKVILLE IL 60560
JOHN A DENISE E VOLZ REV LIV TR	549 W BARBERRY CIR	YORKVILLE IL 60560
LEON 2020 LIVING TRUST STAGGS		
LEON RHONDA EPLER STAGGS	549 BUCK CREEK LN	RUTHERFORDTON NC 28139
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
WAYNE PATRICIA NORR	226 ELIZABETH ST	YORKVILLE IL 60560

SOTO ROBERTO BUSTOS CLAUDIA R SOTO CARLOS	57 POPLAR RD	YORKVILLE IL 60560
SISCAR MARK BACKSTROM RICHARD J	666 WHITE OAK WAY	YORKVILLE IL 60560
JAMES BALDWIN	905 MORGAN ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
MICHAEL KIMBERLY BOWEN	1394 CORAL BERRY CT	YORKVILLE IL 60560
JAMES EDWARD MARCIA ANN BILLINGSLEY TRUST AGMT	1237 WALSH DR	YORKVILLE IL 60560
SAXE FAMILY JOINT TRUST TERESA C CARROLL A SAXE TTEES	439 NORWAY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
NOAH HANNAH ROMERO	809 MORGAN ST	YORKVILLE IL 60560
WM E PENNY A ARTERBURN	21 E CEDAR CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
MANFRED J MICHAELA C RAAVEL HAMPTON DANIELLE CARREON ABRAHAM	131 POPLAR DR	YORKVILLE IL 60560
JURGEN K MARY ANNE PRITSCHET	443 E BARBERRY CIR 491 SPICE BUSH	YORKVILLE IL 60560 YORKVILLE IL 60560
BRITTANY A CROSBY DEC TRUST WILLIAM JANET SCHWENN	412 E BARBERRY CIR 8 W CEDAR CT	YORKVILLE IL 60560 YORKVILLE IL 60560
CLIFFORD DEOBRAH M FOX	447 NORWAY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
DUANE D BUTTS	501 W WASHINGTON ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
JOHN J MARY E NAJDZION	500 W BLAINE ST	YORKVILLE IL 60560
SHAKE SABRINA GOULD ZACHARY R ZEPP JESSICA PRIGNANO AGNES PATRICIA	13 HICKORY CT	YORKVILLE IL 60560
JOEL CARA K FULKERSON	515 W FOX RD 49 POPLAR RD	YORKVILLE IL 60560 YORKVILLE IL 60560
LISA M BURKI REVOC TR	4 MAPLE ST	YORKVILLE IL 60560
LAURA HOLSTINE	93 POPLAR RD	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
LEHEW SAMANTHA Y LEHEW WADE CHRISTOPHER CYNTHIA MARIE	219 W ELIZABETH ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CAROLYN A POTTINGER	PO BOX 345 509 1/2 FOX RD	YORKVILLE IL 60560

CHAD C KIMBERLY J MARTIN	1377 CORAL BERRY CT	YORKVILLE IL 60560
MICHAEL SARAH A DWINNELLS	512 W BLAINE ST	YORKVILLE IL 60560
CLEVER TRUST ALAN L MARITZA R CLEVER	8 E BIRCH CT	YORKVILLE IL 60560
TODD E VASILIKI MCCLUNG	536 BARBERRY CIR W	YORKVILLE IL 60560
WILLIAM G BARBARA J KLUSENDORF	464 NORWAY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
PETER R BROOKE S CLABOUGH	456 NORWAY CIR	YORKVILLE IL 60560
TRINITY FAMILY TRUST	469 NORWAY CIR	YORKVILLE IL 60560
CORINNA M JONES	467 NORWAY CIR	YORKVILLE IL 60560
EUGENE J DOETSCH III	516 W WASHINGTON ST	YORKVILLE IL 60560
AMY SLEEZER	512 W WASHINGTON ST	YORKVILLE IL 60560
POWELL JON E CLEVELAND TAMMY F	503 W WASHINGTON ST	YORKVILLE IL 60560
PATRICK G AMY E INSCO	1267 WALSH DR	YORKVILLE IL 60560
GREG CATHY SIBENALLER TRUST	15 PINE CT	YORKVILLE IL 60560
KAREN E NEESON	1321 CORAL BERRY CT	YORKVILLE IL 60560
KENNETH C CYNTHIA K ROGERS LIV REV TR	407 E BARBERRY CIR	YORKVILLE IL 60560
RONALD J DOLORES J SCHENEKL DEC OF TR	487 SPICE BUSH CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
LYNN M WHITE LIV TRUST	514 W FOX ST	YORKVILLE IL 60560
JOHNSON RAYMOND E JOHNSON CASEY	513 W WASHINGTON ST	YORKVILLE IL 60560
MICHAEL L DAWN R RAMEY	447 BARBERRY CIR E	YORKVILLE IL 60560
JEFFREY S PAMELA S HAHN	510 W WASHINGTON ST	YORKVILLE IL 60560
DAVID A LINDA C REID	462 NORWAY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
ABNER ROYANN SHEHADEH ADAM	505 W WASHINGTON ST	YORKVILLE IL 60560
JUAN ACEVEDO	511 W DOLPH ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
HELMUT F JOHANNA R NICKEL LIV TR	5 E CEDAR CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
UNITED CITY OF THE VILLAGE OF YORKVILLE	651 PRAIRIE POINTE DR	YORKVILLE IL 60560
MARK E BROWN	548 W BARBERRY CIR	YORKVILLE IL 60560
JAMES DEC LIV TR NAUERT DEBRA DEC LIV TR NAUERT	533 BUCKTHORNE CT	YORKVILLE IL 60560
SHANE R CROWE	507 W FOX ST	YORKVILLE IL 60560
CAROL A SCARPETTA	1333 CORALBERRY CT	YORKVILLE IL 60560
KATIE H HUGHES LIV TRUST	603 WHITE OAK WAY	YORKVILLE IL 60560

CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
EUGENE A JOYNT	1310 CORALBERRY CT	YORKVILLE IL 60560
CHARLES L SUZANNE C SCHULTZ	1209 WALSH DR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
JORDAN J SARAH M MILLER	433 E BARBERRY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
FOX LAWN HOMEOWNER WATER ASSN	PO BOX 264	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
RICHARD STANNETTE KRABER	505 DOLPH ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
KELLY N BIELAWA	424 E BARBERRY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
DAVID STEPHANIE LOPEZ	1352 CORAL BERRY CT	YORKVILLE IL 60560
WAYNE PATRICIA NORR	226 ELIZABETH ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
FIRSTAR NAPER BANK C/O CRESTVIEW BUILDERS	4004 FALCON DR	NAPERVILLE IL 60564
DECKER JANICE L LIV TRUST DECKER		
CRAIG R LIV TRUST	510 W DOLPH ST	YORKVILLE IL 60560
CHRISTOPHER BRANDY ZACEK	509 W DOLPH ST	YORKVILLE IL 60560
GLEN A DONNA R DAVIDSON REV TR N C MASTER FAMILY LTD PARTNERSHIP	7 E BIRCH CT	YORKVILLE IL 60560
	1033 REDWOOD LN	MINOOKA IL 60447
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
WILLIAM J EMILY PETO	8 POPLAR RD	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
RICHARD PATRICIA MOORES	PO BOX 1032	YORKVILLE IL 60560
LEWIS CAFARO	1399 CORAL BERRY CT	YORKVILLE IL 60560
KIRSTEN M MUNSON HULL	569 BURNING BUSH DR	YORKVILLE IL 60560
PATRICIA J SLOCUM LIV TR	443 NORWAY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
KENNETH J JR VALERIE STEVENS	23 HICKORY CT	YORKVILLE IL 60560
BLINCOE MUSSER ERIKA BLINCOE KEVIN	617 LINCOLN STATION DR	OSWEGO IL 60543

CITY OF YORKVILLE	651 PRAIRIE POINTE DR	YORKVILLE IL 60560
RICHARD H CINDY L DAEHNKE	24 MAPLE ST	YORKVILLE IL 60560
BENETUA LENY GRACE D AGUSTIN		
HERBERT M	509 W WASHINGTON ST	YORKVILLE IL 60560
DANIEL A MURPHY KATHRYN A		
BAECHLE	10 MAPLE ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
ROBERT L JILL M SHANK	7 POPLAR DR	YORKVILLE IL 60560
GAVIN GRAHN	505 BLAINE ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
LEAH RODRIGUEZ	707 MORGAN ST	YORKVILLE IL 60560
LAWRENCE COREY CZERWINSKI	507 DOLPH ST	YORKVILLE IL 60560
FELIPE DOROTHY SANCHEZ	222 W ELIZABETH ST	YORKVILLE IL 60560
BRADLEY T STACY RUSS WATKINS	224 ELIZABETH ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
ANDREW J GOW	32 POPLAR RD	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHAD E KUBIS	9 BIRCH CT W	YORKVILLE IL 60560
WILLIAM J LISA K HAMES	522 BURNING BUSH DR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
LEWIS R HESS	508 W BLAINE ST	YORKVILLE IL 60560
INGRID LUKAS	14 W BIRCH CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
RODNEY KRISTINA KLECKNER	24 E CEDAR CT	YORKVILLE IL 60560
VILLAFUERTE CHRISTOPHER		
HUGUNIN KELLY	3 POPLAR RD	YORKVILLE IL 60560
DANIEL J NORDMANN	10 W BIRCH CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
MICHAEL D KRISS A HASKE	10 HICKORY CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CAROLYN A POTTINGER	PO BOX 345 509 1/2 FOX RD	YORKVILLE IL 60560
CAROL CANADA	4 HICKORY CT	YORKVILLE IL 60560
KENNETH R DIEHL	503 BLAINE ST	YORKVILLE IL 60560
TIMOTHY V JESSICA M KARALES	21 PINE CT	YORKVILLE IL 60560
JEFFREY DONNA DRING	14 HICKORY CT	YORKVILLE IL 60560
CHARLES RHONDA TOMBLINSON	526 BARBERRY CIR W	YORKVILLE IL 60560
JAMES H MARY NASTI	20 MAPLE ST	YORKVILLE IL 60560
WRIGHT SERENITY M OTT ROBERT	668 BURNING BUSH DR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
TIM M NEAL	20 PINE CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069

CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
PAUL F MARCI A CARTEE	528 BARBERRY CIR W	YORKVILLE IL 60560
DONALD S DONNA M DOLES	556 BURNING BUSH DR	YORKVILLE IL 60560
DENISE TOMS BARRERA	13 POPLAR DR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
ANDREW J THAREN N PFISTER	529 W BARBERRY CIR	YORKVILLE IL 60560
BOEKE WENDY M JUDD JAMES	406 E BARBERRY CIR	YORKVILLE IL 60560
KENT A KELLY S COOPER	582 BURNING BUSH DR	YORKVILLE IL 60560
AMY TUYMER	121 POPLAR RD	YORKVILLE IL 60560
MARK KIMBERLY A SCHMIDT	434 BARBERRY CIR E	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
ROSELYN GUERRA	504 BLAINE ST	YORKVILLE IL 60560
ZIESEMER DENISE ZIESEMER ALAINA M	665 WHITE OAK WAY	YORKVILLE IL 60560
DANIEL GRIGALUNAS	506 W DOLPH	YORKVILLE IL 60560
DEANNE KYLE CORNIELS	515 W WASHINGTON ST	YORKVILLE IL 60560
BRIAN SCHUSTER	502 BLAINE ST	YORKVILLE IL 60560
BROWN ANGELA RENE LIV TR BROWN		
RONALD D LIV TR	508 W WASHINGTON ST	YORKVILLE IL 60560
LAURA A OLSON	504 DOLPH ST	YORKVILLE IL 60560
CAREN L BARNES	507 W WASHINGTON ST	YORKVILLE IL 60560
GABRIEL JOEL JR MELISSA HELENE A QUILES	225 W ELIZABETH ST	YORKVILLE IL 60560
ERWIN DALE CHRISTINA R STEVENS	411 BARBERRY CIR E	YORKVILLE IL 60560
RUSSELL G SHIRLEY M DINGES	667 WHITE OAK WAY	YORKVILLE IL 60560
PHILLIP M COFFEY	512 W DOLPH ST	YORKVILLE IL 60560
MARTIN KRYSTAL GARCIA JULIO I	1327 WALSH DR	YORKVILLE IL 60560
DEREK K BRIDGET M BABSON	463 NORWAY CIR	YORKVILLE IL 60560
MICHAEL ROBERT JANELLE BRZOSKA	569 W BARBERRY CIR	YORKVILLE IL 60560
PATRICK MCGOWAN	502 W DOLPH ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
REBECCA RIORDAN	29 MAPLE ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
OCTAVIO MARIA FERRER	18 HICKORY CT	YORKVILLE IL 60560
SHIRLEY W CLAYTON TRUST	505 W FOX ST	YORKVILLE IL 60560
SCHUMACHER MARLIS FAMILY TRUST		
SCHUMACHER WARREN L TRUSTEE	309 GARDEN CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
RONALD E CAROL MORRIS	508 FOX RD	YORKVILLE IL 60560
PATRICK M BARBARA E HOGAN	634 BURNING BUSH	YORKVILLE IL 60560
ROBERT J LAURA A ALLEN	511 BLAINE ST	YORKVILLE IL 60560
PETER J AMY GIEFER	1341 CORALBERRY CT	YORKVILLE IL 60560

STEVEN M EMILY CLARK	20 POPLAR DR	YORKVILLE IL 60560
ROBERT J SHAWN R S THOMALLA	20 CEDAR CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CASTRO MIREYA JAIME ROCHA		
VICTOR VARGAS GARCIA DAVID		
CAMACHO JALIZA R	521 W BARBERRY CIR	YORKVILLE IL 60560
GIOVANNA SCHMIEDER TRUST	69 POPLAR RD	YORKVILLE IL 60560
TERRY J AMY E VANCURA	561 BARBERRY CIR W	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
ERNEST DEE JR KRISTEN CRONIN	455 NORWAY CIR	YORKVILLE IL 60560
ROBERT E BARBARA M SKIDMORE	1295 WALSH DR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
MICHAEL MOLLY KREMPSKI	6790 MINKLER RD	YORKVILLE IL 60560
DAVID A CATHERINE L WEHRLI		
FAMILY TRUST	4 E BIRCH CT	YORKVILLE IL 60560
JAMES A E LYNN TOROK	1292 WALSH DR	YORKVILLE IL 60560
YESENIA MONTALVO	709 MORGAN ST	YORKVILLE IL 60560
PRISMA ARREDONDO JAYME		
RODRIGUEZ	220 W ELIZABETH ST	YORKVILLE IL 60560
CRAIG LAURA LENTZKOW	525 BARBERRY CIR W	YORKVILLE IL 60560
MAGANA JORGE MAGANA MARIA		
ELIAS JUAN	113 POPLAR RD	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
BRIAN D ANNA MARIE MITCHELL	15 E CEDAR CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
DANIEL A GRACE L CHERRY	510 W FOX RD	YORKVILLE IL 60560
CRAIG C ANDERSON	9 PINE CT	YORKVILLE IL 60560
OLIN KRISTEN R MADER JOHN		
WILLIAM	14 E CEDAR CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
B B LAND DEVELOPMENT LLC	664 WHITE OAK WAY	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
BEVERLY CALICHIO	907 MORGAN ST	YORKVILLE IL 60560
YORKVILLE RIVERS EDGE HOMEOWN	937 STONY CREEK LN	YORKVILLE IL 60560
ROBERT D SARAH J TRENTAM	134 POPLAR DR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
RAFAEL MICHELLE A VELEZ	402 BARBERRY CIR E	YORKVILLE IL 60560
GENE E NAOMI S TOWNSEND	554 BARBERRY CIR W	YORKVILLE IL 60560
ANDREW AMBER HETTINGER	564 BARBERRY CIR W	YORKVILLE IL 60560

EDWARD J III JULIA A GRAY	558 BARBERRY CIR W	YORKVILLE IL 60560
JAMES D JENNIFER D BARON	19 PINE CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
LON KORONDAN	1301 CORALBERRY CT	YORKVILLE IL 60560
MARK JAMI KOENIG	423 BARBERRY CIR E	YORKVILLE IL 60560
BRIAN K ERIKA A SHEFFER	507 BLAINE ST	YORKVILLE IL 60560
FRANK L ERICA B PAVLIK	565 W BARBERRY CIR	YORKVILLE IL 60560
DEBORAH M LEE LIV TRUST	541 W BARBERRY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
MINNIE RENE CAZALES	538 BURNING BUSH DR	YORKVILLE IL 60560
KEVIN SMITH	807 MORGAN ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
KATHLEEN PRICKETT LIV TRUST	410 E BARBERRY	YORKVILLE IL 60560
BENITEZ ALYSON MANN STEVEN	11 E BIRCH CT	YORKVILLE IL 60560
ADAM ROLDAN	25 MAPLE ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
MICHAEL E CHRISTINE A CROUCH JT DEC TR	506 BLAINE ST	YORKVILLE IL 60560
OSWALD ALEXANDRA K GORGAN		
CHARLES J	19 MAPLE ST	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
BRIAN R PENNY I SYGNATOR	562 BARBERRY CIR W	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
SEEMAN FAMILY REVOCABLE TRUST		
JEFFREY A LISA K SEEMAN	1324 CORAL BERRY CT	YORKVILLE IL 60560
DOUGLAS DICKSON TRUST	223 W ELIZABETH ST	YORKVILLE IL 60560
JOHN SANDRA SEAMAN	221 ELIZABETH ST	YORKVILLE IL 60560
JANICE L LIV TRUST MAHR MAHR		
JANICE L	25 HICKORY CT	YORKVILLE IL 60560
THOMAS E DONNA L CEBULA	422 BARBERRY CIR E	YORKVILLE IL 60560
JOEL GOLDSBORO	504 W WASHINGTON ST	YORKVILLE IL 60560
BRIAN J YATTONI	30 MAPLE ST	YORKVILLE IL 60560
MARK E ERIKA L LASANSKA TRUST	1252 WALSH DR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
SHAWN P THERESA N VEST	403 BARBERRY CIR E	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
PORTILLO CLAUDIA FRAUSTO LUIS A	1189 WALSH DR	YORKVILLE IL 60560

CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
ROBERT D MELISSA R EHRHART	14 PINE CT	YORKVILLE IL 60560
REBECCA L JAMBRONE	14 MAPLE ST	YORKVILLE IL 60560
RANDY A MELISSA L FETTING	15 MAPLE ST	YORKVILLE IL 60560
JACK M JILL HAUSER	9 MAPLE ST	YORKVILLE IL 60560
WHITE OAK FRM HMEOWNRS ASSOC		
C/O NEWKIRK ASSOCIATES	2 W MAIN ST.	PLANO IL 60545
JAMES P CANDICE K NOLAN TR	553 BARBERRY CIR W	YORKVILLE IL 60560
THOMPSON FAMILY TRUST		
THOMPSON SHELDON E NANCY E		
TRTEE	451 NORWAY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
SCOTT W KRISTY K BONNET LIV TRUST	533 W BARBERRY CIR	YORKVILLE IL 60560
AMH 2014-2 BORROWER LLC ATTN	23975 PARK SORRENTO SUITE	
PROPERTY TAX DEPARTMENT	300	CALABASAS CA 91302
VICTORIA P MICHAEL E MOONEY	19 E CEDAR CT	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
LARRY DEBBIE LARSON	537 BARBERRY CIR W	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
J L SYLVIA CHISM	503 W DOLPH ST	YORKVILLE IL 60560
NICHOLAS SALEMI	557 W BARBERRY CIR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
RUSSELL R ROWLAND	137 POPLAR DR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
JAMES W JENNIFER P BRASWELL	459 NORWAY CIR	YORKVILLE IL 60560
JAIME MARIE PEREZ	594 BURNING BUSH DR	YORKVILLE IL 60560
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
CHRISTIE FAMILY TRUST	41 WOODLAND TRL	LINCOLNSHIRE IL 60069
RAYMOND C INGER HANUS	1304 CORALBERRY CT	YORKVILLE IL 60560



EXHIBIT "A"

LEGAL DESCRIPTION – CHRISTIE PROPERTY SOUTH OF FOX ROAD

TRACT 1:

ALL OF WILLIAMSPORT, KENDALL COUNTY, UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

TRACT 2:

PART OF THE EAST HALF OF SECTION 31 AND PART OF SECTION 32, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 5, 961.24 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 10 DEGREES 26 MINUTES 01 SECONDS EAST, 188.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 10 DEGREES 26 MINUTES 01 SECONDS EAST, 1,308.92 FEET; THENCE SOUTH 69 DEGREES 38 MINUTES 10 SECONDS WEST, 1,473.73 FEET; THENCE NORTH 11 DEGREES 42 MINUTES 29 SECONDS WEST, 2,497.56 FEET TO THE NORTH LINE OF FOX ROAD; THENCE NORTH 65 DEGREES 31 MINUTES 57 SECONDS EAST ALONG SAID NORTH LINE, 488.80 FEET; THENCE NORTH 15 DEGREES 52 MINUTES 00 SECONDS WEST 1,976.58 FEET TO THE SOUTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE NORTH 15 DEGREES 31 MINUTES 50 SECONDS WEST, 1,546.54 FEET TO A POINT HEREINAFTER DESIGNATED AS POINT "A"; THENCE NORTH 15 DEGREES 31 MINUTES 50 SECONDS WEST, 32.00 FEET; MORE OR LESS, TO THE SOUTHERLY BANK OF THE FOX RIVER; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY BANK TO A POINT WHICH IS NORTH 81 DEGREES 39 MINUTES 44 SECONDS EAST FROM THE AFORESAID POINT "A"; THENCE SOUTH 10 DEGREES 26 MINUTES 01 SECONDS EAST, 3,201.75 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE AFORESAID FOX ROAD; THENCE NORTH 66 DEGREES 14 MINUTES 01 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 1,877.21 FEET; THENCE SOUTH 03 DEGREES 59 MINUTES 06 SECONDS EAST, 1,780.05 FEET; THENCE SOUTH 78 DEGREES 48 MINUTES 27 SECONDS WEST, 1,383.49 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING NORTH OF THE SOUTH RIGHT OF WAY LINE OF FOX ROAD, ALSO EXCEPTING THEREFROM ALL OF WILLIAMSPORT, KENDALL COUNTY, UNIT 1, IN KENDALL COUNTY, ILLINOIS.

**United City of Yorkville Land Cash Analysis for Christie
Property**

24-Feb-25

ESTIMATED POPULATION PER DWELLING UNIT						
TYPE	PRE-SCH	ELEMENT	JHS	HS	ADULTS	TOTAL
DETACHED SINGLE FAMILY						
2 BDRM	0.102	0.191	0.054	0.057	1.694	2.098
3 BDRM	0.254	0.44	0.126	0.179	1.921	2.92
4 BDRM	0.413	0.665	0.19	0.34	2.142	3.75
5 BDRM	0.236	0.488	0.139	0.249	2.637	3.749
ATTACHED SINGLE FAMILY (TOWNHOMES & DUPLEXES)						
1 BDRM	0	0.064	0.018	0.037	1.068	1.167
2 BDRM	0.092	0.198	0.056	0.074	1.776	2.196
3 BDRM	0.231	0.298	0.085	0.103	1.805	2.522
4 BDRM	0.332	0.452	0.13	0.205	2.243	3.362
APARTMENTS						
Efficiency	0	0.064	0.018	0.037	1.36	1.479
1 BDRM	0	0.64	0.18	0.038	1.749	1.869
2BDRM	0.042	0.16	0.045	0.079	1.614	1.94
3BDRM	0.05	0.339	0.096	0.153	2.499	3.137

DEVELOPMENT SPECIFICATIONS	
Detached Single Family	= 185
Attached Duplex	= 48
Attached Townhomes	= 112
Attached Apartments	= 0
Total Units	= 345

POPULATION CALCULATIONS							
TYPE	% of Units with BDRM Number	PRE-SCHOOL	ELEMENTARY	JUNIOR HIGH SCHOOL	HIGH SCHOOL	ADULTS	TOTAL PEOPLE
DETACHED SINGLE FAMILY							
2 BDRM	0%	0	0	0	0	0	0
3 BDRM	0%	0	0	0	0	0	0
4 BDRM	100%	76.405	123.025	35.15	62.9	396.27	693.75
5 BDRM	0%	0	0	0	0	0	0
TOTAL	100%	76.405	123.025	35.15	62.9	396.27	693.75
ATTACHED DUPLEX							
1 BDRM	0%	0	0	0	0	0	0
2 BDRM	50%	2.208	4.752	1.344	1.776	42.624	52.704
3 BDRM	50%	5.544	7.152	2.04	2.472	43.32	60.528
4 BDRM	0%	0	0	0	0	0	0
TOTAL	100%	7.752	11.904	3.384	4.248	85.944	113.232
ATTACHED TOWNHOMES							
BDRM 1	0%	0	0	0	0	0	0
BDRM 2	100%	10.304	22.176	6.272	8.288	198.912	245.952
BDRM 3	0%	0	0	0	0	0	0
BDRM 4	0%	0	0	0	0	0	0
TOTAL	100%	10.304	22.176	6.272	8.288	198.912	245.952
APARTMENTS							
Efficiency	0%	0	0	0	0	0	0
BDRM 1	0%	0	0	0	0	0	0
BDRM 2	100%	0	0	0	0	0	0
BDRM 3	0%	0	0	0	0	0	0
TOTAL	100%	0	0	0	0	0	0

PARKS CALCULATION	
Land required for detached single family	6.938 acres
+ Land requirement for attached duplexes	1.132 acres
+ Land required for attached townhomes	2.460 acres
+ Land required for apartments	0.000 acres
TOTAL PARK LAND-CASH REQUIREMENT FOR DEVELOPMENT:	10.529 ACRES
Total park land-cash requirement for development	10.529 acres
- Park acreage dedicated	5.53 acres
REMAINING UNFULFILLED LAND-CASH REQUIREMENT	4.999 ACRES
Remaining unfulfilling land-cash requirement	4.999 acres
x Current land-cash acreage value	\$101,000 per acre
REMAINING LAND-CASH REQUIREMENT LAND VALUE	\$504,899
What amount (if any) will be paid up front by the developer?	\$504,899
REVISED PARK LAND-CASH REQUIREMENT AFTER UP FRONT FUNDING:	\$0
Unit PE as % of Total PE	
Single Family PE	693.75 66%
Duplex PE	113.232 11%
Townhomes PE	245.952 23%
Apartments PE	0 0%
Single Family Permit:	\$1,798.19
Duplex Permit:	\$0.00
Townhomes Permit:	\$1,053.02
Apartments Permit:	N / A

\$1,798.19
\$0.00
\$1,053.02
#DIV/0!

SCHOOL COMPUTATION	
DETACHED SINGLE FAMILY ACRE REQUIREMENT	ATTACHED DUPLEX ACRE REQUIREMENT
Elementary 4.497 acres	Elementary 0.443 acres
+ Junior HS 1.302 acres	+ Junior HS 0.125 acres
+ High School 5.256 acres	+ High School 0.355 acres
TOTAL 11.055 ACRES	TOTAL 0.924 ACRES
ATTACHED TOWNHOMES ACRE REQUIREMENT	APARTMENTS ACRE REQUIREMENT
Elementary 0.732 acres	Elementary 0.000 acres
+ Junior HS 0.232 acres	+ Junior HS 0.000 acres
+ High School 0.693 acres	+ High School 0.000 acres
TOTAL 1.657 ACRES	TOTAL 0.000 ACRES
TOTAL SCHOOL LAND-CASH ACREAGE REQUIRED:	13.636 ACRES
Total school land-cash acreage required	13.636 acres
- School acreage dedicated	0 acres
REMAINING SCHOOL LAND CASH REQUIREMENT	13.636 ACRES
Remaining school land-cash requirement	13.636 acres
x Current land-cash acreage value	\$101,000 per acre
REMAINING LAND CASH REQUIREMENT VALUE	\$1,377,201.49
What amount (if any) will be paid up front by the developer?	\$0
REVISED LAND-CASH REQUIREMENT AFTER UP FRONT FUNDING:	\$1,377,201
Single Family Permit:	\$4,904.87
Duplex Permit:	\$3,085.49
Townhomes Permit:	\$2,872.29
Apartments Permit:	N / A

\$4,904.87
\$3,085.49
\$2,872.29
#DIV/0!

Christie Property

FEES PER UNIT

A paid receipt from the School District Office, 602-A Center Parkway
Yorkville, must be presented to the City prior to issuance of permit \$3,000

Separate Yorkville-Bristol Sanitary District fee - made payable to Y.B.S.D. \$1,870

United City of Yorkville Fees

1. Building Permit \$650 + \$0.20(SF)
Cost \$650 plus \$0.20 per square foot (SF)

2. Water Connection Fees SF \$7,555
(see note 'a' below) DU/TH \$6,761

3. Water Meter Cost \$550 Current Rate

4. City Sewer Connection Fees \$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	<u>\$1,200</u>
Development Fees Total	\$4,609

8. Land Cash Fees	(see note "b" below)	Apartment	Townhome	Duplex	Single Family
Park			\$0	\$0.00	\$0.00
School			<u>\$2,872.29</u>	<u>\$3,085.49</u>	<u>\$4,904.87</u>
Land-Cash Fees Total			\$2,872.29	\$3,085.49	\$4,904.87

9. Road Contribution \$2,000

10. Weather Warning Siren Fee (paid at time of Final Plat) \$75/acre 137 acres \$10,275

11. Plumbing Inseption Fee \$135

Notes:

- a. Rate effective 5/1/25 and subject to annual increases per Ord. 2023-28
- b. Developer to dedicate 5.53 acres of park land and pay a lump sum of \$504,899 at Final Plat to satisfy obligation



Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: January 31, 2025
Subject: **PZC 2025-02 Christie Property (Rezone & PUD)**
Proposed Mixed-Density Residential Planned Unit Development

I have reviewed the applications for Rezoning and Planned Unit Development (PUD) approval for a mixed-density residential development project known as the Christie Property received January 13, 2025 and submitted by Jason Mick, representing Fox River Enterprise, LLC, the petitioner, along with property owners Christie Family Trust. Also submitted is a concept PUD plan titled “Yorkville Development Site – Site Design Study” prepared by ESM Civil Solutions, LLC dated 12/20/24 and also dated December 23, 2024. The concept PUD plan includes architectural rendered elevations for each proposed dwelling type.

The petitioner plans to acquire and redevelop approximately 136 acres, two (2) unplatted parcels and 100 previously subdivided but undeveloped lots within the Williamsport development. The proposal requests rezoning of the property from R-1 Single-Family Suburban Residence District to R-2 Single-Family Traditional Residence District, R-2D Two-Family Attached Residence District, and R-3 Multi-Family Attached Residence District. Additionally, the developer is seeking Planned Unit Development (PUD) approval for a mixed-density residential project featuring 346 dwelling units. The proposed development will comprise single-family homes, age-targeted single-family homes, and age-restricted housing options, including single-family, duplex, and four-plex units. The site is generally situated south of Fox Road, west of Morgan Street, and north of the Greenbriar subdivision.

Based upon my review of the applications, documents, and concept plan, I have compiled the following comments:

GENERAL COMMENTS:

1. The submitted Planned Unit Development (PUD) site plan is presented as a single-sheet sketch in a watercolor format, which has made it challenging to distinguish between the various residential land uses. While the site data table aids in density calculations, **staff recommends providing a hard-lined drawing with greater contrast to better differentiate the residential dwelling types.**
2. The land use plan deviates from the traditional density transition approach by placing higher-density four-plex units at the center, surrounded by lower-density single-family and duplex dwellings. It appears that the petitioner has buttressed the single-family units adjacent to existing single-family developments to the east, south, and north of Fox Road. As this approach to land planning for high-density residential developments is uncommon in Yorkville, **staff recommends including a written narrative with the application to explain the rationale behind this design.**

PROPERTY BACKGROUND:

1. This subject property was originally annexed into Yorkville in 1972 via Ord. No. 21 as part of an approximately 230-acre area (see next page). An approximately 50-acre portion was subsequently final platted as the Williamsport Unit 1 Subdivision via Document No. 72-4821. However, two (2) unsubdivided parcels, PIN# 05-05-104-001 (~60 acres) located south of Fox Road and PIN# 02-32-301-003 (~88 acres) which lies north and south of Fox Road.

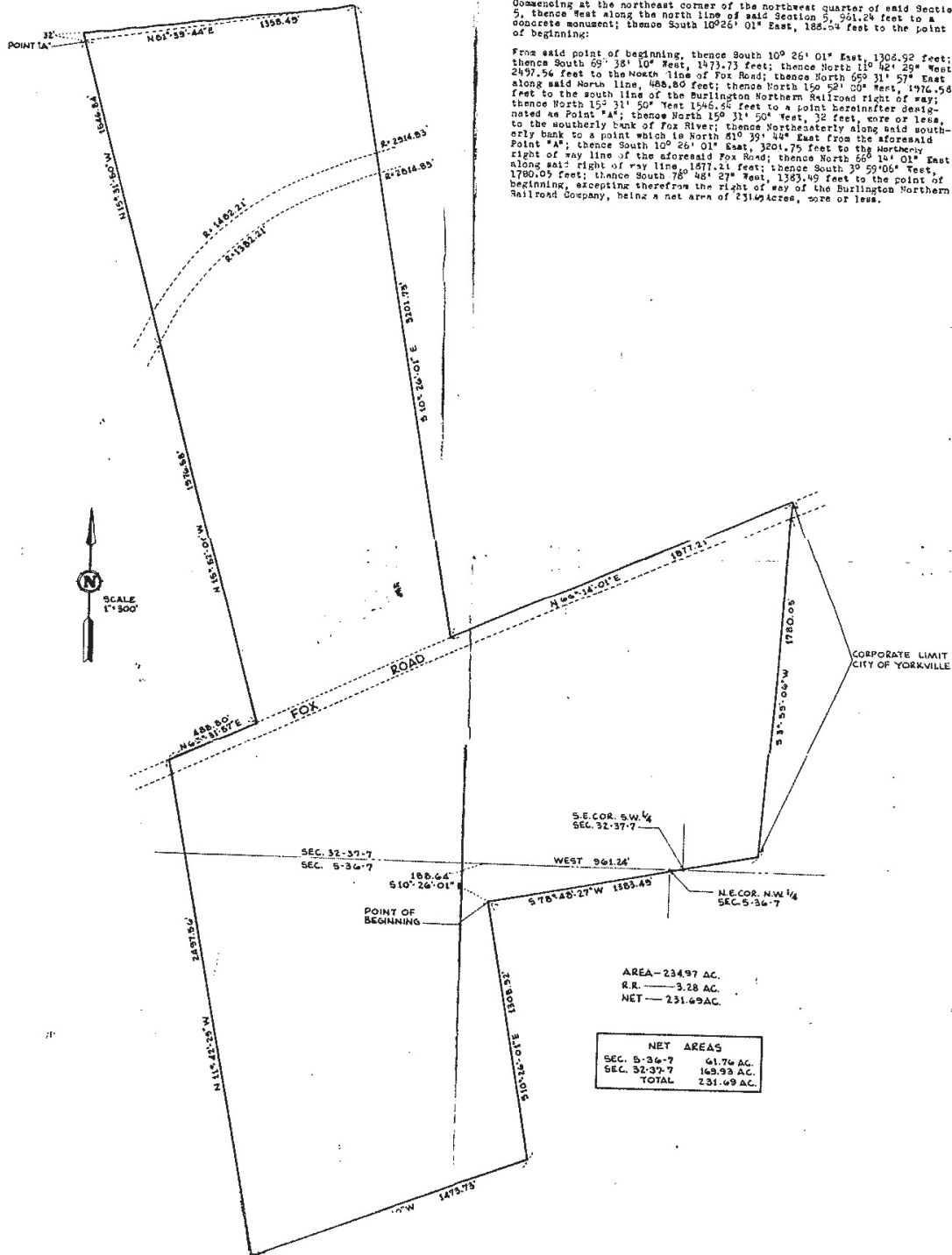
ILLINOIS

DESCRIPTION OF TERRITORY TO BE ANNEXED

A part of the east half of Section 31, Township 37 North, Range 7 East of the Third Principal Meridian, and a part of Section 32, Township and Range aforesaid, and a part of Section 5, Township 36 North, Range 7 East of the Third Principal Meridian described as follows:

Commencing at the northeast corner of the northeast quarter of said Section 5, thence West along the north line of said Section 5, 501.24 feet to a concrete monument; thence South $10^{\circ}26'01''$ East, 188.54 feet to the point of beginning;

From said point of beginning, thence South $10^{\circ}26'01''$ East, 1306.92 feet; thence South $69^{\circ}38'10''$ East, 1473.73 feet; thence North $11^{\circ}42'29''$ West, 2497.56 feet to the north line of Fox Road; thence North $65^{\circ}31'57''$ East along said North line, 488.80 feet; thence North $15^{\circ}29'09''$ East, 1796.58 feet to the south line of the Burlington Northern Railroad right of way; thence North $15^{\circ}31'50''$ East 1546.86 feet to a point hereinafter designated as Point "A"; thence North $15^{\circ}31'50''$ East, 32 feet, more or less, to the southerly bank of Fox River; thence Northeasterly along said southerly bank to a point which is North $51^{\circ}39'44''$ East from the aforesaid Point "A"; thence South $10^{\circ}26'01''$ East, 3201.75 feet to the Northerly right of way line of the aforesaid Fox Road; thence North $65^{\circ}31'50''$ East along said right of way line, 1877.21 feet; thence South $30^{\circ}59'06''$ East, 1780.05 feet; thence South $78^{\circ}48'27''$ East, 1383.49 feet to the point of beginning, excepting therefrom the right of way of the Burlington Northern Railroad Company, being a net area of 231.69 acres, more or less.



- An approximately 60-acre portion was subsequently final platted as the Williamsport Unit 1 Subdivision via Document No. 72-4821. The Williamsport Subdivision, generally located southeast of Fox Road, consists of 98 single-family lots, all of which are at least 12,000 sq. ft. in size with a protective covenant listed on the plat requiring the ground floors must be at least 1,500 sq. ft. for a one-story home and a minimum of 1,200 sq. ft. for a two-story home. The plat also

has approximately thirteen (13) lots with direct access off of Fox Road and two (2) larger lots (No. 99 and 100) at the southwest and northeast corners of the subdivision, presumably for stormwater detention, as depicted below. The entire annexed and platted areas remain undeveloped over 50 years later.



PUD/ ZONING COMMENTS:

1. **PURPOSE OF DISTRICTS** – Section 10-3-5 of the City’s Unified Development Ordinance establishes the purpose of the residential districts. Per the petitioner’s request, the following zoning districts shall apply to the proposed land plan:
 - a. **R-2 Single-Family Traditional Residence District.** The R-2, single-family traditional residence zoning designation is intended to accommodate smaller, more conventional suburban residential neighborhoods. The primary permitted uses are single-family detached housing in addition to compatible and complementary cultural, religious, educational, and public uses.
 - b. **R-2D Duplex, Two-Family Attached Residence District.** The R-2D, duplex, two-family attached residence zoning designation is intended for moderate density duplex dwelling structures. This district is primarily located off of a major thoroughfare or as a transitional land use adjacent to single-family residences. Therefore, the R-2D, duplex district is intended to accommodate single-family attached dwelling structures of a size and character that are compatible with the surrounding single-family detached residential districts and adjacent to commercial, office and retail space.
 - c. **R-3 Multi-Family Attached Residence District.** The R-3, multi-family attached residence zoning designation is intended for moderate density residential developments near commercial areas and transportation corridors, and to promote economically mixed housing developments and the provision of a range housing types including multi-family buildings such as duplexes or townhomes.
2. **PLANNED UNIT DEVELOPMENT STANDARDS** – Section 10-8-8 of City’s Unified Development Ordinance (UDO) establishes standards for Planned Unit Development (PUDs). PUDs are allowed to modify standards of the base district as long as the requested modifications are specifically identified and demonstrates how each allowance is compatible with surrounding development, is necessary for proper development of the site, and is aligned with at least one (1) modification standard found in Section 10-8-8D of the UDO.
 - a. The petitioner has identified six (6) modification standards the proposed PUD will meet per Section 10-8-8D.
 - i. Modification Standard #1 “Landscape Conservation and Visual Enhancement” which states the Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.
 1. Staff believes this modification standard **does not** apply due to the existing densely vegetated mature trees on Lots 99 and 100 will not be preserved but utilized for stormwater detention. No existing natural features are identified for preservation.
 - ii. Modification Standard #3 Public Gathering Space which includes public gathering space, the amount of which is proportional to the size of buildings or number of dwelling units. The public gathering space is activated through the use of moveable tables and chairs, a fountain or other water feature, a sculpture or other public art feature, benches, seat walls, raised landscape planters, pedestrian scale, and celebratory lighting such as string lights, and/or other features. The public gathering space is integrated into the overall design of the Planned Unit Development and has a direct functional or visual relationship to the main building(s) and is not of an isolated or leftover character.
 1. Staff believes this modification standard **does** apply due to the inclusion of two proposed active park spaces, totaling 5.5 acres,

within both the single-family and multi-family/attached family portions of the development.

iii. Modification Standard #5 Universal Design includes buildings designed with accessible features such as level access from the street and/or zero entry thresholds.

1. Staff is **uncertain** whether this modification standard applies, as the petitioner has not provided a narrative specifying any planned accommodations for universal design.

iv. Modification Standard #6 High Quality Building Materials which utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO.

1. Staff is **uncertain** whether this modification standard applies, as the petitioner has not provided a narrative specifying any proposed high quality building materials.

v. Modification Standard #7 Age-Targeted Development which includes residential dwelling units, amenities, and design characteristics intended to accommodate the lifestyles and needs of senior citizens.

1. Staff believes this modification standard does apply due to the inclusion of twenty-nine (29) age-targeted and sixty-seven (67) age-restricted dwelling units.

vi. Modification Standard #11 Funding or Construction of Public Roadways which includes the construction of roadways adjacent to the subject site as planned in the City of Yorkville Comprehensive Plan, Kendall County Long-Range Transportation Plan, or another transportation plan adopted by a local, County, or regional entity.

1. Staff believes this modification standard **does not** apply due to no identified funding or construction of public roadways adjacent to the subject site as identified in an adopted transportation plan.

b. Petitioner has provided written responses to the standards for a Planned Unit Development (PUD) which will be entered into the record during the public hearing process.

3. **REZONING** – The Petitioner is seeking a Planned Unit Development (PUD) to rezone the existing 137-acre subject property from R-1 Single-Family Suburban Residence District to the following underlying zoning districts:

Proposed Zoning	Proposed Dwelling Type	# of Units	Acreage
R-2 Single-Family Traditional Residence District	Single-Family Detached	197	59
R-2D Duplex, Two-Family Attached Residence District	Duplex	42	39
R-3 Multi-Family Attached Residence District	Single-Family Detached; Townhomes (4-Plex)	107	39
TOTAL		346 units	137 acres
OVERALL DENSITY		2.5 units/acre	

4. **SURROUNDING ZONING & LAND USES** - The following are the current immediate surrounding zoning and land uses to the subject property:

	Zoning	Land Use
North	R-2 Single-Family Traditional Residence District R-1 Single-Family Suburban Residence District Fox Road	White Oak Estates & Rivers Edge Sub. Agriculture Transportation Land Use
East	R-2 Single-Family Traditional District	Single-Family Residence
South	R-2 Single-Family Traditional Residence District A-1 Agriculture (Unincorporated)	Greenbriar Subdivision Agriculture
West	R-4 Suburban Residential (Unincorporated)	Fox Lawn Subdivision

5. **PERMITTED USES** – Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), “Single-Family Dwellings” are permitted land uses in the proposed R-2 Single-Family Traditional Residence, R-2D Duplex, Two-Family Attached Residence, and R-3 Multi-Family Attached Residence Districts. “Duplex Dwellings” are permitted land uses in the R-2D Duplex, Two-Family Attached Residence and R-3 Multi-Family Attached Residence Districts. Finally, “Townhouse Dwellings” are permitted land uses in the R-3 Multi-Family Attached Residence District.
6. **BULK & DIMENSIONAL STANDARDS** - Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following tables compare each of the proposed Planned Unit Development (PUD) dwelling type with the requested underlying zoning districts:

	R-2 Zoning Regulations	Proposed Single-Family
Min. Lot Area	12,000 sq. ft.	12,000 sq. ft.
Min. Lot Width	80 ft	80 ft
Front Yard Setback	30 ft	Undetermined
Rear Yard Setback	40 ft	Undetermined
Side Yard Setback	10 ft (30 ft corner)	Undetermined
Max. Density	N/A	1.7 du/acre
Max. Lot Coverage	45%	Undetermined
Max. Dwelling Height	30 ft	Undetermined

	R-2D Zoning Regulations	Proposed Duplex
Min. Lot Area	15,000 sq. ft.	15,000 sq. ft.
Min. Lot Size per DU	9,000 sq. ft.	Undetermined
Min. Lot Width	100 ft	100 ft
Front Yard Setback	30 ft	Undetermined
Rear Yard Setback	30 ft	Undetermined
Side Yard Setback	12 ft (30 ft. corner)	Undetermined
Max. Density	N/A	Undetermined ¹
Max. Lot Coverage	50%	Undetermined
Max. Dwelling Height	30 ft	Undetermined

¹ No acreage provided specifically for duplexes, only a total area for Parcel 2 which includes SF, DU, and 4-Plex units.

	R-3 Zoning Regulations	Proposed SF Age-Targeted	Proposed SF Age-Restricted	Proposed TH (4-Plex)
Min. Lot Area	9,000 sq. ft.	9,000 – 9,750 sq. ft.	9,750 sq. ft.	16,900 sq. ft.
Min. Lot Size per DU	7,000 sq. ft.	N/A	N/A	Undetermined
Min. Lot Width	70 ft (90 ft. for attached)	60-65 ft	65 ft	Undetermined
Front Yard Setback	30 ft	Undetermined	Undetermined	Undetermined
Rear Yard Setback	30 ft	Undetermined	Undetermined	Undetermined
Side Yard Setback	10 ft (20 ft. corner)	Undetermined	Undetermined	Undetermined
Max. Density	5 du/ac	Undetermined ²	Undetermined ³	Undetermined ⁴
Max. Lot Coverage	70%	Undetermined	Undetermined	Undetermined
Max. Dwelling Height	30 ft	Undetermined	Undetermined	Undetermined

Staff found the site data table on the Concept Plan very confusing as to which zoning districts pertained to which dwelling type.

7. **MINIMUM LOT SIZE/WIDTH PER DWELLING UNIT** – Minimum lot size per dwelling unit is 7,000 sq. ft. with a minimum lot width of 70 ft for detached uses and 90 ft. for attached uses in the R-3 Zoning District.
 - a. **It is noted the Petitioner is seeking relief from the minimum lot widths for the SF Age-Targeted and SF Age-Restricted dwelling units. Petitioner must provide a list of written requested deviations from the Unified Development Ordinance (UDO).**
 - b. **It is undetermined the minimum lot size per dwelling unit and minimum lot width for the proposed townhome (4-Plex) units. Petitioner must provide lot dimensions for the townhome dwelling units.**
 - c. **Note:** Any one-story structure in the R-3 District shall have a minimum of 1,200 square feet and any two-story structure shall have a minimum of 1,400 square feet of livable space. The petitioner illustrated townhome units will have 2 stories and the single-family age-targeted, single-family age-restricted and duplexes appear to be one-story dwellings. **What is the proposed minimum unit square feet of livable space for each dwelling type?**
8. **YARD SETBACKS – Petitioner shall clearly illustrate, with dimensions, where all proposed yards for each dwelling unit type within the development and determine if any relief is required.**
9. **MAXIMUM BUILDING HEIGHT** - Maximum building height for the R-2, R-2D and R-3 Zoning Districts is 30 feet. While the Petitioner has provided architectural renderings of proposed residential elevations, **the Petitioner must denote the proposed building height in feet using the measurement standard as established in Section 10-3-10 of the Unified Development Ordinance.**
10. **BUILDING SEPARATION** – Per Section 10-3-9(B) of the Unified Development Ordinance, minimum building separation standards are **only required for the R-3 Multi-**

² No acreage provided specifically for SF Age-Targeted, only a total area for Parcel 2 which includes SF, DU, and 4-Plex units.

³ No acreage provided specifically for SF Age-Restricted, only a total area for Parcel 2 which includes SF, DU, and 4-Plex units.

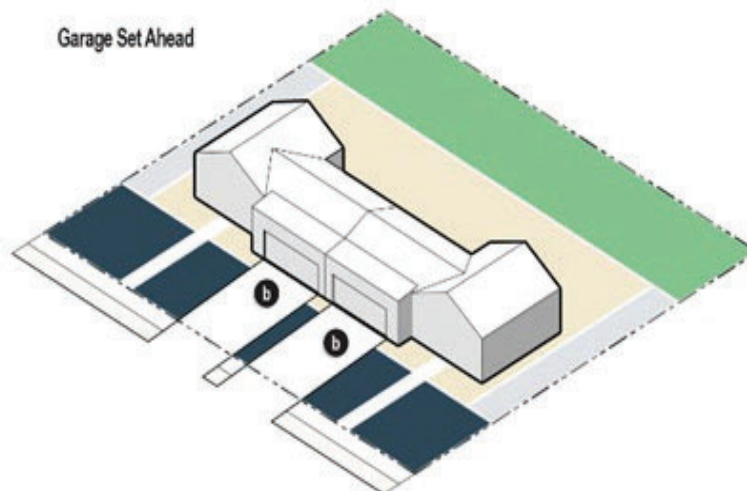
⁴ No acreage provided specifically for TH (4-Plex), only a total area for Parcel 2 which includes SF, DU, and 4-Plex units.

Family Attached Residence District (townhomes). The petitioner must provide minimum separation dimensions on the Concept Plan or a separate plan. Below is the R-3 minimum building separation that shall apply to the proposed 4-Plex units in the PUD:

Table 10-3-9(B) Building Separation Requirements in R-3	
Separation Type	Requirement
Side to side	20 feet
Side to rear	40 feet
Rear to rear	60 feet
Front to side	50 feet
Front to front	50 feet
Rear to front	100 feet

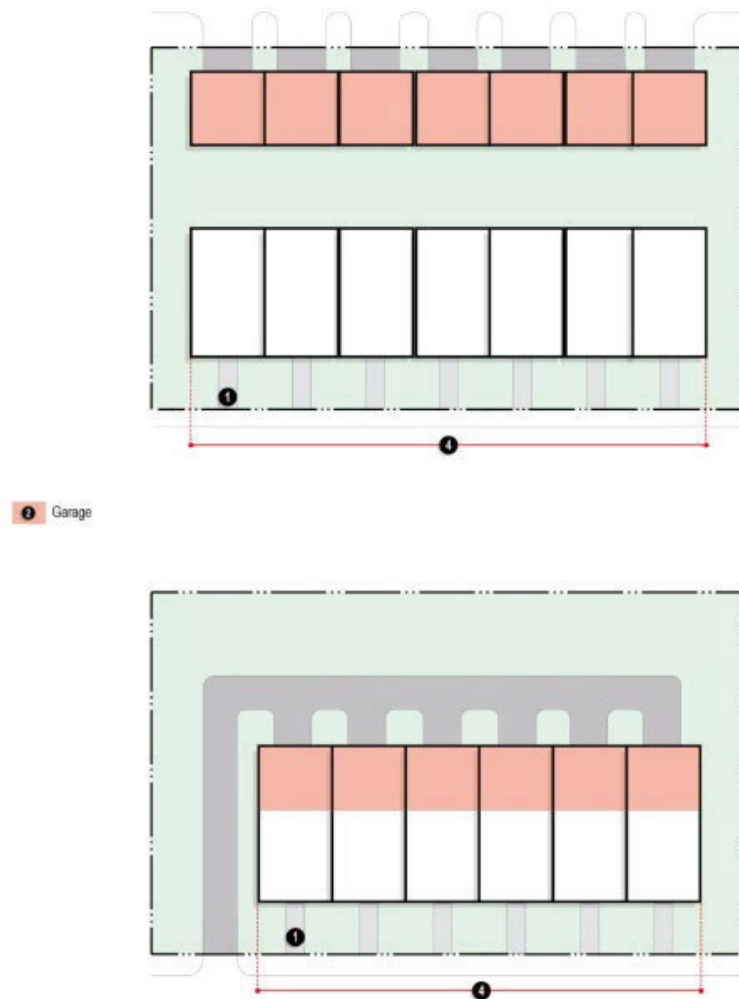
11. DUPLEX DWELLING RESIDENTIAL USE STANDARDS - Per Section 10-4-2(A) of the Unified Development Ordinance duplex dwelling developments shall meet the following standards:

- a. A minimum of one (1) of the parking spaces, as required in Section 10-5-1(H) of this Title, shall be provided in an attached or detached garage. Attached garages are encouraged to be located on rear or side façades. **Since the proposed elevations indicate the attached garages for the duplex units are frontloaded (set ahead) on the primary facade, they shall comply with the following standards:**
 - i. Setback a minimum of twenty-five (25) feet from the street right-of-way or the required front yard setback, whichever is greater.
 - ii. The garage may be set ahead a maximum of five (5) feet from the front façade of the home, inclusive of porches, bay windows, or other minor projections.
 - iii. If the garage is set ahead from the front façade of the home, it shall not exceed forty-five (45) percent of the façade's total width.
- b. **The Petitioner shall verify in writing if a deviation from this provision of the Unified Development Ordinance (UDO) is requested.**



12. **TOWNHOUSE DWELLING RESIDENTIAL USE STANDARDS** – Per Section 10-4-2(C) of the Unified Development Ordinance townhouse dwelling developments shall meet the following standards:

- a. The entrance to a townhouse shall face the primary public street unless otherwise approved.
- b. A minimum of one (1) of the parking spaces, as required in Section 10-5-1(H) of this UDO, shall be provided in an attached or detached garage.
- c. Attached garages shall be located on rear or side façades unless otherwise approved.
 - i. **Architectural renderings illustrate the attached garages are frontloaded. The Petitioner shall verify in writing if a deviation from this provision of the Unified Development Ordinance (UDO) is requested.**



- d. A maximum width of a townhome cluster shall be two hundred (200) lineal feet.
 - i. **Petitioner shall provide maximum length of proposed 4-plex dwelling units.**
- e. The siting of the townhouse units in a cluster shall be staggered in order to define street edges, entry points, and public gathering spaces.
 - i. **Petitioner shall provide building footprints for proposed 4-Plex (townhouse) units to determine if compliance with this standard is met or if a deviation should be requested.**

13. **APPEARANCE STANDARDS** – Per Section 10-5-8 of the Unified Development Ordinance, there are special provisions for design standards for residential developments, as explained below:

a. **Residential – Single-Family Detached and Duplexes** must adhere to Section 10-7-8 Anti-Monotony as described below:

- i. 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.
- ii. On cul-de-sac turnarounds, no single-family or duplex dwelling shall be similar in appearance to another dwelling on the turnaround.



b. **Residential – Single-Family Attached and Multiple-Family Residential Units** must incorporate:

- i. Facade treatments that vary between buildings adjacent to one another. Facade variations may include building materials or colors in any one (1) or more of the following:
 1. Siding;
 2. Masonry;
 3. Roof;
 4. Paint/stain;
 5. Doors.
- ii. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, and other innovative means so as to largely screen parking areas from view from public ways.
- iii. The height and scale of each building shall be compatible with its site and adjoining buildings.
- iv. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.
- v. The architectural character of the building shall be in keeping with the topographical dictates of the site.

- vi. Masonry products shall be incorporated on the front facade of at least seventy-five (75) percent of the total buildings in the approved community 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.
 - c. **The petitioner has provided elevations for the proposed townhome dwelling units, however, it is difficult for staff to determine if any of the elevations will require relief from the required minimum masonry products or premium siding on the front façades of the buildings. Petitioner must verify the materials and percentages proposed.**
 - i. **However, staff has noted the elevations may qualify for a reduction in minimum required premium siding to 40% due to the presence of covered porches which is considered a major architectural feature which accounts for a 10% credit.**
14. **HOA – Is the developer proposing to create an HOA for the common open space (parks) and stormwater management outlot?**
- a. Per Section 10-7-5(B) of the Unified Development Ordinance, stormwater control facilities easements required for all basins and for overflow routes.
15. **LOTS – Per Section 10-7-2 of the Unified Development Ordinance, the size, shape, and orientation of lots shall be appropriate for the location of the subdivision, and for the type of development and use contemplated, as determined by the Planning and Zoning Commission and City Council.**
- a. **It is noted the Petitioner is seeking to resubdivide the existing Williamsport Unit 1 Final Plat since the fronting of residential lots on state and county highways or major thoroughfares, major collectors as designated in the comprehensive plan is prohibited per Section 10-7-2 (F) (2) of the Unified Development Ordinance.**
 - b. **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.**
 - i. **It is noted that double-frontage lots exist for the approximately 20 lots which abut Fox Road on the proposed concept PUD plan.**
 - ii. Per Section 10-7-2(D)(2), in these instances, double frontage lots shall be provided with suitable screening. **Since Fox Road is a Kendall County Highway with an equivalent of a City arterial road, the lots must provide a Type D transition yard (refer to #22 Landscape Review Comments below).**
 - iii. The double frontage lot may also be subdivided and utilize a separate lot or outlot where the rear property line abuts the roadway for the required transition yard. **It appears the Concept Plan shows this area as a ‘Landscape Easement’ separate from the parcel.**
 - 1. **Per Section 10-7-5 of the Unified Development Ordinance, Transition zone easements may be required if the easement is to also be used for public utilities, only such plant materials that have an ultimate growth not exceeding fifteen (15) feet shall be used.**

16. **ACCESS** – As proposed, the subdivision has three (3) primary points of access off of Fox Road (under Kendall County jurisdiction) for the mix-density residential development.

- a. Alignment – The Petitioner proposes to align access points off of Fox Road with White Oak Way within the White Oak Estates subdivision to the north.
- b. Connectivity – The Petitioner proposes a secondary access connection to Walsh Drive leading into the Greenbriar residential subdivision to the south. While this was not planned in the original platted portion of the Williamsport Unit 1 Final Plat, staff supports this connection point for efficient roadway circulation.
 - i. **It does not appear the Petitioner is proposing to extend Burning Bush Drive, existing east/west roadway within the Greenbriar Subdivision connecting the residential development to the Age-Restricted portion of the development. Does the Petitioner have a reason not to make this connection?**
 - ii. It appears the Petitioner is proposing to install a stub roadway connection to a future development to the south which is unincorporated and currently farmed.

17. **PARKING** - According to Table 10-5-1(H)(5) of the Unified Development Ordinance (UDO) stipulates that residential land uses shall provide the following minimum off-street parking spaces:

Residential Uses	8,000 sq ft or less
Dwelling, duplex	2/unit
Dwelling, multi-family	1.25/unit
Dwelling, single-family	2/unit
Dwelling, townhouse	2.25/unit
Senior housing, dependent	0.25/unit
Senior housing, independent	0.5/unit

- a. It appears the Petitioner is providing 2-3 car garage spaces for single-family and duplex dwelling units, however, townhouse dwellings require a minimum of **2.25 parking spaces per dwelling unit. Petitioner must provide parking data table for all dwelling types to verify conformity with UDO, or a written request for deviation to this standard.**

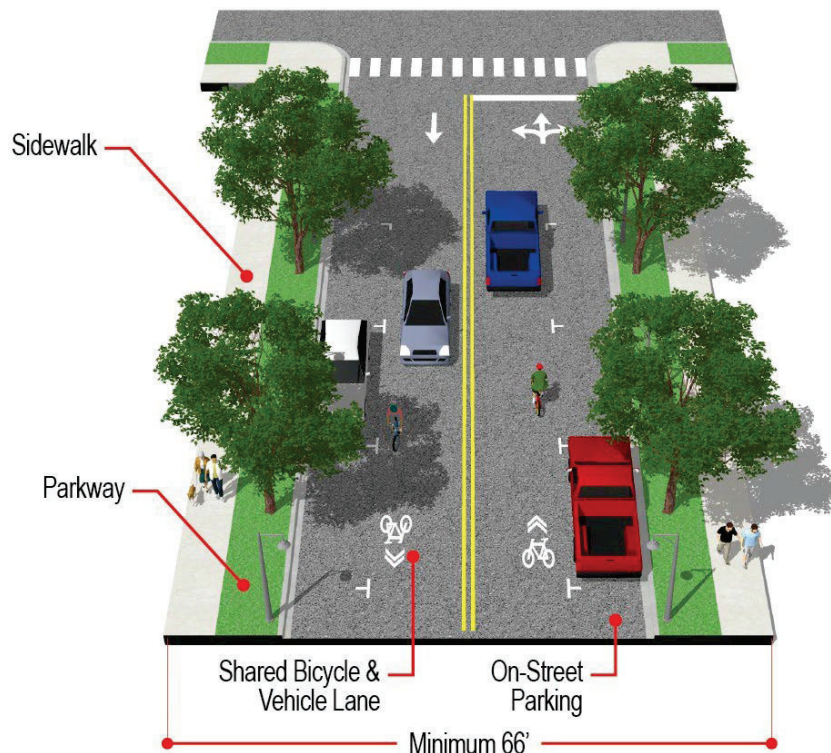
18. **DRIVEWAYS** - One (1) single slab driveway and one (1) curb cut shall be permitted per every seventy-five (75) feet of frontage of a single-family residential lot. New residential parcels taking access from collector or arterial streets, shall share driveways in order to protect public safety by limiting curb cuts.

19. **PEDESTRIAN CIRCULATION** – It appears per the proposed roadway via Walsh Drive the Petitioner is providing pedestrian circulation to an existing sidewalk network south through the Greenbriar subdivision to Greenbriar Road, and ultimately to IL Route 47 (Bridge Street).

- a. **It appears the petitioner is proposing an open greenspace area between two (2) lots on the southern property line adjacent to the Greenbriar subdivision stormwater detention basin. Is the intent to provide access to this parcel? If so, why? For City Public Works access to maintain the pond/mow, when needed?**

20. **STREET DESIGN** – Per Section 10-7-3(A)(2) of the Unified Development Ordinance, blocks shall not exceed one thousand three hundred twenty (1,320) feet in length.

- a. **Please verify the street length of blocks between roadway nodes/intersections.**
- b. Cul-de-sacs shall not exceed five hundred (500) feet in length, measured from the entrance to the center of the turn-around.
- c. **It is assumed the internal roadway network for the subdivision will be publicly dedicated streets, the following street design standards shall apply:**



- d. **Mailboxes** – consideration should be given to the placement of “gang” or “cluster” mailboxes within the subdivision, as this is the requirement by the United States Postal Service (USPS) for all new residential subdivisions.

21. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates this property as “Suburban Neighborhood (SN)” which is primarily intended for single-family detached residential land uses to create well designed, walkable neighborhoods that incorporate open space and appropriate linkages to surrounding zoning districts and areas, but well buffered from land uses of higher intensity.

- a. **While the proposed PUD includes a segment of mid-density residential units (4-plex), the overall subdivision density of 2.5 dwelling units per acre remains lower than the average density of an R-1 zoned development (2.9 DU/acre) or an R-2 zoned development (3.63 DU/acre). Given this, staff considers the proposed PUD to be consistent with the Comprehensive Plan’s future land use designation of “Suburban Neighborhood (SN).”**

LANDSCAPE PLAN COMMENTS:

22. **LANDSCAPING** – Section 10-5-3 establishes landscape standards for new developments. The petitioner has not submitted a landscape plan for review.

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

- i. Section 10-5-3-F. Transition Zone Landscape Requirements - Transition zones shall be provided based on Table 10-5-3(F)(2), except where adjacent uses are of a similar nature, scale, and intensity as determined by the Zoning Administrator. As per Table 10-5-3(F)(2), the type of required transition zone is dependent upon the land use type of the subject lot and the land use type of the adjacent lot(s).

1. Transition Zone "D" Landscape buffer is required within the Landscape Easements between Fox Road and the single-family lots as depicted below:

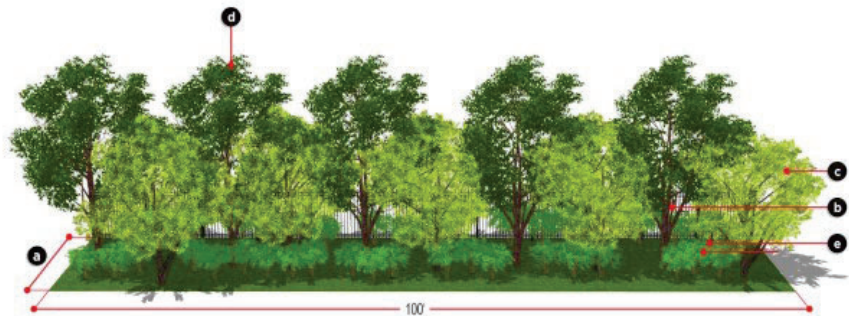


Table 10-5-3(F)(3) Transition Zone Types					
	Specification	Type A (3)	Type B (3)	Type C (3)	Type D (3)
(a)	Minimum Zone Width (1)	8 feet	10 feet	15 feet	20 feet
(b)	Minimum Fence/Wall Height (2)	optional	optional	6 feet	6 feet
<i>Minimum Number of Landscape Elements per 100 Linear Feet</i>					
(c)	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.					

2. A Transition Zone is not required between the subject property and the adjacent Greenbriar subdivision along the south and east boundaries due to the adjacent and proposed land uses being single family residential and the existence of a very dense hedgerow.

23. TREE PRESERVATION - No live tree(s) with a four (4) inch diameter at breast height may be removed without first applying for tree removal and receiving approval from the City.

- a. Every reasonable effort shall be made to retain existing trees shown in the tree survey prepared by a registered landscape architect through the integration of those trees into the site and landscape plan for a proposed development.

- b. Development on all parcels four (4) acres or greater in area shall require the submittal and approval of a tree removal plan.
- c. Any tree approved for removal shall be replaced with new trees in accordance with the following schedule:

Table 10-5-3(H)(3)(a) Tree Replacement Approved For Removal	
Caliper (Inches) of the tree to be removed	Number of Replacement Trees
30 or Greater	6
13-29	5
8-12	4
4-7	2

- d. In the event that a tree identified to be preserved is removed or damaged, such tree shall be replaced as follows:

Table 10-5-3(H)(3)(b) Tree Replacement Identified For Preservation	
Caliper (Inches) of the tree to be removed	Number of Replacement Trees
30 or Greater	12
13-29	10
8-12	8
4-7	4

- e. **Fee in Lieu** - A fee may be provided in lieu of the replacement of trees or preservation of existing trees as established in the City of Yorkville's adopted ordinances. These fees will be based upon wholesale pricing for a two and a half (2½) to three (3) inch tree and shall cover the cost of the tree and the estimated cost of the installation of the trees required to be planted. Money collected from the fee in lieu option shall be deposited into a Tree Bank Fund to be used towards tree replacement and plantings throughout the City.

24. SIGNAGE – The petitioner has not provided a signage plan for the mix-density residential planned unit development (PUD).

- a. Residential subdivisions are allowed a “single-tenant monument” type sign at the gateway or entryways, per Section 10-6-4 of the Unified Development Ordinance (UDO).
 - i. Single-tenant monument signs utilizing base quality sign materials shall meet the following dimensional standards:
 - 1. Maximum 32 square feet in area; maximum 8 feet in height.
 - ii. Single-tenant monument signs utilizing high quality sign materials shall meet the following dimensional standards:
 - 1. Maximum 48 square feet in area; maximum 12 feet in height.
 - iii. A maximum of one (1) single-tenant monument sign shall be permitted per every eight-hundred (800) continuous, linear feet of lot frontage.
 - iv. Base landscape plant material is required.
- b. **Will subdivision entryway monument signs be proposed?**

- i. **If so, will they meet Chapter 6 – Sign Standards of the Unified Development Ordinance or will a deviation be needed?**

25. **PARKS & SCHOOLS** – Per Section 10-7-9 of the Unified Development Ordinance, a condition for approval of a final plat of a subdivision, the developer shall dedicate land for park and recreational purposes and for school sites to serve the needs of residents of the development, or a cash contribution in lieu of the land dedication, or a combination of both, at the discretion of the City.

- a. **Per the City's calculations of the dwelling types proposed, a minimum dedication of 10.728 acres of park land or \$1,083,528 is required and a minimum dedication of 14.163 acres of school land or \$1,430,494 is required (see attached calculations and sample fee sheet).**

- b. **Staff will recommend the following to the Park Board related to park land dedication and land cash:**

- i. The minimum size neighborhood park is five acres. We would request one(1) five-acre park site, centrally located and on level ground.
- ii. The rest of the land cash obligation in cash to develop the park site.
- iii. Significant road frontage on two sides.
- iv. 8' wide pave trails in lieu of sidewalk on park land.
- v. Perpendicular parking stalls at the park site.
- vi. Paved trail along Fox Road from White Oak Way to Poplar Drive.
- vii. Crosswalks on Fox Road at White Oak Way and Poplar Drive.
- viii. Electric, water and sewer to the Park site.
- ix. Trail from westside of the development to connect with the Burning Bush Drive road stub in the Greenbriar subdivision. This will allow for pedestrian access to Price Park from the westside of the proposed development.
- x. Trail down one side of the developments north/south road to connect with the future Greenbrier Drive road extension.



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

Date: January 16, 2025
To: Krysti Barksdale-Noble (Community Development Director)
From: James Jensen (Chief of Police)
Reference: Plan Review: PZC 2025-02
List Project Name: Christie Property
List Applicant Name: Jason Mick (Fox River Enterprise, LLC)
List Project Manager: Jason Mick (Fox River Enterprise, LLC)
List Project Location: Fox Road West of Rt. 47, South of Fox Road, Yorkville, IL

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

Signage

Handicapped Signage Required: ☐ Yes ☐ No

Comments: **IF handicapped parking will be provided the signage must meet MUTCD standards and fine amounts 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: **Will this property be HOA Controlled? If not properly posted speed limit signs should be placed at the entrance to the development.**

No Parking Signage Required? ☒ Yes ☐ No
☒ No Parking After 2" Snow Fall

No Parking Locations: **No parking locations, if listed must be signed appropriately.**

Dedicated parking signage needed? ☐ Yes ☐ No

Comments: **I have not seen plans with special parking identified. Depending on roadway widths, consideration should be given to no parking on one side of street.**

☐ Located by Park
☐ School



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____ Common Parking Area

Are there Street Name Conflicts? ____ Yes ____ No

Comments: **I have not seen documents that list street names.**

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 the developed area. No Construction traffic should not go into existing subdivisions.**

****We request that all signage is posted prior to the first occupancy permit being issued for each 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 emergency vehicular traffic. If parking is restricted on one side of the street, it should be restricted on fire hydrant side.**

Should parking be allowed on BOTH sides of road? ____ Yes ____ No

Should parking be restricted to fire hydrant side? ____ Yes ____ No

Center Roadway Medians: ____ Yes ____ No

Limit Parking on Median? ____ Yes ____ No

Signage Needed? ____ Yes ____ No

Room for Emergency Veh. w/ one lane Obstructed? ____ Yes ____ No

Do you have intersection Concerns? ____ Yes **X** No

Comments: **There are three (3) planned entrance/exits to the subdivision.**

Landscape

Low Growth or Ground Cover Landscaping? ____ Yes ____ No



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Low Growth or Ground Cover Landscaping by windows? ☐ Yes ☐ No
Low Growth or Ground Cover Landscaping by Entrances ☒ Yes ☐ No

Comments: **Low growth landscaping should be placed at entrance/exit points to the subdivision and at roadway crossings within the subdivision.**

****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? 3

Are vehicle entrance/exits safe? ☒ Yes ☐ No
Are warning signs for cross traffic requested? ☐ Yes ☒ No

Raised Median & Signage for Right in & Right Out? ☐ Yes ☒ No
Concerns: _____

Emergency Contact for after hours during construction: _____

Is this a gated or controlled access development? ☐ Yes ☒ No
If yes, will police & Fire and Access? ☐ Yes ☐ No

Miscellaneous

Individual Mailboxes? ☐ Yes ☐ No
Cluster Mailbox Kiosks? ☐ Yes ☐ No
Will this cause traffic choke points? ☐ Yes ☐ 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.**



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Are sidewalks being planned for the development? ☒ Yes ☐ No

Are sidewalk crosswalks needed? ☒ Yes ☐ No

Are there walking/bike paths planned for the subdivision? ☒ Yes ☐ No

Proper Signage needed for walking/bike paths ☒ Yes ☐ No

☒ Stop Signs ☐ Yield Signs ☒ NO Motorized Vehicles

☐ Trespassing ☐ Other _____

Is this an HOA Controlled Roadway OR Parking Areas? ☐ Yes ☐ No

Comments: **This is an age restricted HOA? Will the city be responsible for maintaining the roadways as well as traffic enforcement?**

Comments: **Who is responsible for re-surfacing and re-striping?**

Security

Will security cameras be in use? ☐ Yes ☒ No

Comments:

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:



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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.



ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554
Ph: 630.466.6700 • Fx: 630.466.6701
www.eeiweb.com

February 6, 2025

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

**Re: Christie Property
Concept Plan Review
United City of Yorkville**

Dear Krysti:

We have reviewed the concept plan for the above-referenced project dated December 23, 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. Kendall County will need to approve the access location on Fox Road. The City and EEI should be copied on all correspondence with Kendall County. Preliminary comments from the County are as follows:
 - a. Fox Road is designated as Access 3 and per ordinance requires $\frac{1}{4}$ mile spacing for public roadways. The proposed three access points do not meet the ordinance. Any proposal outside of the ordinance, would require County Board approval.
 - b. The developer should consider eliminating the center access point.
 - c. The developer should consider moving the westerly access point east, to create a $\frac{1}{4}$ miles spacing from Poplar Drive. The location needs to work for the property to the north also.
2. A share-use path should be considered along Fox Road.
3. The City will want to confirm the downstream capacity of the sanitary sewer during preliminary engineering. The addition of 346 units will add significant flow to the sewers.
4. The master water plan indicates a possible pressure zone change on the western portion of the property. Detailed modeling will need to be performed by the City as part of the preliminary engineering process to confirm the improvements.

OUTSTANDING SERVICE • EVERY CLIENT • EVERY DAY

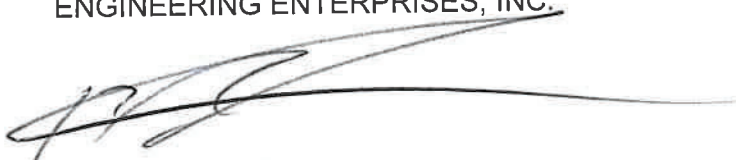
Ms. Krysti Barksdale-Noble
February 6, 2025
Page 2

5. A tree preservation and landscape plan will be required to be provided as part of preliminary engineering.
6. A traffic impact study may be required as part of preliminary engineering.

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)
Mr. David Hansen, Senior Planner (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. Jason Mick, Fox River Enterprise, LLC (via email)
TNP, PGW2, EEI (Via e-mail)

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2025-02**

NOTICE IS HEREBY GIVEN THAT Jason Mick, representing Fox River Enterprise, LLC, the petitioner, along with property owners Christie Family Trust, has submitted applications to the United City of Yorkville, Kendall County, Illinois, requesting rezoning and special use authorization for a Planned Unit Development (PUD). The petitioner intends to purchase and redevelop approximately 130 acres including 88 lots previously subdivided for the undeveloped Williamsport development.

The proposal seeks to rezone the subject property from R-1 Single-Family Suburban Residence District to R-2 Single-Family Traditional Residence District, R-2D Two-Family Attached Residence District, and R-3 Multi-Family Attached Residence District. Additionally, the developer is seeking Planned Unit Development (PUD) approval for a mixed-density residential project consisting of 345 dwelling units. This development will include single-family homes, age-targeted single-family homes, and age-restricted housing options such as single-family, duplex, and four-plex units.

The property is generally located south of Fox Road, west of Morgan Street, and north of the Greenbriar subdivision.

The legal description is as follows:

TRACT 1:

ALL OF WILLIAMSPORT, KENDALL COUNTY, UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

TRACT 2:

PART OF THE EAST HALF OF SECTION 31 AND PART OF SECTION 32, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 5, 961.24 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 10 DEGREES 26 MINUTES 01 SECONDS EAST, 188.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 10 DEGREES 26 MINUTES 01 SECONDS EAST, 1,308.92 FEET; THENCE SOUTH 69 DEGREES 38 MINUTES 10 DEGREES WEST, 1,473.73 FEET; THENCE NORTH 11 DEGREES 42 MINUTES 29 SECONDS WEST; 2,497.56 FEET TO THE NORTH LINE OF FOX ROAD; THENCE NORTH 65 DEGREES 31 MINUTES 57 SECONDS EAST ALONG SAID NORTH LINE, 488.80 FEET; THENCE NORTH

15 DEGREES 52 MINUTES 00 SECONDS WEST 1,976.58 FEET TO THE SOUTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE NORTH 15 DEGREES 31 MINUTES 50 SECONDS WEST, 1,546.54 FEET TO A POINT HEREINAFTER DESIGNATED AS POINT "A"; THENCE NORTH 15 DEGREES 31 DEGREES 50 SECONDS WEST, 32.00 FEET; MORE OR LESS, TO THE SOUTHERLY BANK OF THE FOX RIVER; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY BANK TO A POINT WHICH IS NORTH 81 DEGREES 39 MINUTES 44 SECONDS EAST FROM THE AFORESAID POINT "A"; THENCE SOUTH 10 DEGREES 26 MINUTES 01 SECONDS EAST, 3,201.75 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE AFORESAID FOX ROAD; THENCE NORTH 66 DEGREES 14 MINUTES 01 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 1,877.21 FEET; THENCE SOUTH 03 DEGREES 59 MINUTES 06 SECONDS EAST, 1,780.05 FEET; THENCE SOUTH 78 DEGREES 48 MINUTES 27 SECONDS WEST, 1,383.49 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING NORTH OF THE SOUTH RIGHT OF WAY LINE OF FOX ROAD, ALSO EXCEPTING THEREFROM ALL OF WILLIAMSPORT, KENDALL COUNTY, UNIT 1, IN KENDALL COUNTY, ILLINOIS.

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, April 9, 2025 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

