



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

APPLICATION FOR ANNEXATION

DATE: 1/31/2024	PZC NUMBER:	DEVELOPMENT NAME: Green Door Nexus South	
PETITIONER INFORMATION			
NAME: Matt Gilbert		COMPANY: Green Door Capital	
MAILING ADDRESS: 837 W Junior Ter			
CITY, STATE, ZIP: Chicago, IL 60613		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME 312-622-8300	
EMAIL: matt@greendoorcapital.com		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Kelaka LLC			
IS THE PROPERTY OCCUPIED OR VACANT: Vacant with seasonal farming			
IF OCCUPIED, PLEASE LIST ALL NAMES OF ELECTORS (THOSE REGISTERED TO VOTE) RESIDING ON THE PROPERTY:			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: Dave, Jim & Joe Hamman			
PROPERTY STREET ADDRESS: South of Faxon Road, East of Eldamain Road, IL			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 148.56 acres of farmland lying South of Faxon Road, South of the BNSF railway and East of Eldamain Road in Yorkville, IL			
CURRENT ZONING CLASSIFICATION: Unincorporated Bristol Township			
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: M-2			
EAST: Unincorporated Bristol Township			
SOUTH: Unincorporated Bristol Township			
WEST: Unincorporated Bristol Township			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-19-200-011	02-19-200-006		



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

ATTORNEY INFORMATION

NAME: Kevin Kearney COMPANY: Pedersen Houpt
 MAILING ADDRESS: 161 N Clark St, Ste. 2700
 CITY, STATE, ZIP: Chicago, IL 60601 TELEPHONE: 312-261-2291
 EMAIL: kkearney@pedersenhoupt.com FAX:

ENGINEER INFORMATION

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

LAND PLANNER/SURVEYOR INFORMATION

NAME: David Lee COMPANY: ASM Consultants, Inc.
 MAILING ADDRESS: 16 E Wilson
 CITY, STATE, ZIP: Batavia, IL 60510 TELEPHONE: 630-879-0200
 EMAIL: advanced@advct.com FAX:

ATTACHMENTS

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

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

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



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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.

DocuSigned by:
Matthew Gilbert
E3771CAA44E3444...

2/9/2024

PETITIONER SIGNATURE

DATE

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

KELAKA LLC

James D. Hamman

FEB 8, 2024

OWNER SIGNATURE *JAMES D. HAMMAN*
MANAGER

DATE

I, John P. Duggan, a Notary Public, hereby certify that JAMES D. HAMMAN, personally known by me to be a Manager of owner KELAKA LLC, appeared before me and executed the Application for Annexation for the use and purposes therein on Feb. 8, 2024

John P. Duggan
JOHN P. DUGGAN



THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:



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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
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PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: Matt Gilbert

COMPANY: Green Door Capital

MAILING ADDRESS: 837 W Junior Ter

CITY, STATE, ZIP: Chicago, IL 60613

TELEPHONE: 312-622-8300

EMAIL: matt@greendoorcapital.com

FAX:

FINANCIALLY RESPONSIBLE PARTY:

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

Matt Gilbert

Manager

PRINT NAME

DocuSigned by:

Matthew Gilbert

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SIGNATURE*

TITLE

2/9/2024

DATE

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:

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

LEGAL DEPOSITS:

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