



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

APPLICATION FOR ANNEXATION

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



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

ATTORNEY INFORMATION

NAME: Margaret Christie

COMPANY: Golan Christe Taglia LLP

MAILING ADDRESS: 70 W. Madison Street, Suite 1500

CITY, STATE, ZIP: Chicago, Illinois 60602

TELEPHONE: (312) 696-2042

EMAIL: MACHristie@GCT.law

FAX:

ENGINEER INFORMATION

NAME: Michael Cook

COMPANY: Cook Engineering Group

MAILING ADDRESS: 26316 Mapleview Drive

CITY, STATE, ZIP: Plainfield, Illinois 60585

TELEPHONE: (815) 577-1707

EMAIL: mcook@cookenggroup.com

FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: Eric Cox

COMPANY: DLZ Industrial Surveying Inc.

MAILING ADDRESS: 80 McDonald Avenue, Unit D

CITY, STATE, ZIP: Joliet, Illinois 60431

TELEPHONE: (815) 725-8840

EMAIL: ecox@dlz.com

FAX: (815) 725-8849

ATTACHMENTS

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

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

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



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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

9/12/2024

DATE

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

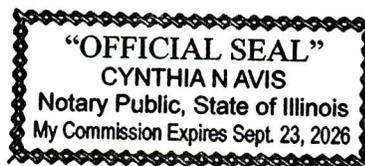


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**THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE:**




9/12/2024



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APPLICATION FOR REZONING

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

COMPANY: Golan Christie Taglia LLP

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CITY, STATE, ZIP: Chicago, Illinois 60602

TELEPHONE: (312) 696-2042

EMAIL: MChristie@GCT.law

FAX:

ENGINEER INFORMATION

NAME: Michael Cook

COMPANY: Cook Engineering Group

MAILING ADDRESS: 26316 Mapleview Drive

CITY, STATE, ZIP: Plainfield, Illinois 60585

TELEPHONE: (815) 577-1707

EMAIL: mcook@cookenggroup.com

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LAND PLANNER/SURVEYOR INFORMATION

NAME: Eric Cox

COMPANY: DLZ Industrial Surveying Inc.

MAILING ADDRESS: 80 McDonald Avenue, Unit D

CITY, STATE, ZIP: Joliet, Illinois 60431

TELEPHONE: (815) 577-1707

EMAIL: ecox@dlz.com

FAX:

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

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APPLICATION FOR REZONING

REZONING STANDARDS

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

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

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

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

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

None to our knowledge

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

None



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APPLICATION FOR REZONING

REZONING STANDARDS

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

The property has been farmed for decades

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

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

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

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

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

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



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REZONING STANDARDS

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

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

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

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

AGREEMENT

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

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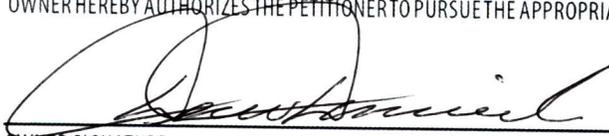


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9/12/2024

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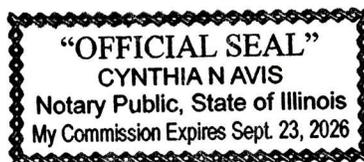


OWNER SIGNATURE

9/12/2024

DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:



Cynthia N. Avis
 9/12/24

Exhibit A

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

LEGAL DESCRIPTION

PARCEL ONE

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

PARCEL TWO

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

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

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

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

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

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

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

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

Exhibit B

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

PAUL R DRESDEN
9404 W CORSAIR
FRANKFORT IL 60423

CMP PROPERTIES DEVELOPMENT
202 RUGLEY RD
WESTERN SPRINGS IL 60558

SHAWN M MARTINEZ
1701 COTTONWOOD CT
YORKVILLE IL 60560

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

111 MAPLE STREET LLC
1307 SCHIFERL RD
BARTLETT IL 60103

JOSE NIVIA HERNANDEZ
1609 COTTONWOOD TRL
YORKVILLE IL 60560

KELAKA LLC
181 S LINCOLNWAY
NORTH AURORA IL 60542

FOX HILL PUD ASSOCIATION INC
11326 WEXFORD DR
MOKENA IL 60448

ROGELIO MARGARITA CARRILLO
1605 COTTONWOOD TR
YORKVILLE IL 60560

KELAKA LLC
181 S LINCOLNWAY
NORTH AURORA IL 60542

DONALD CAMPBELL
1617 COTTONWOOD TRL
YORKVILLE IL 60560

ALEXANDRA CRONIN
1619 COTTONWOOD TR
YORKVILLE IL 60560

THOMAS W JOSLIN
1611 COTTONWOOD TRL
YORKVILLE IL 60560

ROBERT HEATHER L SALDANA
1613 COTTONWOOD TRL
YORKVILLE IL 60560

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

FOX HILL PUD ASSOCIATION INC
11326 WEXFORD DR
MOKENA IL 60448

DONALD J RICHARD A BRUMMEL
12340 FAXON RD
PLANO IL 60545

JERIMY J STEPHANIE M WEATHERLY
1703 COTTONWOOD CT
YORKVILLE IL 60560

JESUS ANITA DIAZ
1615 COTTONWOOD TRL
YORKVILLE IL 60560

MATTHEW T RACHEL M MILLER
1607 COTTONWOOD TR
YORKVILLE IL 60560

PENN KYLE PENN LAWRENCE R
7249 WHITFIELD RD
NEWARK IL 60540

BRIAN L SHERRY K HANEY
1610 COTTONWOOD TRL
YORKVILLE IL 60560

LETITIA N WASHINGTON
1616 COTTONWOOD TR
YORKVILLE IL 60560

PAUL R DRESDEN
9404 W CORSAIR
FRANKFORT IL 60423

JAGRUTI K LLC
14536 GENERAL DR
PLAINFIELD IL 60544

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

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

JOHN L RENEE E BRANDT
1606 COTTONWOOD TR
YORKVILLE IL 60560

ROBERT HEATHER L SALDANA
1613 COTTONWOOD TRL
YORKVILLE IL 60560

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

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

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

KELAKA LLC
181 S LINCOLNWAY
NORTH AURORA IL 60542

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

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

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

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

BRADY ELIZABETH VOLINSKY BRIAN
24210 CEDAR CREEK LN
PLAINFIELD IL 60586

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

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

DAVID J VOS
1513 STONERIDGE CIR
YORKVILLE IL 60560

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

ALEXANDRA CRONIN
1619 COTTONWOOD TR
YORKVILLE IL 60560

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

HEATHER HOLMES
1520 COTTONWOOD TR
YORKVILLE IL 60560

CLAUDIO MARIA G ALVAREZ
1510 STONERIDGE CIR
YORKVILLE IL 60560

LORRAINE M MAY
1540 COTTONWOOD TRL
YORKVILLE IL 60560

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

KRISTINE L SMITH
1512 STONEBRIDGE CIR
YORKVILLE IL 60560

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

AMY STAIE
1523 STONERIDGE CT
YORKVILLE IL 60560

ASHLEY BARILLA
1521 COTTONWOOD TRL
YORKVILLE IL 60560

JOSEPH A MELISSA L KAIN
1531 COTTONWOOD TRL
YORKVILLE IL 60560

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ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

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

ANNA WHITE
1506 STONERIDGE CIR W
YORKVILLE IL 60560

WARREN E EATON
1523 COTTONWOOD TR
YORKVILLE IL 60560

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

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OAKBROOK TERRACE IL 60181

MATTHEW T RACHEL M MILLER
1607 COTTONWOOD TR
YORKVILLE IL 60560

FOX HILL PUD ASSOCIATION INC
11326 WEXFORD DR
MOKENA IL 60448

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

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

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

FOX HILL PUD ASSOCIATION INC
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MOKENA IL 60448

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

JASON E MARCINIAK
1514 STONERIDGE CIR
YORKVILLE IL 60560

OTIS BETTE P PAYNE
1524 COTTONWOOD TRL
YORKVILLE IL 60560

NANCY L MONDEK TRUST
1141 BLACKBERRY SHORE LN
YORKVILLE IL 60560

COPLEY VENTURES INC
2000 OGDEN AVE
AURORA IL 60504

KELI NIKKEL
1501 STONERIDGE CIR
YORKVILLE IL 60560

BRIAN L SHERRY K HANEY
1610 COTTONWOOD TRL
YORKVILLE IL 60560

ANDREW J VICTORIA L WEGRZYN
1548 COTTONWOOD TRL
YORKVILLE IL 60560

JERIMY J STEPHANIE M WEATHERLY
1703 COTTONWOOD CT
YORKVILLE IL 60560

STEVEN L BRENDA S HUEY
1519 COTTONWOOD TRL
YORKVILLE IL 60560

PROPERTY TAX DEPT YORKVILLE-HARPER LLC ETAL
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OAK BROOK IL 60523

MARK GOC
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YORKVILLE IL 60560

DEBORAH L SPARTO
1529 COTTONWOOD TRL
YORKVILLE IL 60560

ANTOINETTE M HASTINGS
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DIANA A MONARREZ BUENO
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AMANDA R THURMAN
1505 STONERIDGE CIR
YORKVILLE IL 60560

JAMES M FIORITO
1502 STONERIDGE CIR
YORKVILLE IL 60560

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

DAVID DEBRA E MCMASTER
1603 COTTONWOOD TRL
YORKVILLE IL 60560

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

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

DONALD CAMPBELL
1617 COTTONWOOD TRL
YORKVILLE IL 60560

KAREN S MUELLER
1532 COTTONWOOD TRL
YORKVILLE IL 60560

ELIZABETH MENKE
583 COACH RD
YORKVILLE IL 60560

MARY BONNER
1519 STONERIDGE CT
YORKVILLE IL 60560

DANIEL R LORI L MELHOUSE
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YORKVILLE IL 60560

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THOMAS W JOSLIN
1611 COTTONWOOD TRL
YORKVILLE IL 60560

HECTOR L COTTS
1518 COTTONWOOD TRL
YORKVILLE IL 60560

LATANYA GILBERT
1516 STONERIDGE CIR
YORKVILLE IL 60560

JOEL ARTEAGA
1544 COTTONWOOD TR
YORKVILLE IL 60560

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

NANCY E TRAINOR
1539 COTTONWOOD TR
YORKVILLE IL 60560

COPLEY VENTURES INC
ATTN CONTROLLER
2000 OGDEN AVE
AURORA IL 60504

THOMAS STEPHANIE WAGNER
1547 COTTONWOOD TRL
YORKVILLE IL 60560

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PITTMAN JOSEPH W BROOKS BENJAMIN D
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YORKVILLE IL 60560

DREW DANIELS LASALLE NATIONAL BANK
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LAKE BLUFF IL 60044

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

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

KELAKA LLC
181 S LINCOLNWAY
NORTH AURORA IL 60542

JESUS ANITA DIAZ
1615 COTTONWOOD TRL
YORKVILLE IL 60560

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NORTHBROOK IL 60062

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YORKVILLE IL 60560

TRACY PHILLIPS
1515 STONERIDGE CIR
YORKVILLE IL 60560

JENNIFER RICE
1511 STONERIDGE CIR
YORKVILLE IL 60560

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

RYAN JANA PALUMBO
1508 STONERIDGE CIR
YORKVILLE IL 60560

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

GUY KIM LOMBARDO
1604 COTTONWOOD TRL
YORKVILLE IL 60560

ASPASIA S BEZOS
1517 STONERIDGE CT
YORKVILLE IL 60560

DANIEL C WALLER JR
1602 COTTONWOOD TRL
YORKVILLE IL 60560

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

CHICAGO TITLE LAND
405 E SHERIDAN RD
LAKE BLUFF IL 60044

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

JOSHUA A TORRES
1538 COTTONWOOD TRL
YORKVILLE IL 60560

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

TAMMY J MERRILL
1504 STONERIDGE CIR
YORKVILLE IL 60560

PENN KYLE PENN LAWRENCE R
7249 WHITFIELD RD
NEWARK IL 60540

JAY A NICHOLSON
1541 COTTONWOOD TR
YORKVILLE IL 60560

ABBY PROPERTIES LLC
1951 RENA LN
YORKVILLE IL 60560

RENA RAMSEY
1507 STONERIDGE CIR
YORKVILLE IL 60560

LETITIA N WASHINGTON
1616 COTTONWOOD TR
YORKVILLE IL 60560

ROGELIO MARGARITA CARRILLO
1605 COTTONWOOD TR
YORKVILLE IL 60560

SHAWN M MARTINEZ
1701 COTTONWOOD CT
YORKVILLE IL 60560

DIANE S HANSON
1515 STONERIDGE CT
YORKVILLE IL 60560

JOSE NIVIA HERNANDEZ
1609 COTTONWOOD TRL
YORKVILLE IL 60560

TAWNEY BECKER DEC OF TR
1545 COTTONWOOD TRL
YORKVILLE IL 60560

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

DAVID J VOS
1513 STONERIDGE CIR
YORKVILLE IL 60560

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

LORRAINE M MAY
1540 COTTONWOOD TRL
YORKVILLE IL 60560

DEBORAH L SPARTO
1529 COTTONWOOD TRL
YORKVILLE IL 60560

HEATHER HOLMES
1520 COTTONWOOD TR
YORKVILLE IL 60560

JOSEPH A MELISSA L KAIN
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14536 GENERAL DR
PLAINFIELD IL 60544

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1501 STONERIDGE CIR
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AMANDA R THURMAN
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WARREN E EATON
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DAVID DEBRA E MCMASTER
1603 COTTONWOOD TRL
YORKVILLE IL 60560

BRADY ELIZABETH VOLINSKY BRIAN
24210 CEDAR CREEK LN
PLAINFIELD IL 60586

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

MARY BONNER
1519 STONERIDGE CT
YORKVILLE IL 60560

JOEL ARTEAGA
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ELIZABETH MENKE
583 COACH RD
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CHICAGO TITLE LAND
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MIREYA J GRANADOS
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OSHKOSH WI 54902

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UNITED CITY OF YORKVILLE
651 PRAIRIE POINTE DR
YORKVILLE IL 60560

ASPASIA S BEZOS
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JASON E MARCINIAK
1514 STONERIDGE CIR
YORKVILLE IL 60560

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

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

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

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

SYCAMORE HOLDINGS GROUP LLC
1448-58 SYCAMORE RD JOHN ST
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CHICAGO TITLE LAND
405 E SHERIDAN RD
LAKE BLUFF IL 60044



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

APPLICATION FOR ANNEXATION

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation \$500.00 <input type="checkbox"/> Plan \$500.00 <input type="checkbox"/> Plat \$500.00 <input type="checkbox"/> P.U.D. \$500.00		Total: \$
ANNEXATION	<input checked="" type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$ 2,883.00
$\frac{268.30}{\text{\# of Acres}} - 5 = \frac{263.30}{\text{Acres over 5}} \times \$10 = \frac{\$2,633.00}{\text{Amount for Extra Acres}} + \$250 = \$ \frac{2,883.00}{\text{Total Amount}}$			
REZONING	<input checked="" type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$ 200.00
<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>			
$\frac{268.30}{\text{\# of Acres}} - 5 = \frac{263.30}{\text{Acres over 5}} \times \$10 = \frac{\text{Waived}}{\text{Amount for Extra Acres}} + \$200 = \$ \frac{200.00}{\text{Total Amount}}$			
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
$\frac{\quad}{\text{\# of Acres}} - 5 = \frac{\quad}{\text{Acres over 5}} \times \$10 = \frac{\quad}{\text{Amount for Extra Acres}} + \$250 = \$ \frac{\quad}{\text{Total Amount}}$			
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input checked="" type="checkbox"/> Less than 1 acre \$5,000.00 <input type="checkbox"/> Over 1 acre, less than 10 acres \$10,000.00 <input type="checkbox"/> Over 10 acres, less than 40 acres \$15,000.00 <input type="checkbox"/> Over 40 acres, less than 100 acres \$20,000.00 <input type="checkbox"/> Over 100 acres \$25,000.00		Total: \$ 5,000.00
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres \$1,000.00 <input type="checkbox"/> Over 2 acres, less than 10 acres \$2,500.00 <input checked="" type="checkbox"/> Over 10 acres \$5,000.00		Total: \$ 5,000.00
TOTAL AMOUNT DUE:			\$13,083.00



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: 11443 Route 34, Yorkville, Illinois 60560
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PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: Drew Daniels	COMPANY: Daniels Malinski Yorkville Family, LLLP
MAILING ADDRESS: 405 E. Sheridan Road	
CITY, STATE, ZIP: Lake Bluff, Illinois 60044	TELEPHONE: (847) 942-5916
EMAIL: ddaniels@sextoncompanies.net	FAX:

FINANCIALLY RESPONSIBLE PARTY:

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

Drew Daniels
 PRINT NAME _____
 SIGNATURE* 

General Partner
 TITLE _____
 9-9-24
 DATE _____

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:		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		