



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

APPLICATION FOR SPECIAL USE

DATE:	11/13/2024	PZC NUMBER:	DEVELOPMENT NAME:	CONSUME-YORKVILLE
PETITIONER INFORMATION				
NAME:	Steve Weber	COMPANY:	PTS Corp.(managment company) and Kechwa LLC (licensee managed by PTS Corp.)	
MAILING ADDRESS:	4801 Emerson Avenue, Suite 112			
CITY, STATE, ZIP:	Palatine, IL, 60067	TELEPHONE:	<input checked="" type="checkbox"/> BUSINESS <input type="checkbox"/> HOME	630-774-6908
EMAIL:	steve.weber@ptsgrows.com	FAX:		
PROPERTY INFORMATION				
NAME OF HOLDER OF LEGAL TITLE:	IREIT YORKVILLE MARKETPLACE LLC % INVEST PROP TAX SERV INC			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:				
PROPERTY STREET ADDRESS:	344 E. Veterans Parkway			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: LOT 2 YORKVILLE MARKET PLACE CITY OF YORKVILLE				
CURRENT ZONING CLASSIFICATION:	B-3	COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:		
REQUESTED SPECIAL USE: Adult use cannabis dispensary.				
ZONING AND LAND USE OF SURROUNDING PROPERTIES				
NORTH:	B-3 Commercial			
EAST:	B-3 GENERAL BUSINESS			
SOUTH:	B-3 GENERAL BUSINESS			
WEST:	B-3 GENERAL BUSINESS			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)				
0228177006				
0228177023				
0228177025				
0228177021				



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ATTORNEY INFORMATION

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

ENGINEER INFORMATION

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

LAND PLANNER/SURVEYOR INFORMATION

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

ATTACHMENTS

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

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



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SPECIAL USE STANDARDS

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

The dispensary will install and use state-of-the-art security technology to ensure the safety of employees and customers. There will 24-7 video surveillance of the entire store both inside and outside. Security for the surrounding businesses will be supplemented by the additional cameras. Further, there will be on-site security personal at the dispensary during all business hours. The staff of the dispensary will be trained in security, safety, and the protocols for dispensing cannabis to patrons.

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSE ALREADY PERMITTED, NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

The addition of the proposed dispensary will not have a negative impact on the surrounding businesses or properties. The area is a commercial area with a variety of businesses in the vicinity. A dispensary will add to the variety and provide new options for local customers.

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

The addition of the proposed dispensary will not impede the development of the surrounding property. If anything, it will make the area more attractive to other businesses.

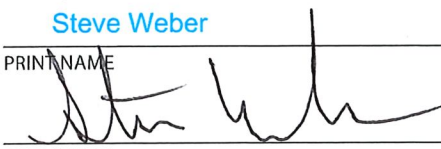
PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED:

Since the location is in a very well-maintained pre-existing shopping center all utilities and access roads as well as drainage are in great working order.



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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 344 E. Veterans Parkway	
PETITIONER DEPOSIT ACCOUNT FUND: It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the INVOICE & WORKSHEET PETITION APPLICATION . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.			
ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY			
NAME: Steve Weber	COMPANY: PTS CORP.		
MAILING ADDRESS: 4801 Emerson Ave. Suite 112			
CITY, STATE, ZIP: Palatine, IL, 60067	TELEPHONE: 630-774-6908		
EMAIL: steve.weber@ptsgrows.com	FAX:		
FINANCIALLY RESPONSIBLE PARTY: I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.			
Steve Weber _____ PRINT NAME	Gov Affairs _____ TITLE		
 _____ SIGNATURE*	11/13/2024 _____ DATE		
<i>*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)</i>			
INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS			
ENGINEERING DEPOSITS:		LEGAL DEPOSITS:	
Up to one (1) acre	\$5,000	Less than two (2) acres	\$1,000
Over one (1) acre, but less than ten (10) acres	\$10,000	Over two (2) acres, but less than ten (10) acres	\$2,500
Over ten (10) acres, but less than forty (40) acres	\$15,000	Over ten (10) acres	\$5,000
Over forty (40) acres, but less than one hundred (100)	\$20,000		
In excess of one hundred (100) acres	\$25,000		



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

The location is in a pre-existing shopping center that has multiple points of ingress and egress to ensure a good traffic flow.

PLEASE STATE HOW THE SPECIAL USE SHALL IN ALL OTHER RESPECTS CONFORM TO THE APPLICABLE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED, EXCEPT AS SUCH REGULATIONS MAY IN EACH INSTANCE BE MODIFIED BY THE CITY COUNCIL PURSUANT TO THE RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION:

Based on the current United City of Yorkville municipal code our special use request we will meet all requirements and regulations. Furthermore, the municipal code will constantly be monitored, and we will make any necessary changes to remain compliant and good stewards of the city.

AGREEMENT

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

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

PETITIONER SIGNATURE

11/14/2024
DATE

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

OWNER SIGNATURE

11/14/24
DATE

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



Angela Bartle
11/14/2024

Exhibit A

LOT 2 YORKVILLE MARKET PLACE CITY OF YORKVILLE

Exhibit B

TRI-R CORP
9620 RTE 34
YORKVILLE IL 60560

%INVEST PROP TAX SERV INC IREIT YORKVILLE MARKETPLACE LLC
PO BOX 3666
OAK BROOK IL 60523

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PO BOX 3666
OAK BROOK IL 60523

INVEST PROP TAX SERV INC IREIT YORKVILLE MARKETPLACE LLC
P O BOX 3666
OAK BROOK IL 60523

FOX RIVER ESSENTIAL HOUSING LLC
TMO ACQUISITIONS LLC ATTN J O'DONNELL
2 COOPER ST 14TH FL
CAMDEN NJ 08101

NILES FAMILY TRUST
BARRY J NANCY J NILES
810 TERI LN
YORKVILLE IL 60560

MIDLAND STATES BANK
ATTN FACILITIES DEPT
1201 NETWORK CENTRE DR
EFFINGHAM IL 62401

INVEST PROP TAX SERV INC IREIT YORKVILLE MARKETPLACE LLC
P O BOX 3666
OAK BROOK IL 60523

VALADEZ ISAURA
1145 DALTON AVE
YORKVILLE IL 60560

INVEST PROP TAX SERV INC IREIT YORKVILLE MARKETPLACE LLC
P O BOX 3666
OAK BROOK IL 60523

LONGFORD LAKES CONDO HOMEOWNER
2208 MIDWEST RD
OAK BROOK IL 60523

DIRK E ROBIN L BROWNING
1010 N BRIDGE ST
YORKVILLE IL 60560

INVEST PROP TAX SERV INC IREIT YORKVILLE MARKETPLACE LLC
P O BOX 3666
OAK BROOK IL 60523

NILES FAMILY TRUST
810 TERI LN
YORKVILLE IL 60560

LONGFORD LAKES CONDO HOMEOWNER
2208 MIDWEST RD
OAK BROOK IL 60523

INVEST PROP TAX SERV INC IREIT YORKVILLE MARKETPLACE LLC
P O BOX 3666
OAK BROOK IL 60523

ALICIA ELLERBROCK
1144 FREEMONT ST
YORKVILLE IL 60560

BETH MACK
1147 DALTON AVE
YORKVILLE IL 60560

LONGFORD LAKES CONDO HOMEOWNER
2208 MIDWEST RD
OAK BROOK IL 60523

TRI-R CORP
9620 RTE 34
YORKVILLE IL 60560

OREILLY AUTO ENTERPRISES LLC
P O BOX 9167
SPRINGFIELD MO 658019167

INVEST PROP TAX SERV INC IREIT YORKVILLE MARKETPLACE LLC
P O BOX 3666
OAK BROOK IL 60523

AMY E WEGNER
1142 FREEMONT ST
YORKVILLE IL 60560

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P O BOX 3666
OAK BROOK IL 60523

FOX RIVER ESSENTIAL HOUSING LLC
TMO ACQUISITIONS LLC ATTN J O'DONNELL
2 COOPER ST 14TH FL
CAMDEN NJ 08101

FATMIR SALIU
382 E VETERANS PKWY
YORKVILLE IL 60560

STEVEN ALLISON MEHRING
1141 DALTON AVE
YORKVILLE IL 60560

INVEST PROP TAX SERV INC IREIT YORKVILLE MARKETPLACE LLC
P O BOX 3666
OAK BROOK IL 60523

FATMIR SALIU
SUNFIELD RESTAURANT
1502 N BRIDGE ST
YORKVILLE IL 60560

KELLIE FLECK
1143 DALTON AVE
YORKVILLE IL 60560

