



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

INTENT AND PURPOSE

Rezoning is a type of map amendment which allows for the reclassification of a property's zoning district. A request for rezoning must not be arbitrary. There are several land use factors which are considered during the review process for a rezoning request including the suitability of surrounding land uses and zoning districts, local development trends, potential traffic impacts, and the overall public health and safety of the community.

This packet explains the process to successfully submit and complete an Application for Rezoning. It includes a detailed description of the process, outlines required submittal materials, and contains the application for rezoning.

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 8, Section 12: Map Amendments" of the Yorkville, Illinois Unified Development Ordinance.

APPLICATION PROCEDURE

STEP

1

APPLICATION SUBMITTAL

SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- ☐ One (1) original signed and notarized application.
- ☐ Legal description of the property in Microsoft Word.
- ☐ Three (3) copies each of the exhibits, proposed drawings, location map, and site plan. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- ☐ Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- ☐ Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- ☐ One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once a submitted and complete application is received, Community Development staff will provide a tentative schedule of meetings as well as all needed documents for the process.

STEP

2

PLAN COUNCIL

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

This step is dependent on the complexity of the request and may be skipped at the discretion of staff.

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.



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STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

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

STEP 4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No rezoning request shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance.

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

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

STEP 5

CITY COUNCIL

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

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

SUMMARY OF RESPONSIBILITIES

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

PETITIONER

- ☐ Signed and Notarized Application
- ☐ Required Plans, Exhibits, and Fees
- ☐ Certified Mailing of Public Notice
- ☐ Posting Public Hearing Sign(s)
- ☐ Signed Certified Affidavit of Mailings
- ☐ Attendance at All Meetings

CITY STAFF

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



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SAMPLE MEETING SCHEDULE

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

Plan Council Meeting

Economic Development
Committee

Planning & Zoning Commission
Public Hearing

City Council

Meeting Date

Updated Materials Submitted for Meeting

Public Notice Mailing Window

This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.

DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

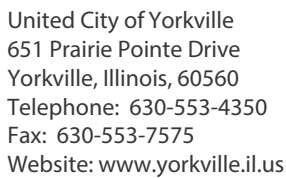
Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011 and Section 10-8-2: General Application Requirements)



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APPLICATION FOR REZONING

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

[illegible]



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ATTORNEY INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: 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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REZONING STANDARDS

PLEASE STATE HOW THE MAP AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE PURPOSES OF THE UNIFIED DEVELOPMENT ORDINANCE:

PLEASE STATE HOW THE MAP AMENDMENT IS COMPATIBLE WITH THE EXISTING AND PLANNED USES AND ZONING OF NEARBY PROPERTIES:

PLEASE STATE HOW THE SUBJECT PROPERTY IS SUITABLE FOR THE PURPOSES OF THE PROPOSED ZONING DISTRICT:

PLEASE STATE HOW THE PROPOSED MAP AMENDMENT WILL NOT RESULT IN AN INDIVIDUAL PARCEL ZONED IN ONE ZONING DISTRICT THAT IS NOT SHARED BY ANY ADJACENT PARCELS:



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PLEASE STATE HOW THE PROPOSED PARCEL(S) TO BE REZONED SHALL MEET THE MINIMUM FRONTAGE AND AREA REQUIREMENTS OF THE REQUESTED ZONING DISTRICT AS SPECIFIED IN SECTION 10-3-9(A) IN THE UNIFIED DEVELOPMENT ORDINANCE, UNLESS OTHERWISE GRANTED RELIEF AS SPECIFIED IN SECTION 10-8-9 VARIATIONS:

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

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:



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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.

David Hagen on behalf of City of Yorkville 8/18/2025
PETITIONER SIGNATURE DATE

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

David Hagen on behalf of City of Yorkville 8/18/2025
OWNER SIGNATURE DATE

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

"Official Seal"
GINA M NELSON
Notary Public, State of Illinois
My Commission Expires 04/22/2026

Gina M. Nelson
8.18.25



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

FINANCIALLY RESPONSIBLE PARTY:

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

PRINT NAME

TITLE

SIGNATURE*

DATE

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:

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

LEGAL DEPOSITS:

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

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

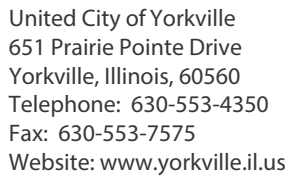
I/We, _____, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively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

Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

Notary Public



PERMIT NUMBER:		DATE/TIME RECEIVED:
SITE ADDRESS:		PARCEL NUMBER:
SUBDIVISION:		LOT/UNIT:
APPLICANT INFORMATION		
NAME:	TELEPHONE: <input type="radio"/> HOME <input type="radio"/> BUSINESS	
ADDRESS:	E-MAIL: <input type="radio"/> HOME <input type="radio"/> BUSINESS	
CITY, STATE, ZIP:	FAX:	
SIGN INFORMATION		
DATE OF PICK UP:	NUMBER OF SIGNS:	
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:	
<p>The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, immediately following the date of the public hearing.</p> <p>Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of \$50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.</p> <p>Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.</p> <div><div>SIGNATURE/AUTHORIZED AGENT</div><div>DATE</div></div>		
DATE RETURNED: _____		
RECEIVED BY: _____		PZC# _____

REZONING STANDARDS

PLEASE STATE HOW THE MAP AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE PURPOSES OF THE UNIFIED DEVELOPMENT ORDINANCE:

The map amendment is consistent with the City's Comprehensive Plan and UDO as there is a public need for future water supply and storage within the City. The Comprehensive Plan mentions utilizing Lake Michigan water as a water supply alternative for the City's future water needs. Per the UDO, the purpose of the PI District is to recognize that public and institutional facilities provide necessary services to the community.

PLEASE STATE HOW THE MAP AMENDMENT IS COMPATIBLE WITH THE EXISTING AND PLANNED USES AND ZONING OF NEARBY PROPERTIES:

The map amendment will help address the City's future water needs and mitigate water supply concerns. The proposed amendment will not impact or disrupt adjacent properties as the site's proposed plan for buildings and structures are anticipated to blend into the existing surroundings, have minimal lighting on site and will utilize an existing curb cut to access the property. The vast majority of City operations will be conducted inside the buildings and structures.

PLEASE STATE HOW THE SUBJECT PROPERTY IS SUITABLE FOR THE PURPOSES OF THE PROPOSED ZONING DISTRICT:

The subject property will be utilized for the City's Lake Michigan Water Project. According to Section 10-3-7-C of the Yorkville Unified Development Ordinance (UDO), the PI Public Institutional District is intended to provide for the location of properties used or operated by a public entity or private institution. The purpose of the PI District is to recognize that public and institutional facilities provide necessary services to the community. The use and property are city owned and will help provide for a public need.

PLEASE STATE HOW THE PROPOSED MAP AMENDMENT WILL NOT RESULT IN AN INDIVIDUAL PARCEL ZONED IN ONE ZONING DISTRICT THAT IS NOT SHARED BY ANY ADJACENT PARCELS:

Although the zoning district is different from adjacent parcels (B-3, unincorporated and Windmill Farm PUD), the UDO suggests property used or operated by a public entity should be zoned PI. There are also numerous examples within the City where public or institutional facilities are zoned in a similar matter. As mentioned previously, the purpose of the PI District is to recognize that public and institutional facilities provide necessary services to the community.

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The Public Institutional District does not have a minimum lot width or minimum lot size. Thus, the parcel will comply with minimum frontage and area requirements. For the record, the subject property is 400 linear feet by 445 linear feet.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The City is in need of a long term solution for its water supply and water storage for its citizens. The proposed land use will help ensure the City's Lake Michigan Water Project can continue on schedule. The site will be utilized for a receiving station, which will include two buildings and a water tower, which are crucial components of the Lake Michigan Water project and the City's future water needs.

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 overall area has been mostly vacant and/or utilized as farmland for decades. The subject property was part of the Windmill Farms PUD in 2008. Although the City annexed the parcels and rezoned the entire site under a "PUD" zoning, a final plat was never recorded to formalize the PUD and development never commenced. This left the properties in the Windmill Farms development saddled with entitlements that limited their ability to redevelop, expand or rezone without City Council action. Restore Church purchased the subject property and two other adjacent parcels in 2017. All three parcels were rezoned to B-3 and removed from Windmill Farm PUD in 2022 upon City Council approval. In the Spring of 2025, the City purchased approximately 4.03 acres from Restore Church, which is the very southwest portion of parcel PIN #05-03-300-029. The subject property will be split from its parent parcel #05-03-300-029 later this year once the parcel is cleared by the Kendall County Treasurer's Office.

PARCEL 001

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 17 MINUTES 31 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1275.36 FEET TO THE SOUTH LINE OF PARCEL 1 DESCRIBED IN DOCUMENT 201800000198 RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE; THENCE SOUTH 88 DEGREES 50 MINUTES 42 SECONDS WEST, ALONG SAID SOUTH LINE, 681.95 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1 FOR THE POINT OF BEGINNING; THENCE NORTH 11 DEGREES 02 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 445.00 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 42 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID PARCEL 1, A DISTANCE OF 400.00 FEET; THENCE SOUTH 11 DEGREES 02 MINUTES 42 SECONDS EAST, PARALLEL WITH THE WEST OF SAID PARCEL 1, A DISTANCE OF 445.00 FEET TO THE SOUTH LINE OF SAID PARCEL 1; THENCE SOUTH 88 DEGREES 50 MINUTES 42 SECONDS WEST, ALONG SAID SOUTH LINE, 400.00 FEET TO THE POINT OF BEGINNING.

RESTORE CHURCH INC
DBA OSWEGO FAMILY CHURCH INC
1104 REDWOOD DR
YORKVILLE IL 60560

CAYCO ENTERPRISES LLC
34 COUNTRYVIEW DR
YORKVILLE IL 60560

KENDALL COUNTY PROPERTIES LLC
JUAN GUERRERO JR
8591 RTE 126
YORKVILLE IL 60560

RESTORE CHURCH INC
DBA OSWEGO FAMILY CHURCH INC
1104 REDWOOD DR
YORKVILLE IL 60560

LAKOMECKI AMBER M AIKEN KIM L MICHELLE
1123 HAMPTON LN
YORKVILLE IL 60560

WEILAND MARGARET WALLIS STEVEN J
8614 RTE 71
YORKVILLE IL 60560

FARWELL ALEX MATTHEW HAMES MADELINE
1103 HAMPTON LN
YORKVILLE IL 60560

RAINTREE VILLAGE HOA
5999 NEW WILKE RD STE 108
ROLLING MEADOWS IL 60008

JAMES NANCY HENDRIX
1101 HAMPTON LN
YORKVILLE IL 60560

BAUER TEMPLIN FAMILY TRUST
CHRISTOPHER BAUER JENNIFER TEMPLIN
6670 WING RD
YORKVILLE IL 60560

TAMARA BAIRD
8721 ST RTE 126
YORKVILLE IL 60560

KLER PROPERTIES LLC
TIM BRUMMERSTEDT
10061 LEGION RD
YORKVILLE IL 60560

RICHMOND ROBERTA LIV TR MACKINNON CHARLES
c/o CAPITAL AG PROP SERVICES INC
801 WARRENVILLE RD STE 150
LISLE IL 60532

DELORES SERRITELLA LIV TRUST
DELORES ANTHONY M SERRITELLA TTEES
1147 HAMPTON LN
YORKVILLE IL 60560

SCOTT LYNN M NICOLAI
1125 HAMPTON LN
YORKVILLE IL 60560

MARGARET JEANETTE DARCY TRUST
3607 BANKVIEW DR
JOLIET IL 60431

CLASSIC INVESTMENTS LLC
640 B RANCE RD
OSWEGO IL 60543

DHUSE PROPERTIES LLC
9095 IMMANUEL RD
YORKVILLE IL 60560

RESTORE CHURCH INC
DBA OSWEGO FAMILY CHURCH INC
1104 REDWOOD DR
YORKVILLE IL 60560

THOMAS H ARLINDA J LIVING TRUST VAN EYNDE
1137 HAMPTON LN
YORKVILLE IL 60560

EDWARD L BLOCK TRUST
10577 WASHINGTON WAY
BRISTOL VA 24202

KEVIN MARILYN CALDWELL
1135 HAMPTON LN
YORKVILLE IL 60560

ANTHONY FRANZEN
1093 HAMPTON LN
YORKVILLE IL 60560

BERNAL MICHELLE ELIZABETH DIAZ JOSE LUIS BERNAL
6610 WING RD
YORKVILLE IL 60560

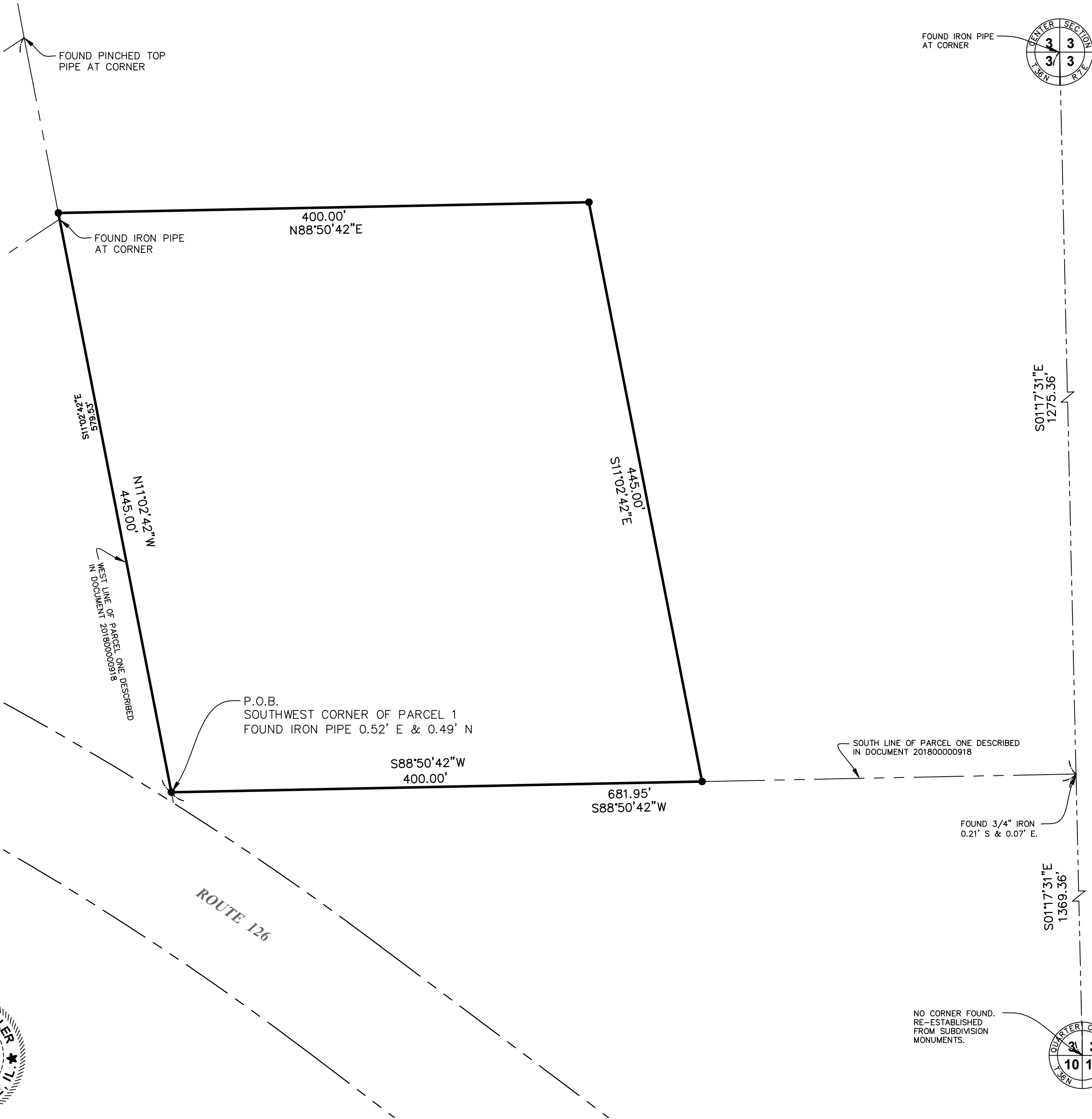
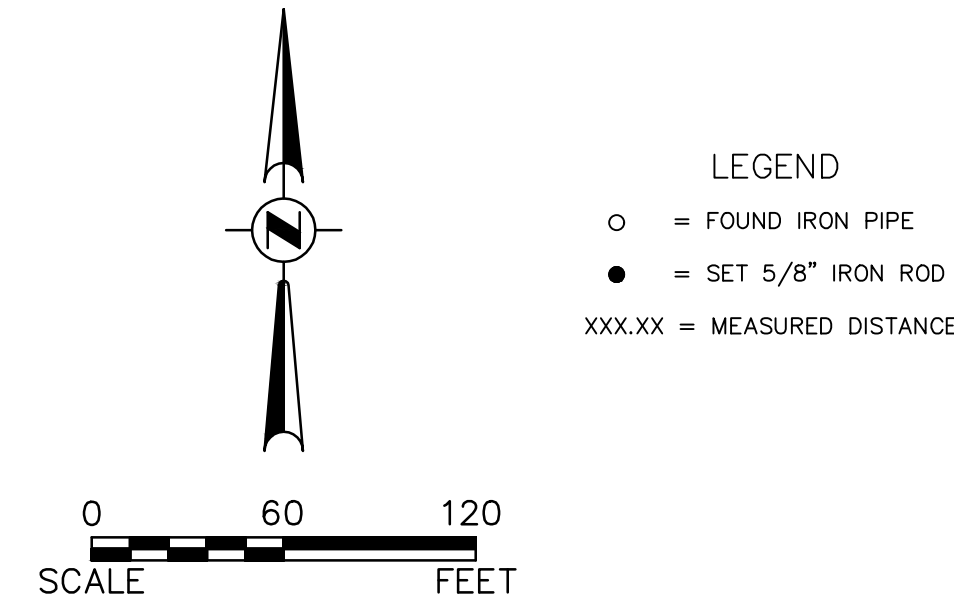
RICHMOND ROBERTA LIV TR MACKINNON CHARLES
c/o CAPITAL AG PROP SERVICES INC
801 WARRENVILLE RD STE 150
LISLE IL 60532

PLAT OF SURVEY

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH,
RANGE 7 EASE OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 01 DEGREES 17 MINUTES 31 SECONDS EAST, ALONG THE EAST
LINE OF SAID SOUTHWEST QUARTER, 1275.36 FEET TO THE SOUTH LINE OF
PARCEL 1 DESCRIBED IN DOCUMENT 201800000198 RECORDED IN THE KENDALL
COUNTY RECORDERS OFFICE; THENCE SOUTH 88 DEGREES 50 MINUTES 42
SECONDS WEST, ALONG SAID SOUTH LINE, 681.95 FEET TO THE SOUTHWEST
CORNER OF SAID PARCEL 1 FOR THE POINT OF BEGINNING; THENCE NORTH 11
DEGREES 02 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF SAID
PARCEL 1, A DISTANCE OF 445.00 FEET; THENCE NORTH 88 DEGREES 50
MINUTES 42 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID PARCEL
1, A DISTANCE OF 400.00 FEET; THENCE SOUTH 11 DEGREES 02 MINUTES 42
SECONDS EAST, PARALLEL WITH THE WEST OF SAID PARCEL 1, A DISTANCE OF
445.00 FEET TO THE SOUTH LINE OF SAID PARCEL 1; THENCE SOUTH 88
DEGREES 50 MINUTES 42 SECONDS WEST, ALONG SAID SOUTH LINE, 400.00 FEET
TO THE POINT OF BEGINNING.


CONTAINING 4.03 ACRES, (175,355 SF), MORE OR LESS.



STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES INC., HAVE
PERFORMED A BOUNDARY SURVEY OF THE PROPERTY DESCRIBED IN THE
ABOVE LEGAL DESCRIPTION, AS SHOWN BY THE ANNEXED PLAT. ALL
DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL
SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A
BOUNDARY SURVEY. FIELD WORK PERFORMED AUGUST 2024.

GIVEN UNDER MY HAND AND SEAL AT SUGAR GROVE, ILLINOIS,
THIS 7th DAY OF JULY, 2025.

BY: 
MARK G. SCHELLER
PROFESSIONAL LAND SURVEYOR #3581
(EXPIRES 11-30-26)

ENGINEERING ENTERPRISES, INC.
PROFESSIONAL DESIGN FIRM #184-002003
(EXPIRES 04-30-27)



Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

UNITED CITY OF YORKVILLE
651 PRAIRIE POINTE DRIVE
YORKVILLE, IL 60560

NO.	DATE	REVISIONS

DATE: JULY 7, 2025
PROJECT NO. YO2416
FILE NO YO2416--PLAT OF SURVEY 001

IMPROVEMENT PLANS
FOR
**SOUTH RECEIVING STATION
STANDPIPE**

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

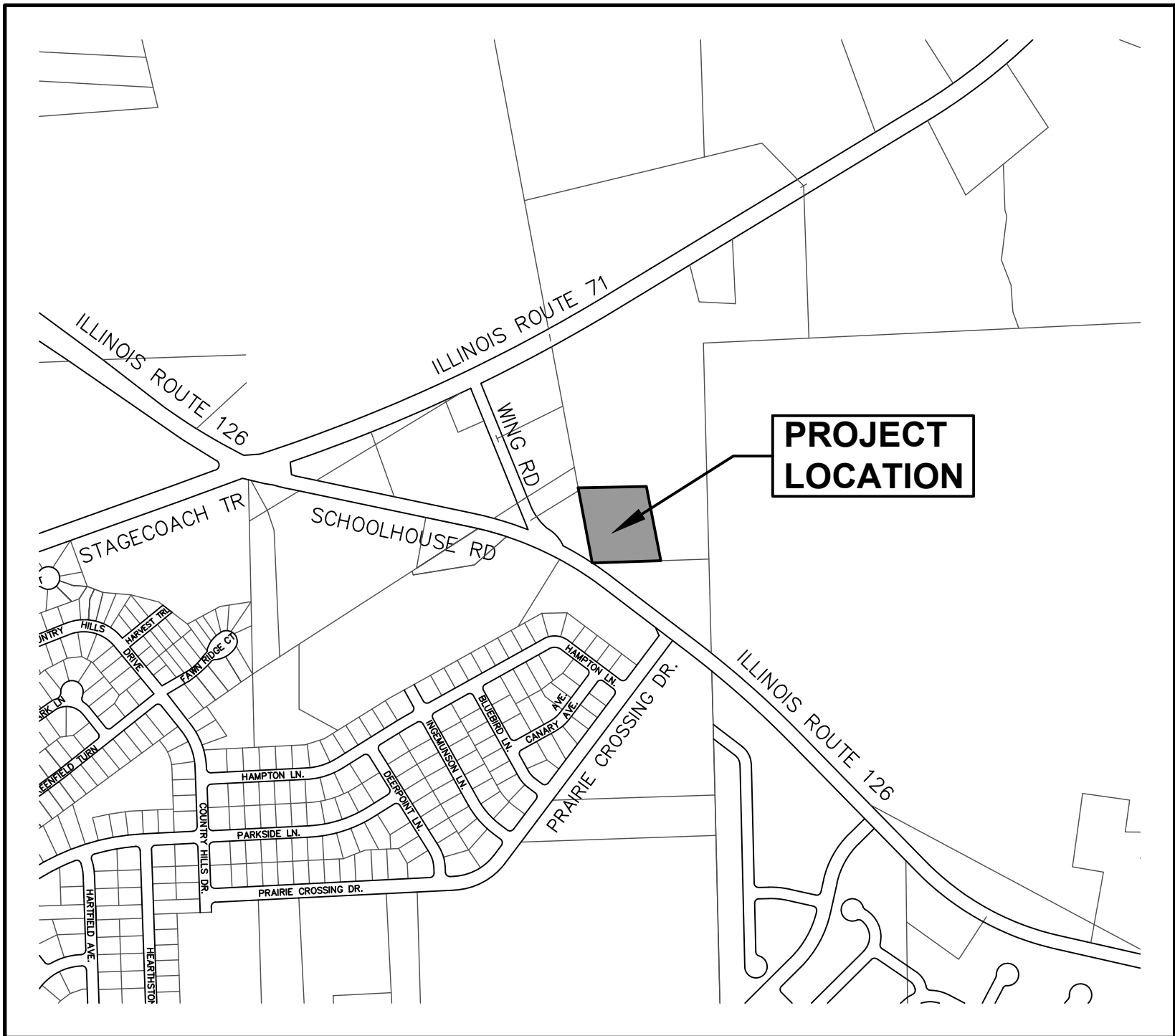
PERMIT ISSUE: MARCH 2025
BID ISSUE: MARCH 2025

UNITED CITY OF YORKVILLE OFFICIALS

JOHN PURCELL	MAYOR
JORI BEHLAND	CITY CLERK
BART OLSON	CITY ADMINISTRATOR
ERIC DHUSE	DIRECTOR OF PUBLIC WORKS
CHRIS FUNKHOUSER	ALDERMAN
KEN KOCH	ALDERMAN
MATT MAREK	ALDERMAN
RUSTY CORNEILS	ALDERMAN
ARDEN JOE PLOCHER	ALDERMAN
CRAIG SOLING	ALDERMAN
SEAVER TARULIS	ALDERMAN
DANIEL V. TRANSIER	ALDERMAN

INDEX OF SHEETS

1. COVER SHEET
2. CONSTRUCTION SPECIFICATIONS
3. CONSTRUCTION SPECIFICATIONS, SUMMARY OF QUANTITIES, AND LEGEND
4. STORMWATER POLLUTION PREVENTION PLAN
5. STORMWATER POLLUTION PREVENTION PLAN DETAILS
6. LANDSCAPING AND EROSION CONTROL PLAN
7. SITE PLAN
8. ARCHITECTURAL PLAN
9. SITE CROSS SECTION OF STANDPIPE
10. STANDPIPE DETAILS
11. STANDPIPE LOGO DETAILS
12. UPPER HANDRAIL DETAILS
13. TYPICAL DETAILS
14. TYPICAL DETAILS



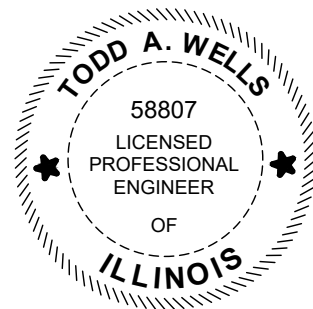
LOCATION MAP
SCALE: 1" = 800'



CLIENT:
UNITED CITY OF YORKVILLE
651 PRAIRIE POINTE DRIVE
YORKVILLE, IL 60560
630-553-4350



Engineering Enterprises, Inc.
Consulting Engineers
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com
PROFESSIONAL DESIGN FIRM # 184-002003



ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED
UNDER MY DIRECT SUPERVISION.

DATED AT SUGAR GROVE, ILLINOIS,

THIS 31TH DAY OF MARCH, 2025.

Todd A. Wells
TODD A. WELLS, P.E.
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-058807
EXPIRATION DATE: 11/30/25

SITE REFERENCE MARK 1

CUT CROSS ON FIRST LIGHT POLE BASE EAST OF THE
SOUTHWEST CORNER OF THE PARKING LOT ON THE SOUTH
SIDE OF CHURCH BUILDING.
ELEV = 714.22



Plotted: March 31, 2025 @ 5:01 PM By: Mike Agate - Tab: 07 Site Plan 22x34

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KENDALL COUNTY, ILLINOIS

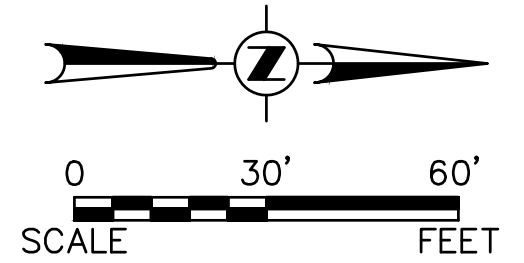
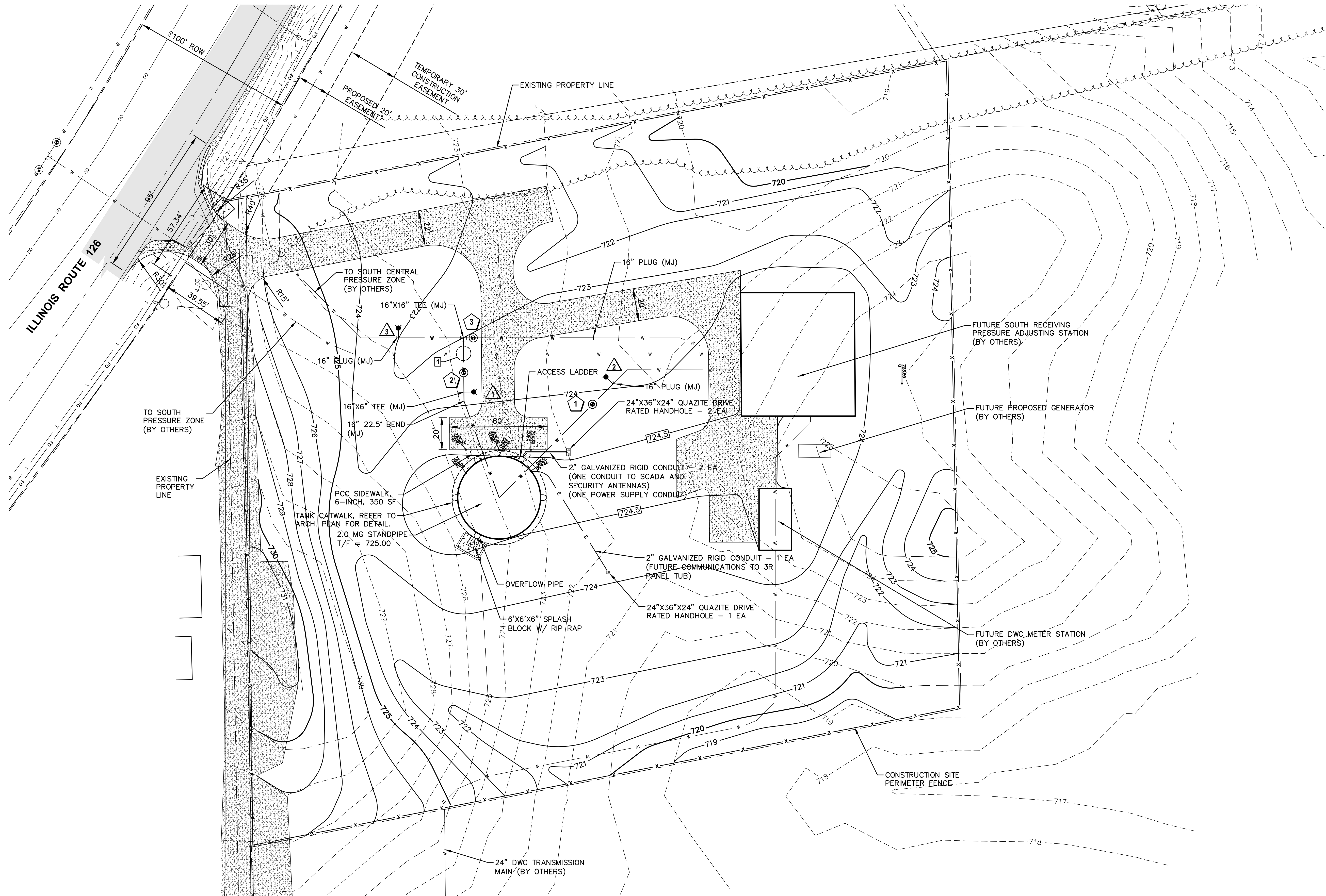
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scales to print size.

NO.	DATE	REVISIONS

**SOUTH RECEIVING
STATION STANDPIPE**

SITE PLAN

DATE: MARCH 2025
PROJECT NO: Y02417
FILE: Y02417-UTILITY
SHEET **7** OF **14**



WATER MAIN STRUCTURES

- 1** VALVE VAULT NO. 1
16" GATE VALVE
IN 60" VAULT
RIM = 724.2
- 2** VALVE VAULT NO. 2
16" GATE VALVE
IN 60" VAULT
RIM = 723.8
- 3** VALVE VAULT NO. 3
16" GATE VALVE
IN 60" VAULT
RIM = 723.5
- 1** FIRE HYDRANT NO. 1
AND 6" AUX. VALVE
BURY ELEV. = 723.8
- 2** FIRE HYDRANT NO. 2
AND 6" AUX. VALVE
BURY ELEV. = 723.9
- 3** FIRE HYDRANT NO. 3
AND 6" AUX. VALVE
BURY ELEV. = 723.7

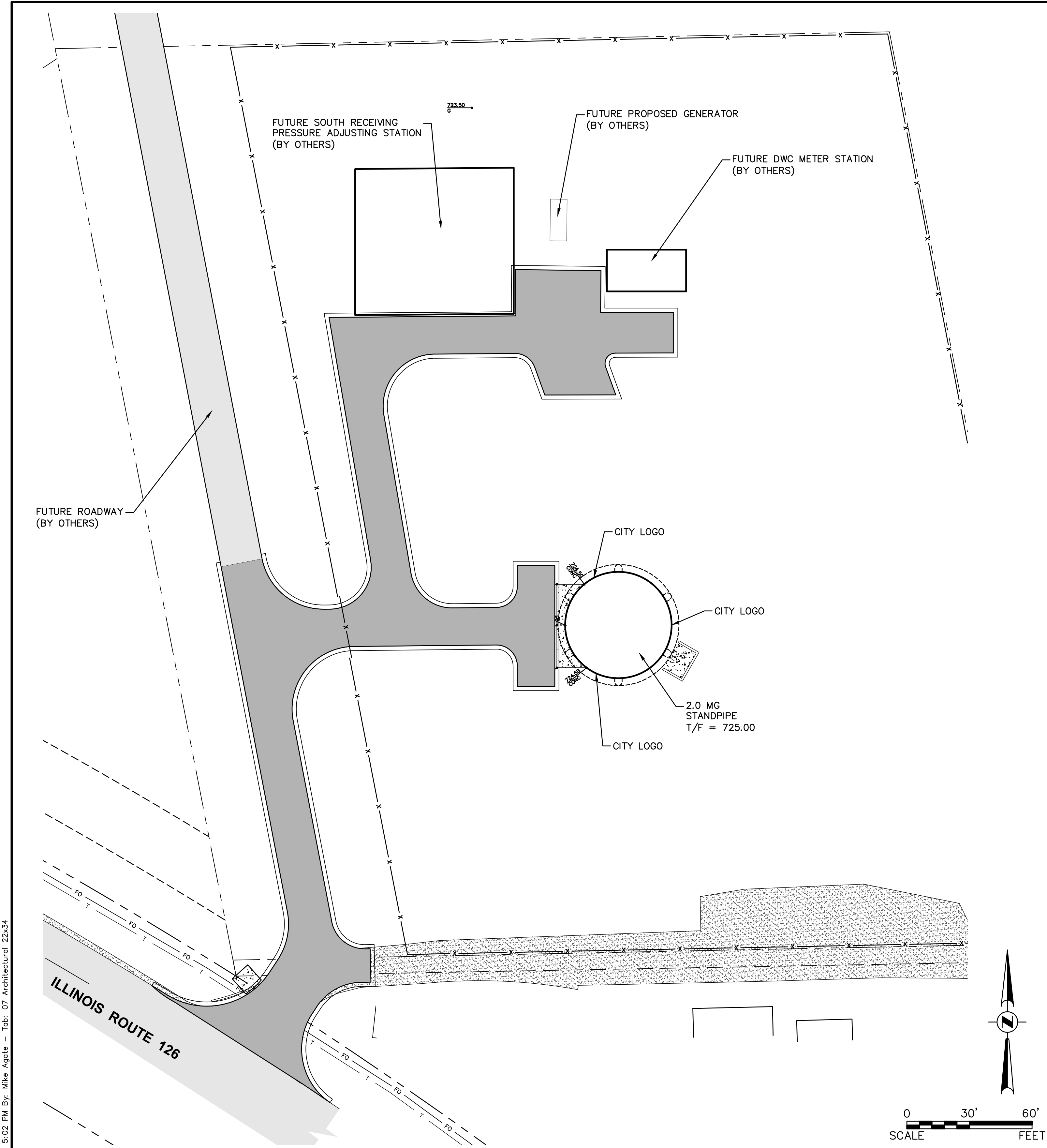
- 1** **UTILITY CONFLICT**
DEFLECT WATER MAIN TO
SOUTH PRESSURE ZONE
UNDER STANDPIPE
OUTFLOW PIPE

LEGEND

AGGREGATE SUBGRADE 12"

NOTES:

- PROPOSED CONTOURS SHOWN ARE FINAL GRADE. CONTRACTOR SHALL GRADE SITE TO SUGRADE ELEVATION AT -0.5'. TOPSOIL RESPREAD OF 6" SHALL BE COMPLETED BY OTHERS.
- AGGREGATE ACCESS PATH SHOWN SHALL BE GRADED TO -0.5' OF PROPOSED GRADE. PROPOSED ASPHALT PAVING SHALL BE COMPLETED BY OTHERS.



RENDERINGS FROM SITE ENTRANCE ON ILLINOIS ROUTE 126



RENDERINGS FROM ILLINOIS ROUTE 71

Plotted: March 31, 2025 @ 5:02 PM By: Mike Agate - Tab: 07 Architectural 22x34

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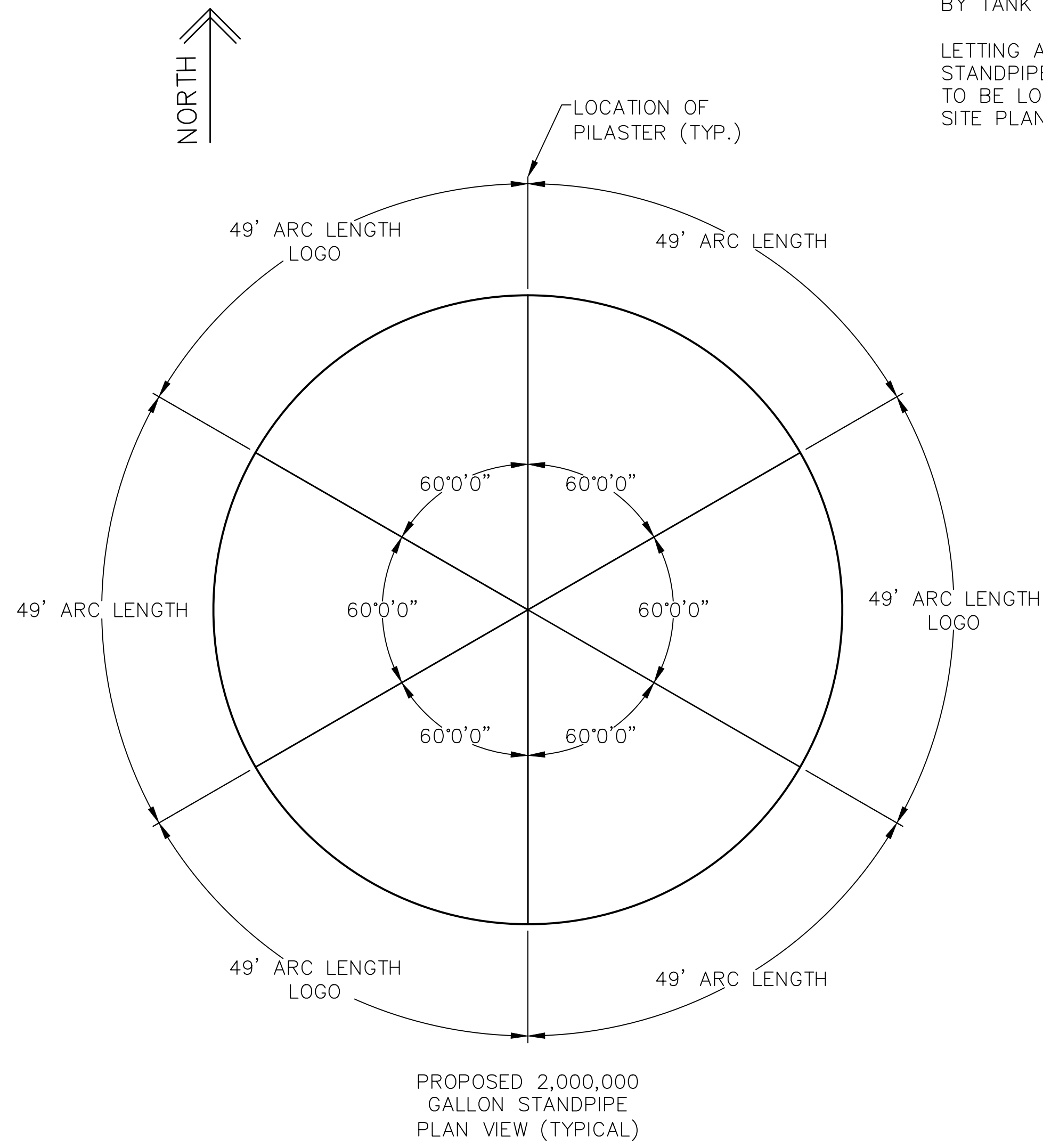
NO.	DATE	REVISIONS

**SOUTH RECEIVING
STATION STANDPIPE**

ARCHITECTURAL PLAN

DATE: MARCH	2025
PROJECT NO:	Y02417
FILE: Y02417--ARCHITECTURAL	
SHEET	8 OF 14

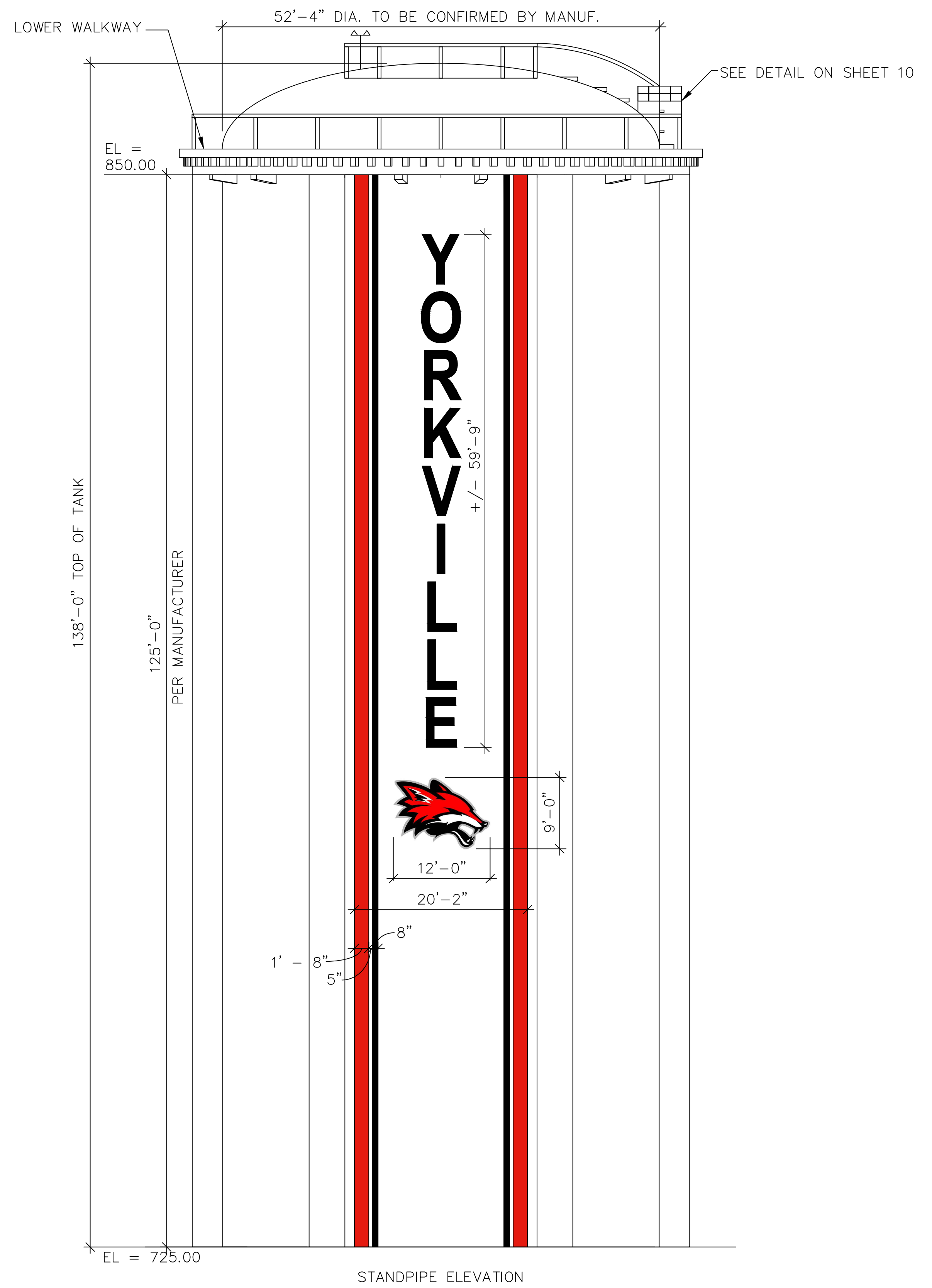
Path: Y:\SUSPROJ\Y0-YORKVILLE\2024\Y02417\DWG-FINAL-ENG-Y02417--ARCHITECTURAL



NOTE:
LETTERING SIZE TO BE CONFIRMED
BY TANK MANUFACTURER

LETTING AND LOGO SHOWN ON
STANDPIPE WATER STORAGE TANK
TO BE LOCATED & ORIENTED PER
SITE PLAN ON SHEET 7.

NOTE:
FINAL ORIENTATION SHALL BE
CONFIRMED IN THE FIELD BY CITY
AND/OR THEIR REPRESENTATIVE.



Plotted: March 31, 2025 @ 5:02 PM By: Mike Agate - Tab: 11 Logo Lettering - 22x34

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NO.	DATE	REVISIONS

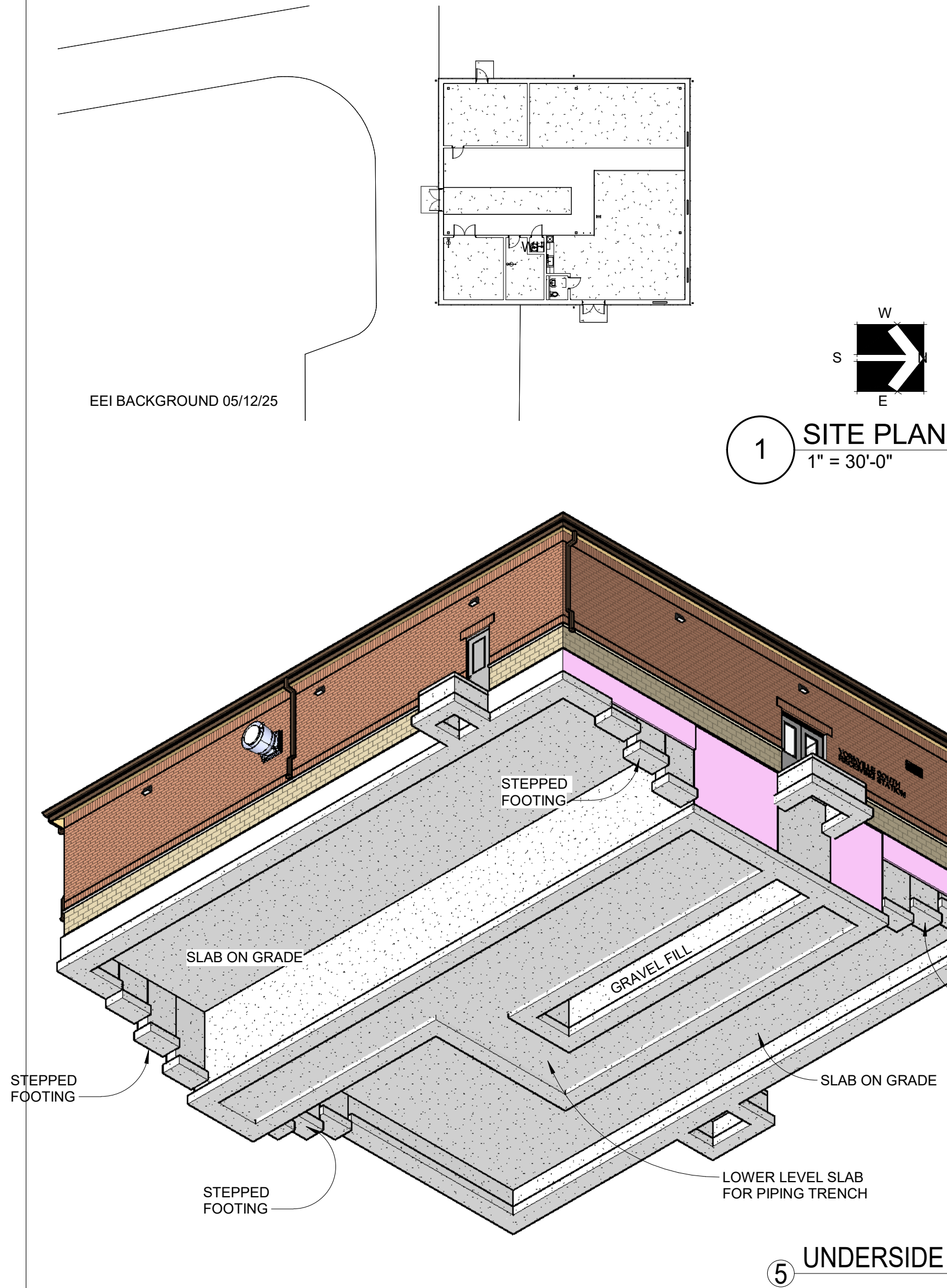
**SOUTH RECEIVING
STATION STANDPIPE**

STANDPIPE LOGO DETAILS

DATE: MARCH	2025
PROJECT NO:	Y02417
FILE:	Y02417-COVER
SHEET	11 OF 14

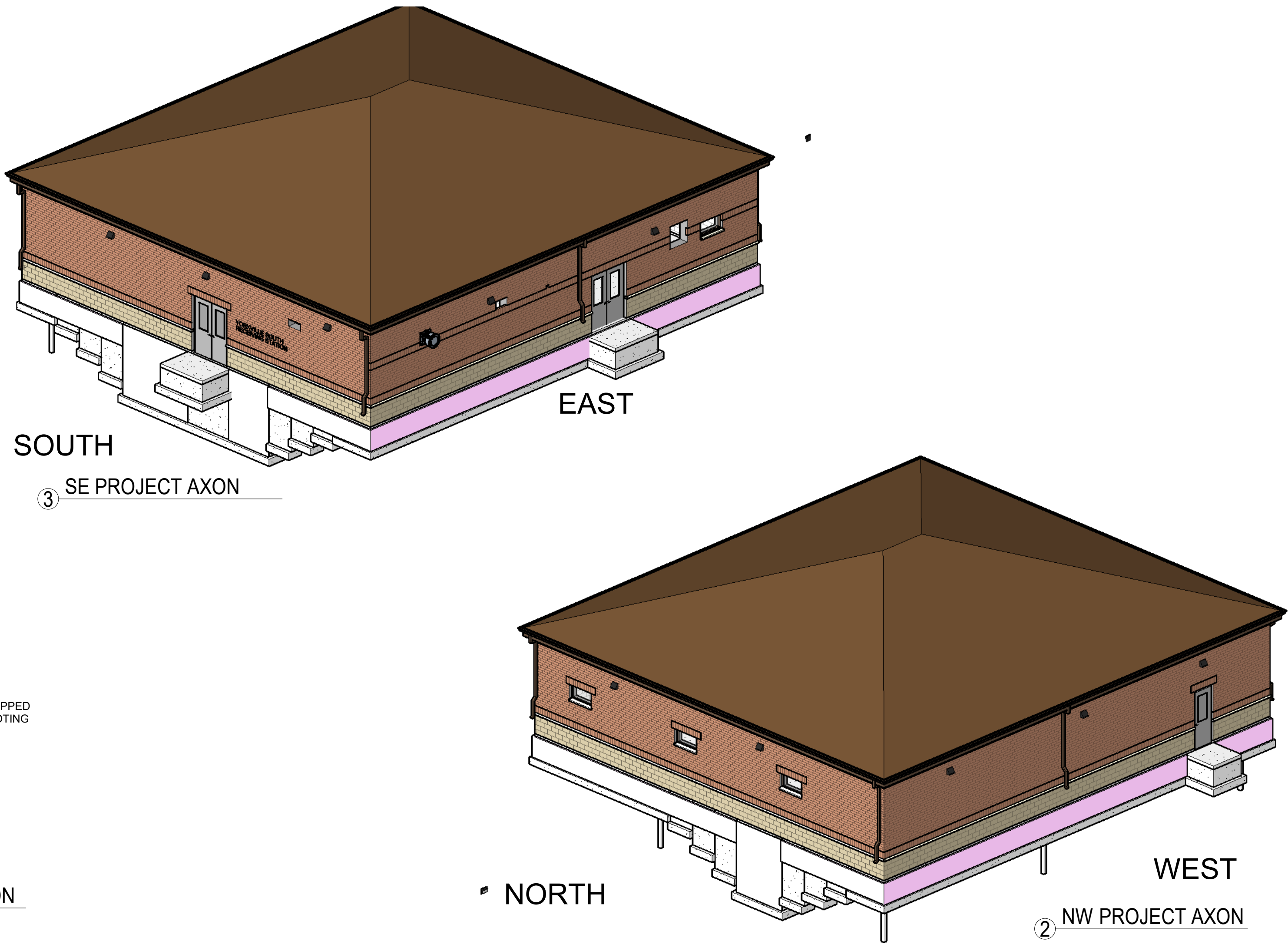
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REFERENCE SITE PLAN



SOUTH RECEIVING STATION

RENDERING



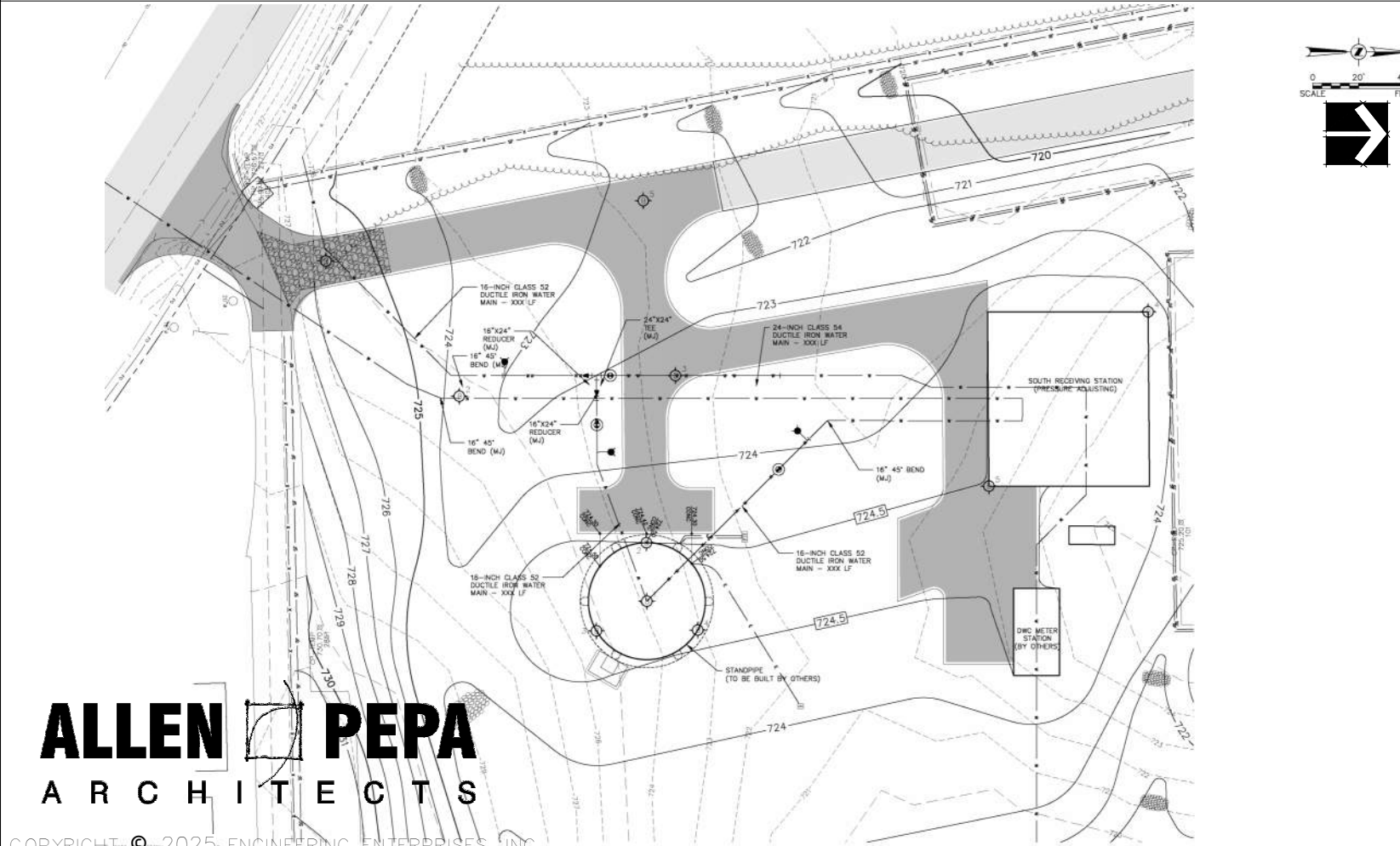
LIST OF ARCHITECTURAL DRAWINGS

	NAME	DESCRIPTION	CURRENT REVISION	
			NO.	DATE
ARCHITECTURAL				
1	A1	GENERAL BUILDING INFORMATION		
2	A2	CODE STUDY		
3	A3	LOWER LEVEL PLAN	1	5/13/25
4	A4	UPPER FLOOR PLAN		
5	A5	REFLECTED CEILING PLAN		
6	A6	ROOF PLAN		
7	A7	EXTERIOR ELEVATIONS S & E	1	5/13/25
8	A8	EXTERIOR ELEVATIONS N & W	1	5/13/25
9	A9	BUILDING SECTIONS		
10	A10	WALL SECTIONS		
11	A11	ENLARGED SECTIONS & DETAILS		
12	A12	PLAN DETAILS		
13	A13	SCHEDULES	1	5/13/25

CODE STUDY

BUILDING CODES	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL MECHANICAL CODE 2014 ILLINOIS STATE PLUMBING CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2018 NATIONAL ELECTRIC CODE 2018 ILLINOIS ACCESSIBILITY CODE - NOT APPLICABLE FOR UTILITY BLDG. ** NOTE: ALL CODES MAY BE SUBJECT TO MUNICIPAL AMENDMENTS
ZONING	WATER TREATMENT PLANT
USE GROUP	USE GROUP F-1
CONSTRUCTION TYPE	3B
FIRE PROTECTION	NOT SPRINKLERED
AREA OF WORK	3,535 SF GROSS

SITE LOCATION



LIST OF ABBREVIATIONS

@	AT (THE RATE OF)	FD	FLOOR DRAIN	PLAS	LAM PLASTIC LAMINATE
&	AND	FL	FLOOR	PSP	POUNDS PER SQUARE FOOT
#	NUMBER OR POUND	FT	FOOT	PT	PAINT
ACT	ACOUSTIC CEILING TILE	GL	GLASS	PTD	PAINTED
AFF	ABOVE FINISHED FLOOR	GYP BD	GYPSUM WALLBOARD	REQ'D	REQUIRED
ALUM	ALUMINUM	HC	HOLLOW CORE	SC	SOLID CORE
BLDG	BUILDING	HCA	HANDICAP ACCESSIBLE	ST/ST	STAINLESS STEEL
B/O	BOTTOM OF	HT	HEIGHT	SECT	SECTION
CL	CENTER LINE	HM	HOLLOW METAL	SF	SQUARE FOOT
CLG	CEILING	INSUL	INSULATION	SY	SQUARE YARD
COL	COLUMN	JB	JUNCTION BOX	SHT	SHEET
CONC	CONCRETE	LA	LANDSCAPE ARCHITECT	STD	STANDARD
CONST	CONSTRUCTION	LAM	LAMINATE OR LAMINATED	STL	STEEL
CONT	CONTINUOUS	LAV	LAVATORY	T&B	TOP AND BOTTOM
CONTR	CONTRACTOR	MAX	MAXIMUM	T&G	TONGUE AND GROOVE
CPT	CARPET	MECH	MECHANICAL	THK	THICK, THICKNESS
DET	DETAIL	MO	MASONRY OPENING	T/O	TOP OF
DIA	DIAMETER	MTL	METAL	TYP	TYPICAL
DIA	DIAGONAL	MFG	MANUFACTURER	UNO	UNLESS NOTED OTHERWISE
DIM	DIMENSION	MIN	MINIMUM	VCT	VINYL COMPOSITION TILE
DWGS	DRAWINGS	MISC	MISCELLANEOUS	VIF	VERIFY IN FIELD
ELECT	ELECTRICAL	NIC	NOT IN CONTRACT	W/	WITH
EL	ELEVATION	NO	NUMBER	W/O	WITHOUT
EQ	EQUAL	NTS	NOT TO SCALE	W/C	WATERCLOSET
EXT	EXTERIOR	OC	ON CENTER	YD	YARD
EXIST	EXISTING	OD	OUTSIDE DIAMETER		
EXP JT	EXPANSION JOINT				

SYMBOLS LEGEND

ROOM IDENTIFICATION TAG		N	NORTH ARROW
ROOM NAME	ROOM NUMBER	1	KEYNOTE
DOOR IDENTIFICATION TAG			ELEVATION TAG
101-1	DOOR LOCATION	XX	WALL TYPE TAG
DOOR NUMBER		1fr	WALL FIRE RATING TAG
ELEVATION TAG			REVISION CLOUD
X	DRAWING NUMBER		HANDICAP ACCESSIBLE
AX.X	SHEET NUMBER	FE	FIRE EXTINGUISHER
SECTION TAG			
X	TAG NOTE		
AX.X	DRAWING NUMBER		
	SHEET NUMBER		
DETAIL TAG			
1	DRAWING NUMBER		
A101	TAG NOTE		
	SHEET NUMBER		

ARCHITECT'S SEAL & STATEMENT

CERTIFICATION & SEAL

I HEREBY STATE THAT I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING THE ENVIRONMENTAL BARRIERS ACT (410 LCS) AND THE ILLINOIS ACCESSIBILITY CODE (711 I.L. ADM. CODE 400).

CHANGES TO THE DESIGN MADE IN THE FIELD AND WITHOUT WRITTEN AUTHORIZATION ARE NOT THE RESPONSIBILITY OF THE ARCHITECT.

THE ARCHITECT IS NOT RESPONSIBLE FOR THE WORKMANSHIP OF THE CONTRACTOR.

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DESIGN FIRM #: IL 184005013

LANE B. ALLEN
REGISTERED
LICENSED
ARCHITECT
OF
ILLINOIS
EXP. 11/30/26

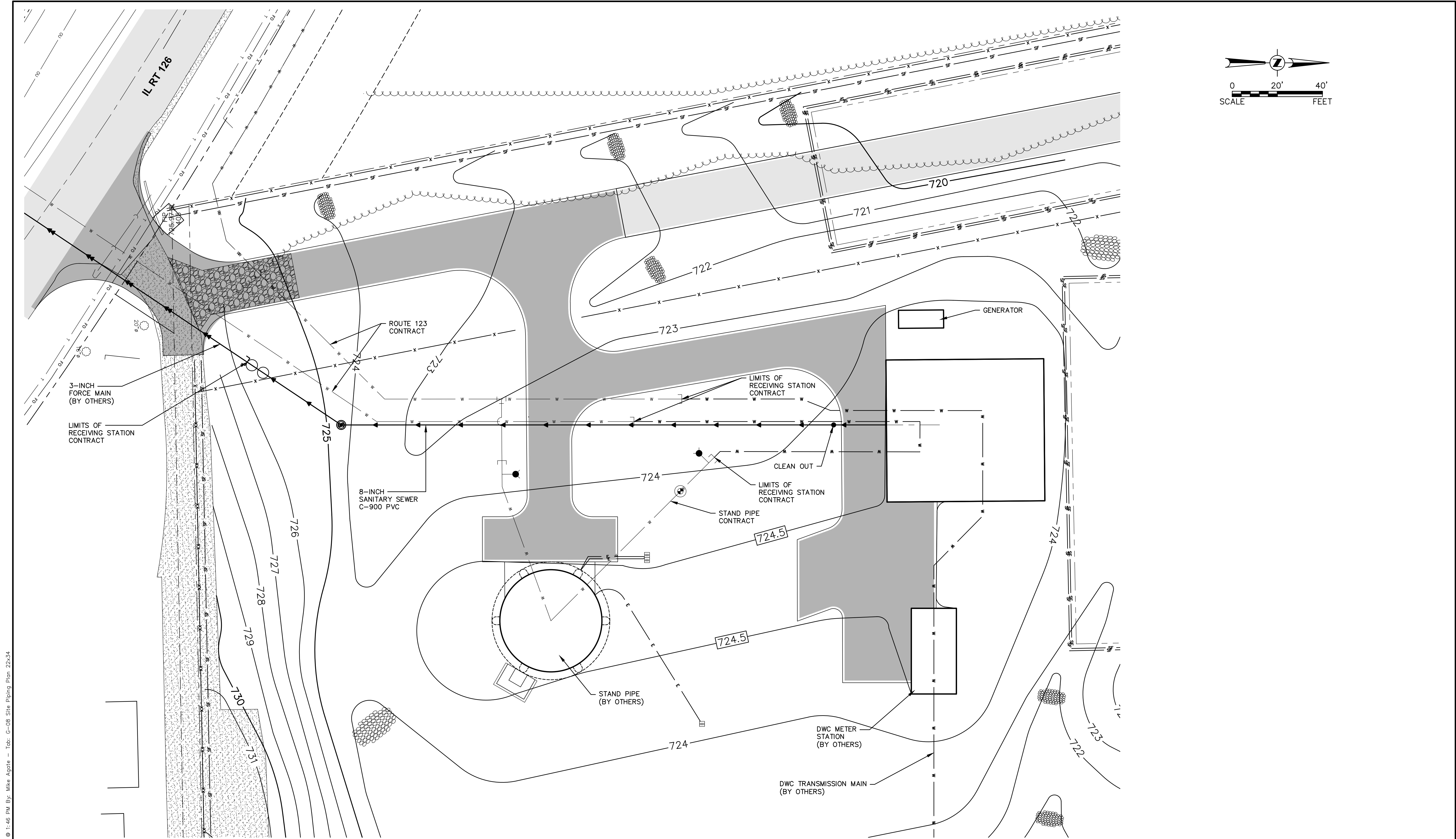
TO VALIDATE, LANE ALLEN'S ORIGINAL SIGNATURE MUST APPEAR OVERLAYED ON THIS SEAL.

DATE OF SIGNATURE

SOUTH RECEIVING STATION

GENERAL BUILDING INFORMATION

DATE:	JUNE 2025
PROJECT NO:	2024-13 A+P
YORKVILLE - S. REC'VG STATION	
SHEET	A1 OF 13



Plotted: July 10, 2025 @ 1:46 PM By: Mike Agate - Tab: G-08 Site Piping Plan 22x34

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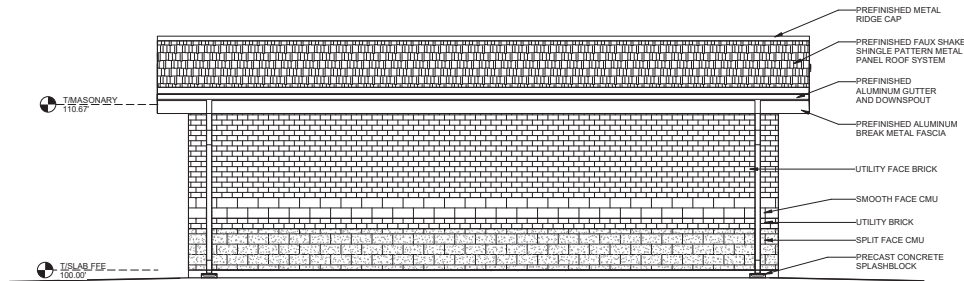
NO.	DATE			REVISIONS

SOUTH RECEIVING STATION

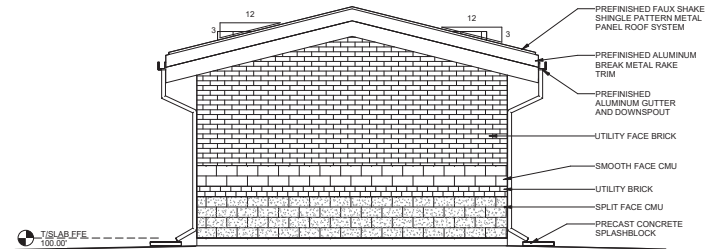
SITE PIPING PLAN

DATE: JULY 2025
PROJECT NO: Y02416
FILE: Y02416_G SITE PIPING PLAN
SHEET **G-8** OF **14**

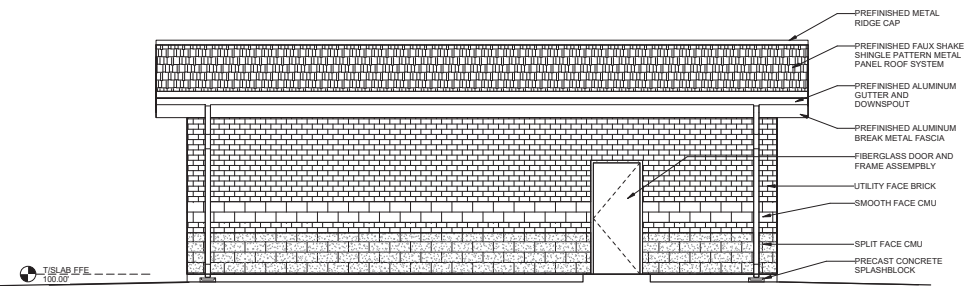
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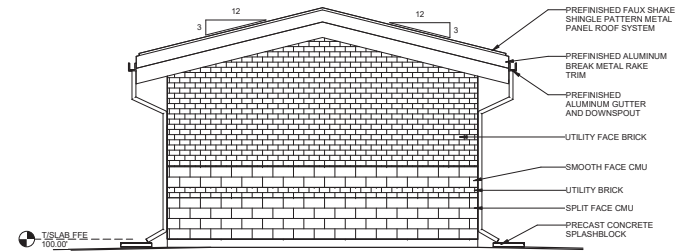
A MS33A - EXTERIOR ELEVATION A
SCALE: 1/4" = 1'-0"



B MS33A - EXTERIOR ELEVATION B
SCALE: 1/4" = 1'-0"



C MS33A - EXTERIOR ELEVATION C
SCALE: 1/4" = 1'-0"



D MS33A - EXTERIOR ELEVATION D
SCALE: 1/4" = 1'-0"

4/18/2025 11:48:22 AM Autodesk Docs://128-1003-1001/128-10031001-AS-02A.rvt

REV.	DATE	DESCRIPTION	BY	DATE	DESIGNED	DRAWN	CHECKED	PROJECT NO.	ARCHITECTURAL	ENGINEERING	CONSULTANTS	DRAWING NO.	SHEET NO.
				4/18/25	JLWO	RP	IZ	128-10031-001	DUPAGE WATER COMMISSION	WATERLINK	ENGINEERING	A06-201	of