



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

INTENT AND PURPOSE

The purpose of this application is to allow unincorporated land that is contiguous and adjacent to the Yorkville corporate limits to annex into the City. All newly annexed land is automatically zoned to the most restrictive classification under the city's zoning ordinance (R-1 Single-Family Suburban Residence District). Therefore, all voluntary annexation petitions which are seeking a different zoning classification will have to adhere to the rezoning process outlined in "Title 10, Chapter 8, Section 12: Map Amendments."

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

For a complete explanation of what is legally required throughout the process, please refer to "Title 10, Chapter 8, Section 13 Annexations" 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 requests 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

**CITY
COUNCIL
PUBLIC
HEARING**

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

If there is **not a request for rezoning or variances as part of an Annexation Agreement**, then the request does not require a public hearing and the petitioner will proceed directly to Step 5.

If there is **a request for rezoning or variances as part of an Annexation Agreement**, a public hearing conducted by the City Council is required. 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. The City Council will hold a public hearing on the request, take public comments, and discuss the request.

STEP

5

**CITY
COUNCIL**

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

The petitioner will attend the City Council meeting where the annexation request will be reviewed. Depending on the complexity of the request this meeting may be held at the same meeting of the public hearing. 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.

NECESSARY NOTIFICATIONS

The entities listed below must be notified in writing, by certified or registered mail, of the proposed annexations at least ten (10) days prior to the action taken at City Council. Notices must be delivered to the individual board members at their respective home addresses:

- ☐ Trustees of the fire protection district
- ☐ Township Highway Commissioner, Township Trustees, Township Supervisor, and Township Clerk, if land to be annexed includes any highway under township jurisdiction



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SAMPLE MEETING SCHEDULE

MONTH 1							MONTH 2							MONTH 3						
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
15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16
22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23
29	30						27	28	29	30	31			24	25	26	27	28	29	30

Plan Council Meeting Economic Development Committee City Council Public Hearing

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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INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	☐ Annexation ☐ Plan ☐ Plat ☐ P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	☒ \$250.00 + \$10 per acre for each acre over 5 acres		1,480.00
$\begin{array}{rcll} 128 & - 5 = & 123 & \times \$10 = 1230 \\ \text{\# of Acres} & & \text{Acres over 5} & \text{Amount for Extra Acres} \end{array}$ $1230 + \$250 = \1480 Total Amount			Total: \$
REZONING	☐ \$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>		Total: \$
$\begin{array}{rcll} & - 5 = & & \times \$10 = \\ \text{\# of Acres} & & \text{Acres over 5} & \text{Amount for Extra Acres} \end{array}$ $+ \$200 = \$$ Total Amount			Total: \$
SPECIAL USE	☒ \$250.00 + \$10 per acre for each acre over 5 acres		1,480.00
$\begin{array}{rcll} 128 & - 5 = & 123 & \times \$10 = 1230 \\ \text{\# of Acres} & & \text{Acres over 5} & \text{Amount for Extra Acres} \end{array}$ $1230 + \$250 = \1480 Total Amount			Total: \$
ZONING VARIANCE	☐ \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	☒ \$500.00		Total: \$500.00
PUD FEE	☒ \$500.00		Total: \$500.00
FINAL PLAT FEE	☐ \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre ☐ Over 1 acre, less than 10 acres ☐ Over 10 acres, less than 40 acres ☐ Over 40 acres, less than 100 acres ☒ Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	25,000.00 Total: \$
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: ☐ Less than 2 acres ☐ Over 2 acres, less than 10 acres ☒ Over 10 acres		\$1,000.00 \$2,500.00 \$5,000.00 Total: \$ 5,000.00
TOTAL AMOUNT DUE:			33,960.00



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DATE:	PZC NUMBER:	DEVELOPMENT NAME:	
PETITIONER INFORMATION			
NAME: John Hatem		COMPANY: C1 Yorkville LLC	
MAILING ADDRESS: 2820 N. Harwood St., Ste. 2200			
CITY, STATE, ZIP: Dallas, TX 75201		TELEPHONE: ☒ BUSINESS ☐ HOME 469-289-2037	
EMAIL: jhatem@cyrusone.com		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: JYJ LLC			
IS THE PROPERTY OCCUPIED OR VACANT: Vacant land			
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: 2622 Beecher Road, Yorkville, IL 60560			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately .40 miles north of Faxon Road on the east side of Beecher Road			
CURRENT ZONING CLASSIFICATION: A1 Agricultural and A1-SU Agricultural Special Use			
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: Kendall County A1			
EAST: Kendall County A1			
SOUTH: City of Yorkville A1 (Solar Farm)			
WEST: City of Yorkville M-2; Kendall County A1			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-18-400-001	02-17-300-001		



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

Rezoning, special use, preliminary plan and PUD approvals pursuant to details in the attached Petition.

ATTORNEY INFORMATION

NAME: **Russell G. Whitaker** COMPANY: **Rosanova & Whitaker, Ltd.**
MAILING ADDRESS: **445 Jackson Ave., Suite 200**
CITY, STATE, ZIP: **Naperville, IL 60540** TELEPHONE: **630-355-4600**
EMAIL: **russ@rw-attorneys.com** FAX:

ENGINEER INFORMATION

NAME: **Brian D. Johnson** COMPANY: **Pinnacle Engineering Group**
MAILING ADDRESS: **1051 E. Main Street, Suite 217**
CITY, STATE, ZIP: **East Dundee, IL 60118** TELEPHONE: **847-551-5300**
EMAIL: **brian.johnson@pinnacle-engr.com** FAX: **224-699-9459**

LAND PLANNER/SURVEYOR INFORMATION

NAME: **Paul A. Kubicek** COMPANY: **Pinnacle Engineering Group**
MAILING ADDRESS: **1051 E. Main Street, Suite 217**
CITY, STATE, ZIP: **East Dundee, IL 60118** TELEPHONE: **847-551-5300**
EMAIL: **brian.johnson@pinnacle-engr.com** FAX: **224-699-9459**

ATTACHMENTS

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

Petitioner must attach a Plat of Survey or Proposed Plat of Annexation of the property and title it as "Exhibit B".

Petitioner must provide a written petition signed by a majority of the owners of record of land within the territory to be annexed and also by a majority of the electors, if any, residing within the territory to be annexed. 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

DATE

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

OWNER SIGNATURE

DATE

Phyllis A. Yablosky

9-11-2025

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

Notary Public, State of Illinois
Official Seal
C. M. Long
Commission # 847518
My Commission Expires 11/21/2028

Notary Public, State of Illinois
Official Seal
C. M. Long
Commission # 847518
My Commission Expires 11/21/2028

C. M. Long



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PETITIONER SIGNATURE

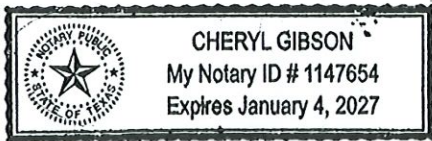
9/9/2025

DATE

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

OWNER SIGNATURE

DATE



Cheryl Gibson

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

EXHIBIT A

PARCEL 1:

THAT PART OF THE WEST HALF OF SECTION 17 AND PART OF THE EAST HALF OF SECTION 18, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE SECTION LINE BETWEEN SECTIONS 17 AND 18, 11.66 CHAINS NORTH OF QUARTER SECTION CORNERS; THENCE EAST AT RIGHT ANGLES WITH SAID SECTION LINE BEING ALSO THE SOUTH LINE OF A TRACT CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED FEBRUARY 28, 1972 AS DOCUMENT NO. 72-892, A DISTANCE 20 CHAINS; THENCE SOUTH PARALLEL WITH SAID SECTION LINE, 31.66 CHAINS TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE WEST, 40 CHAINS TO THE CENTER OF PUBLIC ROAD; THENCE NORTH ALONG CENTER OF SAID ROAD AND DIVIDING LINE OF SOUTHEAST AND NORTHEAST QUARTERS OF SAID SECTION 18, 31.66 CHAINS TO THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT; THENCE EAST TO THE SECTION LINE, 20 CHAINS TO THE PLACE OF BEGINNING;

EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF BEECHER ROAD AND THE SOUTH LINE OF A TRACT CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED FEBRUARY 28, 1972 AS DOCUMENT NO. 72-892; THENCE NORTH 87°25'20" EAST ALONG THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT, 2137.53 FEET TO THE CENTERLINE ROB ROY CREEK; THENCE SOUTH 05°38'05" WEST ALONG THE CENTERLINE OF SAID CREEK, 142.0 FEET TO AN ANGLE POINT IN SAID CREEK; THENCE SOUTH 01°16'08" WEST ALONG THE CENTERLINE OF SAID CREEK, 918.53 FEET; THENCE SOUTH 87°25'20" WEST PARALLEL WITH THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT, 754.54 FEET TO THE WEST LINE OF SAID SECTION 17; THENCE NORTH 01°24'04" WEST ALONG SAID WEST LINE, 857.18 FEET TO A LINE DRAWN 200 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT; THENCE SOUTH 87°25'20" WEST ALONG SAID PARALLEL LINE, 1323.24 FEET TO SAID CENTER LINE OF BEECHER ROAD; THENCE NORTH 01°16'27" WEST ALONG SAID CENTER LINE, 200.05 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE WEST HALF OF SECTION 17 AND PART OF THE EAST HALF OF SECTION 18, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF BEECHER ROAD AND THE SOUTH LINE OF A TRACT CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED FEBRUARY 28, 1972 AS DOCUMENT NO. 72-892; THENCE NORTH 87°25'20" EAST ALONG THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT, 2137.53 FEET TO THE CENTERLINE ROB ROY CREEK; THENCE SOUTH 05°38'05" WEST ALONG THE CENTERLINE OF SAID CREEK, 142.0 FEET TO AN ANGLE POINT IN SAID CREEK; THENCE SOUTH 01°16'08" WEST ALONG THE CENTERLINE OF SAID CREEK, 918.53 FEET; THENCE SOUTH 87°25'20" WEST PARALLEL WITH THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT, 754.54 FEET TO THE WEST LINE OF SAID SECTION 17; THENCE NORTH 01°24'04" WEST ALONG SAID WEST LINE, 857.18 FEET TO A LINE DRAWN 200 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT; THENCE SOUTH 87°25'20" WEST ALONG SAID PARALLEL LINE, 1323.24 FEET TO SAID CENTER LINE OF BEECHER ROAD; THENCE NORTH 01°16'27" WEST ALONG SAID CENTER LINE, 200.05 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

EXHIBIT B

02-18-400-001; 02-17-300-001
JYJ LLC
2622 BEECHER RD
YORKVILLE, IL, 60560

02-18-200-005
COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE, IL, 60181

02-18-200-004
MEYER, JOHN TRUST: TR
90 SHORE DR
OGDEN DUNES, IN, 46368-1007

02-17-100-005
COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE, IL, 60181

02-17-100-004
MEYER, JOHN TRUST: TR
90 SHORE DR
OGDEN DUNES, IN, 46368-1007

02-17-100-010
MEYER, JOHN TRUST: TR
90 SHORE DR
OGDEN DUNES, IN, 46368-1007

02-17-300-003
COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE, IL, 60181

02-17-100-014
INLAND CORNEILS LLC
% INLAND REAL ESTATE GROUP INC
P O BOX CNC #1746
LOMBARD, IL, 60148

02-17-400-014
YORKVILLE BUSINESS CENTER ASSOC
% F.E. WHEATON & CO LLC
202 W WHEATON AVE
YORKVILLE, IL, 60560

02-17-300-004
COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE, IL, 60181

02-17-390-001
CITY OF YORKVILLE
651 PRAIRIE POINTE DR
YORKVILLE, IL, 60560

02-17-300-008
PAPENDICK, SCOTT D
23W567 PINE DR
CAROL STREAM, IL, 60188

02-17-501-001
BN&SF RAILWAY CO
PROPERTY TAX DEPARTMENT
PO BOX 961089
FORT WORTH, TX, 76161-0089

02-17-300-007
YORKVILLE MEADOWS LLC
C/O SHERRIE CHIOU
80 REMINGTON RD.
SCHAUMBURG, IL, 60173

02-18-400-007
LOFTUS, ROBERT M &
ILDEFONSA LIV TRUST
11159 FAXON RD
YORKVILLE, IL, 60560

02-18-400-004
C1 YORKVILLE LLC
2850 N HARWOOD ST STE 2200
DALLAS, TX, 75201

02-18-100-006
COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FL
OAK BROOK TERRACE, IL, 60181

02-17-300-009
LOFTUS, ROBERT M &
ILDEFONSA LIV TRUST
11159 FAXON RD
YORKVILLE, IL, 60560