



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 PLANNED UNIT DEVELOPMENT

## INTENT AND PURPOSE

Planned Unit Developments (PUD) are unique and differ substantially from conventional subdivisions. Therefore they require administrative processing as "special uses". PUD's are a complex type of special use, potentially consisting of various land uses and design elements, requiring the establishment of more specific procedures, standards and exceptions from the strict application of the zoning district regulations. Under this procedure, well-planned residential, industrial/manufacturing, commercial and other types of land uses, individually or in combination, may be developed with design flexibility allowing for full utilization of the topographical and environmental characteristics of the site.

This packet explains the process to successfully submit and complete an Application for Planned Unit Development. 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 PUD process, please refer to "Title 10, Chapter 8: Planned Unit Developments" of the Yorkville, Illinois City Code.

## APPLICATION PROCEDURE

### STEP

# 1

#### PRE-APPLICATION CONFERENCE

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

The petitioner must contact the City Administrator or designee to arrange a pre-application conference. The pre-application conference is an informal discussion of the proposed PUD plan. City staff shall review and provide input on the proposal's compatibility with the goals and policies of the City. The staff will also decide whether the existing zoning and land use in the general area of the PUD is appropriate. No commitments will be made, nor will any statements or opinions made by the staff be considered binding.

### STEP

# 2

#### 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, Community Development staff will provide a tentative schedule of meetings as well as all needed documents for the process.



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# APPLICATION FOR PLANNED UNIT DEVELOPMENT

## STEP

# 3

### PLAN COUNCIL

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

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

## STEP

# 4

### CONCEPT PUD PLAN REVIEW

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

*This step is optional at the discretion of the petitioner.*

The petitioner may request informal feedback of the overall PUD concept plan by the City Council at a regularly scheduled public meeting. The items submitted shall include:

- Application
- Appropriate filing fee
- Aerial photograph
- Zoning plat
- Written explanation of the general character of proposed PUD
- Written description of general site information
- Conceptual PUD sketch or land plan

The City Council will conduct an informal review of the conceptual PUD plan and provide the petitioner with general comments.

## STEP

# 5

### ECONOMIC DEVELOPMENT COMMITTEE

#### MEETS ON THE 1ST TUESDAY OF THE MONTH

*The petitioner may present a preliminary PUD plat, final PUD plat, or both.*

The petitioner must present the proposed PUD Preliminary Plat and/or Final Plat 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

# 6

### PLANNING & ZONING COMMISSION

#### MEETS ON THE 2ND WEDNESDAY OF THE MONTH

*The petitioner may present a preliminary PUD plat, final PUD plat, or both.*

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.

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.



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# APPLICATION FOR PLANNED UNIT DEVELOPMENT

## STEP 7 CITY COUNCIL

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

*The petitioner may present a preliminary PUD plat, final PUD plat, or both.*

The petitioner will attend the City Council meeting where the recommendation of the variance will be considered. City Council will make the final approval of the PUD plat. 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
- 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

## SAMPLE MEETING SCHEDULE

### MONTH 1

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

Plan Council Meeting

### MONTH 2

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

Economic Development Committee

### MONTH 3

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

Planning & Zoning Commission  
 Public Hearing

### MONTH 4

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

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 and Step 2 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.



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# APPLICATION FOR PLANNED UNIT DEVELOPMENT

## 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)



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INVOICE & WORKSHEET PETITION APPLICATION			
<b>CONCEPT PLAN REVIEW</b>	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
<b>AMENDMENT</b>	<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: \$
<b>ANNEXATION</b>	<input checked="" type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$ 1,480.00
$\frac{128}{\text{\# of Acres}} - 5 = \frac{123}{\text{Acres over 5}} \times \$10 = \frac{\$1,230.00}{\text{Amount for Extra Acres}} + \$250 = \$ \frac{1,480.00}{\text{Total Amount}}$			
<b>REZONING</b>	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$
<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>			
$\frac{\quad}{\text{\# of Acres}} - 5 = \frac{\quad}{\text{Acres over 5}} \times \$10 = \frac{\quad}{\text{Amount for Extra Acres}} + \$200 = \$ \frac{\quad}{\text{Total Amount}}$			
<b>SPECIAL USE</b>	<input checked="" type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$ 1,480.00
$\frac{128}{\text{\# of Acres}} - 5 = \frac{123}{\text{Acres over 5}} \times \$10 = \frac{\$1,230.00}{\text{Amount for Extra Acres}} + \$250 = \$ \frac{1,480.00}{\text{Total Amount}}$			
<b>ZONING VARIANCE</b>	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
<b>PRELIMINARY PLAN FEE</b>	<input checked="" type="checkbox"/> \$500.00		Total: \$ 500.00
<b>PUD FEE</b>	<input checked="" type="checkbox"/> \$500.00		Total: \$ 500.00
<b>FINAL PLAT FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>ENGINEERING PLAN REVIEW DEPOSIT</b>	<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 checked="" type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$ 25,000.00
<b>OUTSIDE CONSULTANTS DEPOSIT</b>	<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 checked="" type="checkbox"/> Over 10 acres	\$1,000.00 \$2,500.00 \$5,000.00	Total: \$ 5,000.00
<b>TOTAL AMOUNT DUE:</b>			33,960.00



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# APPLICATION FOR PLANNED UNIT DEVELOPMENT

DATE: 7/22/2025		PZC NUMBER:		DEVELOPMENT NAME:	
<b>PETITIONER INFORMATION</b>					
NAME: John Hatem			COMPANY: C1 Yorkville LLC		
MAILING ADDRESS: 2820 N. Harwood St., Ste. 2200					
CITY, STATE, ZIP: Dallas, TX 75201			TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME (469) 289-2037		
EMAIL: jhatem@cyrusone.com			FAX:		
<b>PROPERTY INFORMATION</b>					
NAME OF HOLDER OF LEGAL TITLE: JYJ LLC					
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 0.40 miles north of Faxon Road on the east side of Beecher Road					
CURRENT ZONING CLASSIFICATION: A-1 Agricultural and A1-SU Agricultural Special Use			REQUESTED ZONING CLASSIFICATION: M-2		
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: M-2			TOTAL ACREAGE: 127.76		
LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW:					
<b>ZONING AND LAND USE OF SURROUNDING PROPERTIES</b>					
NORTH: Kendall County A1					
EAST: Kendall County A1					
SOUTH: City of Yorkville A1 - Solar Farm					
WEST: City of Yorkville M-2, Kendall County A1					
<b>KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)</b>					
02-18-400-001		02-17-300-001			



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# APPLICATION FOR PLANNED UNIT DEVELOPMENT

## PROPERTY INFORMATION

IS THE PROPERTY WITHIN CITY LIMITS?

YES  NO

DOES A FLOODPLAIN EXIST ON THE PROPERTY?

YES  NO

## 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".

## PUD STANDARDS

PLEASE STATE IN WHAT RESPECT DOES THE DESIGN OF THE PLANNED UNIT DEVELOPMENT MEET THE REQUIREMENTS AND DESIGN STANDARDS OF THE DEVELOPMENT STANDARDS AND DESIGN CRITERIA SET FORTH IN THE YORKVILLE MUNICIPAL CODE:

See attached Petition.

PLEASE STATE THE EXTENT TO WHICH THE PROPOSED PLAN DEVIATES AND/OR REQUIRES WAIVERS OF THE BULK REGULATIONS IN THE ZONING ORDINANCE AND HOW THE MODIFICATIONS IN DESIGN STANDARDS FROM THE SUBDIVISION CONTROL REGULATIONS FULFILL THE INTENT OF THOSE REGULATIONS:

See attached Petition.



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## PUD STANDARDS

PLEASE STATE THE EXTENT OF PUBLIC BENEFIT PRODUCED BY THE PLANNED UNIT DEVELOPMENT, SUCH AS, BUT NOT LIMITED TO, THE ADEQUACY OF COMMON OPEN SPACE AND/OR PUBLIC RECREATIONAL FACILITIES PROVIDED; SUFFICIENT CONTROL OVER VEHICULAR TRAFFIC; PROVISION OF PUBLIC SERVICES; PROVISION AND PROTECTION OF THE REASONABLE ENJOYMENT OF THE LAND:

See attached Petition.

PLEASE STATE THE RELATIONSHIP AND COMPATIBILITY, BENEFICIAL OR ADVERSE, OF THE PLANNED UNIT DEVELOPMENT TO THE ADJACENT PROPERTIES AND NEARBY LAND USES:

See attached Petition.

PLEASE STATE THE EXTENT TO WHICH THE PLANNED UNIT DEVELOPMENT FULFILLS THE OBJECTIVES OF THE FUTURE PLANNING OBJECTIVES OR OTHER PLANNING POLICIES OF THE CITY:

See attached Petition.



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## SPECIAL USE STANDARDS

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

See attached Petition.

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:

See attached Petition.

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:

See attached Petition



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# APPLICATION FOR PLANNED UNIT DEVELOPMENT

## 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:

See attached Petition.

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:

See attached Petition.

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:

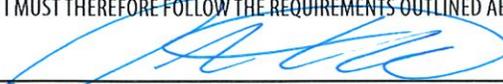
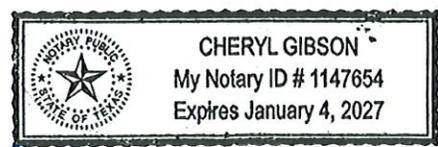
See attached Petition.





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ATTORNEY INFORMATION	
NAME: Russell 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
AGREEMENT	
<p>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.</p> <p>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.</p>	
 _____ PETITIONER SIGNATURE	See attached Petition _____ DATE
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.	
_____ OWNER SIGNATURE	_____ DATE
<p><b>THIS APPLICATION MUST BE NOTARIZED          PLEASE NOTARIZE HERE:</b></p>	
 	

# 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

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

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

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

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

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

02-18-200-005  
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

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

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

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

02-18-100-006  
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

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

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

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

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

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