



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:

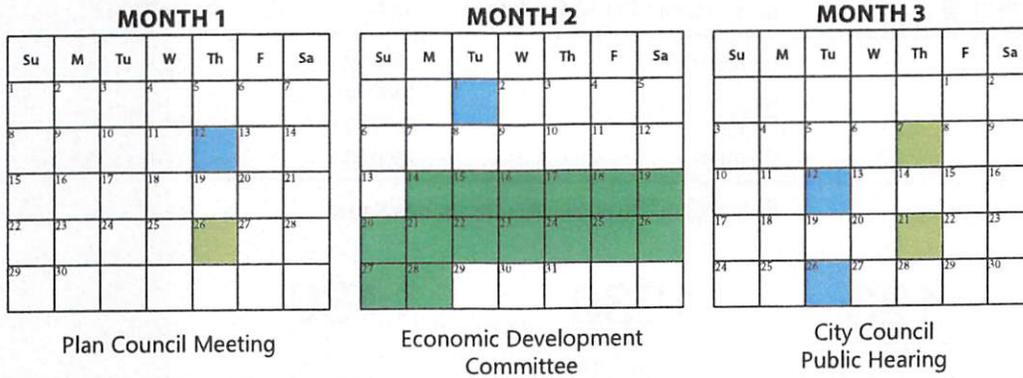
- Trustees of the fire protection district
- Township Highway Commissioner, Township Trustees, Township Supervisor, and Township Clerk, if land to be annexed includes any highway under township jurisdiction



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SAMPLE MEETING SCHEDULE



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	<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 checked="" type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		1,480.00
	$\frac{128}{\text{\# of Acres}} - 5 = \frac{123}{\text{Acres over 5}} \times \$10 = \frac{1230}{\text{Amount for Extra Acres}} + \$250 = \$ \frac{1480}{\text{Total Amount}}$		Total: \$
REZONING	<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>			
	$\frac{\quad}{\text{\# of Acres}} - 5 = \frac{\quad}{\text{Acres over 5}} \times \$10 = \frac{\quad}{\text{Amount for Extra Acres}} + \$200 = \$ \frac{\quad}{\text{Total Amount}}$		
SPECIAL USE	<input checked="" type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		1,480.00
	$\frac{128}{\text{\# of Acres}} - 5 = \frac{123}{\text{Acres over 5}} \times \$10 = \frac{1230}{\text{Amount for Extra Acres}} + \$250 = \$ \frac{1480}{\text{Total Amount}}$		Total: \$
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input checked="" type="checkbox"/> \$500.00		Total: \$500.00
PUD FEE	<input checked="" type="checkbox"/> \$500.00		Total: \$500.00
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 checked="" type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	25,000.00
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres <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
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: <input checked="" type="radio"/> BUSINESS <input type="radio"/> 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.

[Signature]
 OWNER SIGNATURE

[Signature]
 DATE

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

[Signature]



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PETITIONER SIGNATURE

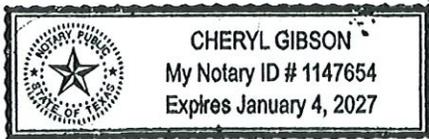
9/9/2025

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;

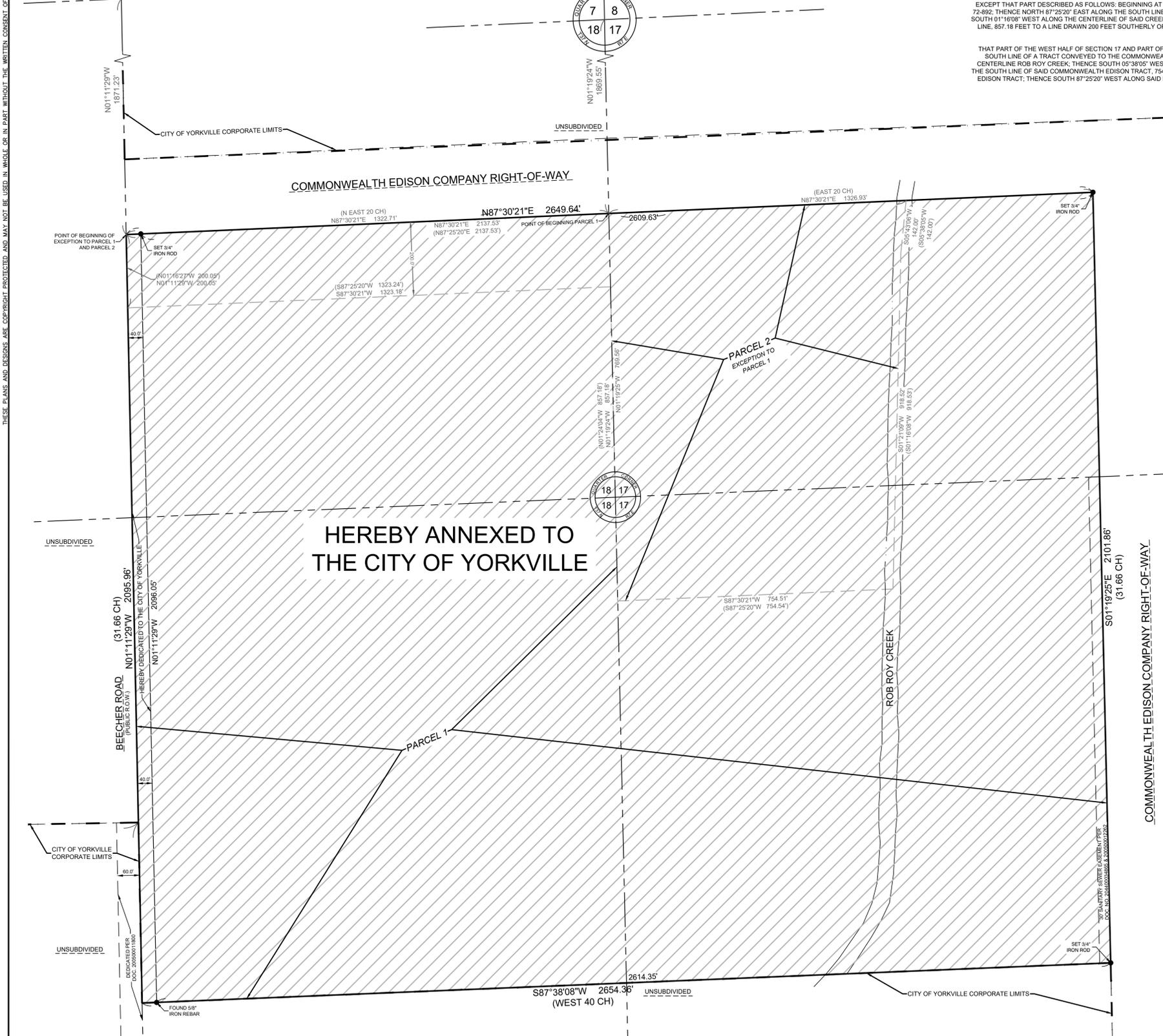
EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF BEECHER ROAD AND THE SOUTH LINE OF A TRACT CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED FEBRUARY 28, 1972 AS DOCUMENT NO. 72-892; THENCE NORTH 87°25'20" EAST ALONG THE SOUTH LINE OF SAID 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.

PLAT OF ANNEXATION TO THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

CORNELLS ROAD



HEREBY ANNEXED TO
THE CITY OF YORKVILLE

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 30 CHAINS; THENCE SOUTH PARALLEL WITH SAID SECTION LINE, 31.66 CHAINS TO THE SOUTHWEST CORNER OF THE NORTHWEST 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 OF SAID 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.

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CONTAINING 5,565,138 SQUARE FEET OR 127.7580 ACRES.

PIN: 02-17-300-001 & 02-18-400-001



GRAPHICAL SCALE (FEET)
0 1" = 150' 300'
Coordinates referenced to the Illinois State Plane Coordinate System, East Zone (1201)(N.A.D. 1983/2011).

LEGEND OF LINES

- PARCEL BOUNDARY
- INTERIOR BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY
- CENTER OF RIGHT-OF-WAY
- EASEMENT LINE
- RECORD DIMENSION
180.00'
MEASURED DIMENSION
AREA TO BE ANNEXED

CITY COUNCIL CERTIFICATE

THE ANNEXED PROPERTY SHOWN ON THE ABOVE PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED AND MADE A PART OF THE CITY OF YORKVILLE BY THE COUNCIL OF SAID CITY ON THE _____ DAY _____ OF A.D. 20__.

(NAME - PRINT) _____

(SIGNATURE) CITY OF YORKVILLE MAYOR _____

(NAME - PRINT) _____

(SIGNATURE) CITY CLERK _____

OWNER CERTIFICATE

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND I HAS CAUSED THE SAME TO BE SURVEYED AND ANNEXED AS SHOWN ON THE PLAT HEREON DRAWN.
DATED THIS _____ DAY OF _____, 20__.

NOTARIZED OWNER(S) SIGNATURE _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS(HER) OWN FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC _____

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

THIS INSTRUMENT _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE

OF KENDALL COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, 20__, A.D., AT

_____ O'CLOCK _____ M., AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

RECORDER OF DEEDS _____

THIS PLAT IS BEING SUBMITTED BY:
NAME: _____
ADDRESS: _____

AUGUST 29, 2025

PAUL A. KUBICEK
PLS #035-003296
EXPIRES NOVEMBER 30, 2026



PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

ILLINOIS OFFICE:
1051 E. MAIN STREET - SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300

CHICAGO | MILWAUKEE | NATIONWIDE

C1 YORKVILLE SUBDIVISION
PHASE II
YORKVILLE, ILLINOIS

PLAT OF ANNEXATION

REVISIONS	

REG JOB No. 6097250
DATE 8/29/2025
SCALE 1" = 150'
DRAFTED BY: TJS
SHEET 1 of 1
SURVEY

EXHIBIT C

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

02-18-200-004
 YORKVILLE NEXUS V LLC
 837 W JUNIOR TERR
 CHICAGO, IL 60613

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

02-17-100-004
 YORKVILLE NEXUS V LLC
 837 W JUNIOR TERR
 CHICAGO, IL 60613

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

02-17-100-010
 YORKVILLE NEXUS V LLC
 837 W JUNIOR TERR
 CHICAGO, IL 60613