



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, February 2, 2016

6:00 p.m.

City Hall Conference Room
800 Game Farm Road, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: January 5, 2016

New Business:

1. EDC 2016-06 Building Permit Report for December 2015
2. EDC 2016-07 Building Inspection Report for December 2015
3. EDC 2016-08 Property Maintenance Report for December 2015
4. EDC 2016-09 Economic Development Update
5. EDC 2016-10 Foreclosure Bi-Annual Report
6. PC 2016-02 The Law Office Corporation – Special Use Request
7. PC 2016-03 United Faith in Christ Church – Special Use Request

Old Business:

Additional Business:

2015/2016 City Council Goals – Economic Development Committee

Goal	Priority	Staff
“South Side Economic Development”	1	Bart Olson & Krysti Barksdale-Noble
“Revenue Growth (Industrial/Commercial Incentives)”	2	Bart Olson & Krysti Barksdale-Noble
“Downtown Planning and Development”	3	Krysti Barksdale-Noble
“Comprehensive Plan Update”	15	Krysti Barksdale-Noble

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, February 2, 2016
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. January 5, 2016

- ☐ Approved _____
- ☐ As presented
- ☐ With corrections

NEW BUSINESS:

1. EDC 2016-06 Building Permit Report for December 2015

- ☐ Moved forward to CC _____ consent agenda? Y N
 - ☐ Approved by Committee _____
 - ☐ Bring back to Committee _____
 - ☐ Informational Item
 - ☐ Notes _____
-
-

2. EDC 2016-07 Building Inspection Report for December 2015

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

3. EDC 2016-08 Property Maintenance Report for December 2015

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

4. EDC 2016-09 Economic Development Update

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

5. EDC 2016-10 Foreclosure Bi-Annual Report

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. PC 2016-02 The Law Office Corporation – Special Use Request

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

7. PC 2016-03 United Faith in Christ Church – Special Use Request

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

ADDITIONAL BUSINESS:



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – January 5, 2016

Meeting and Date: EDC – February 2, 2016

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker

Name

Department

Agenda Item Notes:

DRAFT

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, January 5, 2016 6:00pm
Yorkville City Hall, Conference Room
800 Game Farm Road**

In Attendance:

Committee Members:

Chairman Ken Koch
Alderman Diane Teeling
Alderman Chris Funkhouser
Alderman Carlo Colosimo

Other City Officials:

City Administrator Bart Olson
Community Development Director Krysti Barksdale-Noble
City Planner Chris Heinen
Code Official Pete Ratos

Other Guests:

Rich Gaerard, Caledonia

The meeting was called to order by Chairman Ken Koch at 6:00pm.

Citizen Comments: None

Previous Meeting Minutes: December 1, 2015

The minutes were approved as read on a voice vote.

New Business:

1. EDC 2016-01 Building Permit Report for November 2015

Mr. Ratos reported 5 BUILD permits in November, no single family detached homes, 10 commercial remodels and 25 miscellaneous permits. He commented that 2015 was a good year.

2. EDC 2016-02 Building Inspection Report for November 2015

There were 153 inspections representing a slight decrease from the previous month, however, the mild weather has helped. Most inspections were for BUILD houses.

3. EDC 2016-03 Property Maintenance Report for November 2015

Multiple cases were heard and Mr. Ratos gave details on two of the ongoing cases. Many of the tickets will be re-issued due to the new State law.

4. PC 2016-04 Economic Development Update

Mr. Olson reported on behalf of Ms. Dubajic. He said the YEDC was closed out in the previous week and \$3,000 in remaining funds was forwarded to the City. Ms. Dubajic sent an invoice for her hours worked and Mr. Olson noted she had worked 40 hours more than expected in December. This will be offset by planned vacations so there was no billing for the extra hours.

Ms. Dubajic has contacted developers of Kendall Marketplace and Kendall Crossing to determine if they will attend a May conference in Las Vegas. If they attend, she said it would be beneficial for her and city representatives to also attend. She can get discounted rates and Mr. Olson will solicit volunteers.

She also met with Mr. Tollefson and Mr. Mann from Imperial Investments and Boombah, to review plans for downtown properties. They are trying to secure tenants for vacant properties. Mr. Olson also noted that Boombah will be shifting from a manufacturing facility to a warehouse facility.

Ms. Dubajic is also working with a new business who wishes to build a new facility on the south end of town, with a scheduled fall opening.

A new location for the proposed sports dome is being researched.

Chairman Koch asked about an update for the Countryside area. There are no new businesses coming in at this time, however, it was noted the theater is doing well. It was also noted that Kendall 10 will begin to serve liquor. Ms. Teeling asked about the Com Ed signage in Countryside. It refers to underground infrastructure being completed for smart grids.

5. EDC 2016-05 Caledonia – Proposed Development Agreement

A PUD agreement was approved in 2004 for 206 lots to be developed in 3 phases. The owners have changed and requested a clarification of the PUD including the parks contribution. A lump sum of \$158,000 was expected for parks from the original agreement. That was later changed to be paid on a permit basis, but was not codified and many fees were never paid. Other agreement components are: a backup SSA with a \$2,000 per unit fee for the Rob Roy interceptor, early acceptance of roadway, parkway trees and sidewalks will be done on a permit basis, request for signage and \$1,006 per unit for the Parks. Staff has prepared a fee schedule.

Mr. Rich Gaerard was present on behalf of the homeowners. He said a 5-acre land cash contribution has been made, all punchlists are complete and Com Ed still needs to run lines for the street lights. The agreement will solidify the various components in writing.

It was noted the Homeowners Association is already in place. Alderman Colosimo said residents could be affected if some are in the SSA while others are not. The entrance to the development was briefly discussed and there was some question about early acceptance if the roads are not done yet or if construction traffic is damaging them. Mr. Ratos added that heavy equipment is not allowed to be unloaded on the streets.

The committee recommended approval for the agreement and it moves to the January 12th consent agenda.

Old Business:

1. EDC 2015-37 Commercial/Industrial Incentive Plan

Ms. Noble said staff feels there are many incentives in place and it's not beneficial to do a blanket proposal. A case-by-case basis or site basis will determine the course of action. Alderman Funkhouser used the Corneils Road site as an example, saying that no natural gas is available there and wondered how developers would be notified in advance that the City is willing to work with them. He suggested a document that outlines items the City would consider and would like information placed on the City website as well. Mr. Olson added that Ms. Dubajic already verbalizes these considerations when meeting with clients and Ms. Teeling added that developers already know about incentive agreements. Mr. Ratos said available properties should be part of the website. Ms. Noble said EEI has just hired a GIS specialist who will create a "storyboard" of available properties with various links for info. There is a possibility that the City and County could work together, however, some of the County info is outdated.

2. EDC 2015-43 BUILD T.O.O. Program

This program is an extension of the BUILD program and the acronym signifies Townhome Owner Occupied. Ms. Noble said the trend is for townhomes and this program would provide incentives up to \$5,000. A tiered program was also discussed by staff, however, after review it was suggested the T.O.O. program be run in the same fashion as the original BUILD for one year. Ms. Teeling noted that the City incentivizes businesses, but not residents.

Alderman Funkhouser asked if there is a legal ramification with requiring the townhome to be owner-occupied for 1 year, rather than having it be a rental. Mr. Olson said the City Attorney did not have an issue with this and it was noted a BUILD home could have a similar situation. Water and sewer fees are only half of the normal cost under this program, however, Mr. Ratos noted that there are separate water fees for each townhome unit.

This item will move to the January 26th Council meeting for discussion.

3. EDC 2015-47 Noise Ordinance Discussion

Ms. Noble said the current issue with noise at the bowling alley may be a vibration problem rather than decibels. A sound engineering company, Soundscape, was contacted for solutions and it was suggested to visit the site and also examine the equipment used to measure the sound. Mr. Funkhouser asked to have the paid company airfare expense removed from the \$4,000 study proposal.

Mr. Olson said the ticket recently issued to the alleged offender was based on vibrations. He reviewed a similar problem and solution in East Dundee. When the decibel level is exceeded, a light begins to flash so that the music is turned down. This can also be applied to a vibration problem. Mr. Olson said the Yorkville bar owner has been responsive and has hired a sound engineer regarding the problem.

The committee approved of moving forward to hire the company for a study.

Additional Business:

For the record, Ms. Noble wished to clarify a misidentification from last month's meeting regarding lot coverage. It applied to the bank on the site discussed, not X-Pac.

The proposed senior housing project was briefly discussed and Mr. Koch said he had visited a similar project in Glendale Heights. He said there is a waiting list from 2014 for that facility, so occupancy is not an issue. Income restrictions were briefly discussed. Alderman Colosimo said he spoke with St. Patrick's parish representatives who took a neutral position on the project. It was noted the proposed project has passed the first round of approvals.

There was no further business and the meeting was adjourned at 7:19pm.

Minutes respectfully submitted by
Marlys Young



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

NB #1

Tracking Number

EDC 2016-06

Agenda Item Summary Memo

Title: Building Permit Report for December 2015

Meeting and Date: EDC – February 2, 2016

Synopsis: All permits issued in December 2015

Council Action Previously Taken:

Date of Action: N/A Action Taken: N/A

Item Number: N/A

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:



UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

December 2015

TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	B.U.I.L.D <i>Single Family Detached Program Begins 1/1/2012</i>	SFA <i>Single Family Attached</i>	Multi- Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
December 2015	25	0	5	0	0	6	0	14	1,344,184.00	83,994.95
Calendar Year 2015	605	8	76	0	0	132	0	389	49,791,115.00	1,211,968.84
Fiscal Period 2016	459	7	54	0	0	95	0	303	14,255,105.00	821,731.08
December 2014	19	0	4	0	0	2	0	13	815,731.00	56,544.62
Calendar Year 2014	572	7	65	0	0	108	0	352	24,128,162.00	1,104,878.80
Fiscal Period 2015	432	2	47	0	0	75	0	308	19,258,317.00	775,811.77
December 2013	24	0	1	0	0	12	0	11	2,448,098.00	25,503.88
Calendar Year 2013	598	33	50	0	0	131	0	384	21,082,235.00	1,106,601.95
Fiscal Period 2014	434	20	30	0	0	87	0	297	14,583,144.00	641,012.57
December 2012	12	0	0	0	0	7	0	5	224,437.00	10,392.50
Calendar Year 2012	561	32	37	0	0	111	0	381	18,287,174.00	898,964.46
Fiscal Period 2013	426	21	26	0	0	86	0	293	13,033,202.00	607,290.33



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

NB #2

Tracking Number

EDC 2016-07

Agenda Item Summary Memo

Title: Building Inspection Report for December 2015

Meeting and Date: EDC – February 2, 2016

Synopsis: All inspections scheduled in December 2015

Council Action Previously Taken:

Date of Action: N/A Action Taken: N/A

Item Number: N/A

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:

DATE: 01/04/2016
TIME: 10:02:30
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 12/01/2015 TO 12/31/2015

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	004-FIN FINAL INSPECTION	20140071	455 E BARBERRY CIR	149		12/22/2015
PR	_____	008-RFR ROUGH FRAMING	20140095	1478 CORNERSTONE DR	16		12/10/2015
PR	_____	009-REL ROUGH ELECTRICAL					12/10/2015
PR	_____	010-RMC ROUGH MECHANICAL					12/10/2015
PR	_____	011-PLR PLUMBING - ROUGH					12/10/2015
PR	_____	012-INS INSULATION					12/16/2015
PR	_____	015-FIN FINAL INSPECTION	20150043	611 WINDETT RIDGE RD	75		12/03/2015
PR	_____	016-PLF PLUMBING - FINAL OSR READ					12/03/2015
TK	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: TREE, SURVEY OK TO TEMP					12/08/2015
PR	_____	014-FIN FINAL INSPECTION	20150286	1432 RUBY DR	358		12/07/2015
PR	_____	015-PLF PLUMBING - FINAL OSR READ					12/07/2015
TK	_____	015-EFL ENGINEERING - FINAL INSPE	20150287	1442 RUBY DR	357		12/15/2015
PR	_____	016-FIN FINAL INSPECTION					12/15/2015
PR	_____	017-PLF PLUMBING - FINAL OSR READ					12/15/2015
PR	_____	016-FIN FINAL INSPECTION	20150321	931 S CARLY CIR	95		12/03/2015
PR	_____	017-PLF PLUMBING - FINAL OSR READ					12/03/2015
TK	_____	018-EFL ENGINEERING - FINAL INSPE					12/03/2015
TK	_____	012-EFL ENGINEERING - FINAL INSPE	20150370	876 N CARLY CIR	47		12/14/2015
RE	_____	013-FIN FINAL INSPECTION					12/17/2015
RE	_____	014-PLF PLUMBING - FINAL OSR READ					12/17/2015
BC	_____	015-REI REINSPECTION Comments1: FINAL				12/18/2015	
PR	_____	006-EPW ENGINEERING- PUBLIC WALK	20150379	873 N CARLY CIR	23		12/08/2015
PR	_____	007-RFR ROUGH FRAMING					12/14/2015

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TIME: 10:02:30
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 12/01/2015 TO 12/31/2015

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	008-REL ROUGH ELECTRICAL					12/14/2015
PR	_____	009-RMC ROUGH MECHANICAL					12/14/2015
PR	_____	010-PLR PLUMBING - ROUGH					12/14/2015
PR	_____	011-INS INSULATION					12/17/2015
PR	_____	011-FIN FINAL INSPECTION	20150380	881 PURCELL ST	70		12/10/2015
PR	_____	012-PLF PLUMBING - FINAL OSR READ					12/10/2015
TK	_____	013-EFL ENGINEERING - FINAL INSPE					12/10/2015
_____	_____	014-FGS FINAL GRADE SURVEY					12/09/2015
PR	_____	006-REI REINSPECTION Comments1: SIDING	20150387	1428 SLATE CT	347		12/02/2015
PR	_____	010-STP STOOP	20150429	633 BIRCHWOOD DR	141		12/04/2015
PR	_____	AM 011-GAR GARAGE FLOOR					12/04/2015
PR	_____	012-INS INSULATION					12/17/2015
PR	_____	007-RFR ROUGH FRAMING	20150448	2478 WAVERLY CIR	237		12/03/2015
PR	_____	008-REL ROUGH ELECTRICAL					12/03/2015
PR	_____	009-RMC ROUGH MECHANICAL					12/03/2015
PR	_____	010-PLR PLUMBING - ROUGH					12/03/2015
PR	_____	011-INS INSULATION					12/08/2015
PR	_____	012-PHD POST HOLE - DECK					12/11/2015
PR	_____	004-RMC ROUGH MECHANICAL	20150457	301 E RIDGE ST			12/14/2015
PR	_____	005-REL ROUGH ELECTRICAL					12/14/2015
PR	_____	007-RFR ROUGH FRAMING					12/14/2015
PR	_____	008-INS INSULATION					12/21/2015
PR	_____	004-FIN FINAL INSPECTION	20150461	181 COMMERCIAL DR	F		12/30/2015
PR	_____	005-PLF PLUMBING - FINAL OSR READ					12/30/2015

DATE: 01/04/2016
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 12/01/2015 TO 12/31/2015

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	006-FIN FINAL INSPECTION	20150466	728 E VETERANS PKWY			12/01/2015
PR	_____	007-PLF PLUMBING - FINAL OSR READ					12/01/2015
AS	_____	008-FHD HEALTH DEPT FINAL APPROVA					12/01/2015
FM	_____	009-FFD BKFD FINAL INSPECTION					12/02/2015
PR	_____	013-PHD POST HOLE - DECK	20150475	822 CAULFIELD PT	109		12/11/2015
BH	_____	003-RFR ROUGH FRAMING	20150481	305 E WASHINGTON ST		12/18/2015	
PR	_____	011-INS INSULATION	20150485	1437 SLATE CT	339		12/01/2015
PR	_____	007-RFR ROUGH FRAMING	20150488	1433 RUBY DR	351		12/10/2015
PR	_____	008-REL ROUGH ELECTRICAL					12/10/2015
PR	_____	009-RMC ROUGH MECHANICAL					12/10/2015
PR	_____	010-PLR PLUMBING - ROUGH					12/10/2015
PR	_____	011-INS INSULATION					12/15/2015
RE	_____	008-PLR PLUMBING - ROUGH	20150489	1458 SLATE CT	344		12/18/2015
BH	_____	009-RFR ROUGH FRAMING					12/18/2015
BH	_____	010-REL ROUGH ELECTRICAL					12/18/2015
BH	_____	011-RMC ROUGH MECHANICAL					12/18/2015
PR	_____	012-INS INSULATION					12/22/2015
PR	_____	007-PLR PLUMBING - ROUGH	20150491	1403 RUBY DR	349		12/02/2015
PR	_____	008-RMC ROUGH MECHANICAL					12/02/2015
PR	_____	009-REL ROUGH ELECTRICAL					12/02/2015
PR	_____	010-RFR ROUGH FRAMING					12/02/2015
PR	_____	011-INS INSULATION					12/07/2015
BH	_____	003-FIN FINAL INSPECTION	20150504	1387 SLATE DR	335		12/18/2015
PR	_____	AM 001-FIN FINAL INSPECTION	20150510	2312 HIGH RIDGE LN	133		12/10/2015

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 12/01/2015 TO 12/31/2015

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	008-REL ROUGH ELECTRICAL	20150521	691 WINDETT RIDGE RD	83		12/15/2015
PR	_____	009-RFR ROUGH FRAMING					12/15/2015
PR	_____	010-RMC ROUGH MECHANICAL					12/15/2015
PR	_____	011-PLR PLUMBING - ROUGH					12/15/2015
PR	_____	PM 012-INS INSULATION					12/16/2015
TK	_____	013-EFL ENGINEERING - FINAL INSPE	20150527	1986 MEADOWLARK LN	144		12/15/2015
		Comments1: NO TREE OR FINAL GRADE SURVEY, OK TO TEM					
		Comments2: P					
PR	_____	014-FIN FINAL INSPECTION					12/15/2015
PR	_____	015-PLF PLUMBING - FINAL OSR READ					12/15/2015
PR	_____	002-FTG FOOTING	20150528	868 GREENFIELD TURN	128		12/03/2015
PR	_____	003-BKF BACKFILL					12/29/2015
PR	_____	PM 004-FIN FINAL INSPECTION	20150535	302 N BRIDGE ST			12/16/2015
PR	_____	005-PLR PLUMBING - ROUGH					12/16/2015
PR	_____	005-BSM BASEMENT FLOOR	20150548	1388 SLATE DR	383		12/10/2015
PR	_____	006-GAR GARAGE FLOOR					12/16/2015
PR	_____	007-REL ROUGH ELECTRICAL					12/29/2015
PR	_____	008-RFR ROUGH FRAMING					12/29/2015
PR	_____	009-RMC ROUGH MECHANICAL					12/29/2015
PR	_____	010-PLR PLUMBING - ROUGH					12/29/2015
PR	_____	011-INS INSULATION				12/31/2015	
PR	_____	001-FTG FOOTING	20150550	1443 RUBY DR	352		12/21/2015
PR	_____	002-BKF BACKFILL					12/30/2015
PR	_____	005-BSM BASEMENT FLOOR	20150551	2678 LILAC WAY	379		12/11/2015
PR	_____	006-GAR GARAGE FLOOR					12/16/2015

DATE: 01/04/2016
TIME: 10:02:30
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 12/01/2015 TO 12/31/2015

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	007-REI REINSPECTION Comments1: BASEMENT FLOOR					12/16/2015
PR	_____	004-PLU PLUMBING - UNDERSLAB	20150552	2752 LILAC CT	330		12/07/2015
PR	_____	003-FIN FINAL INSPECTION	20150555	1457 SLATE CT	341		12/03/2015
PR	_____	006-EPW ENGINEERING- PUBLIC WALK	20150556	882 N CARLY CIR	48		12/08/2015
PR	_____	007-REL ROUGH ELECTRICAL					12/29/2015
PR	_____	008-RFR ROUGH FRAMING					12/29/2015
PR	_____	009-RMC ROUGH MECHANICAL					12/29/2015
PR	_____	010-PLR PLUMBING - ROUGH					12/29/2015
PR	_____ AM	001-PLR PLUMBING - ROUGH	20150562	664 W VETERANS PKWY UNIT			12/22/2015
PR	_____	002-PLR PLUMBING - ROUGH	20150563	934 N BRIDGE ST			12/01/2015
PR	_____	003-REL ROUGH ELECTRICAL					12/11/2015
PR	_____	004-RFR ROUGH FRAMING					12/11/2015
PR	_____	005-PLR PLUMBING - ROUGH					12/11/2015
PR	_____	001-ESW ENGINEERING - SEWER / WAT	20150575	798 BLUESTEM DR	114		12/08/2015
PR	11:00	002-FTG FOOTING					12/11/2015
PR	_____	003-BKF BACKFILL					12/23/2015
PR	_____	001-RFR ROUGH FRAMING	20150592	253 WALSH CIR	33		12/08/2015
PR	_____	002-REL ROUGH ELECTRICAL					12/08/2015
PR	_____	003-PLR PLUMBING - ROUGH					12/08/2015
PR	_____	004-RMC ROUGH MECHANICAL					12/08/2015
PR	_____ AM	005-INS INSULATION					12/11/2015
PR	13:00	001-FTG FOOTING	20150593	1448 SYCAMORE RD			12/14/2015
PR	_____	001-FIN FINAL INSPECTION Comments1: ROOF, ICE AND WATER NEVER INSPECTED.	20150608	409 B ELM ST			12/04/2015

DATE: 01/04/2016
TIME: 10:02:30
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 6

INSPECTIONS SCHEDULED FROM 12/01/2015 TO 12/31/2015

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	001-FIN FINAL INSPECTION	20150609	409 A ELM ST			12/04/2015
PR	_____	002-FIN FINAL INSPECTION	20150611	701 STATE ST		12/21/2015	
PR	_____ AM	001-RFR ROUGH FRAMING	20150612	2438 SAGE CT	28		12/09/2015
PR	_____	002-REL ROUGH ELECTRICAL					12/09/2015
PR	_____	003-PLR PLUMBING - ROUGH					12/09/2015
PR	_____	004-FIN FINAL INSPECTION				12/31/2015	
PR	_____	005-PLF PLUMBING - FINAL OSR READ				12/31/2015	
PR	_____	001-FIN FINAL INSPECTION	20150616	1945 MARKETVIEW DR			12/15/2015
PR	_____	001-PHF POST HOLE - FENCE	20150620	1328 CHESTNUT LN	13		12/22/2015
BH	_____ PM	001-FTG FOOTING	20150622	802 CAULFIELD PT	112		12/18/2015
PR	_____	002-BKF BACKFILL					12/30/2015
PR	_____	001-FTG FOOTING	20150625	891 PURCELL ST	68		12/04/2015
PR	_____	002-PLU PLUMBING - UNDERSLAB					12/15/2015
PR	_____	003-ESW ENGINEERING - SEWER / WAT					12/16/2015
PR	_____	004-BKF BACKFILL					12/16/2015
PR	_____ AM	005-BSM BASEMENT FLOOR					12/22/2015
PR	11:00	001-ESW ENGINEERING - SEWER / WAT	20150627	1967 MEADOWLARK LN	124		12/03/2015
PR	_____	001-PHF POST HOLE - FENCE	20150629	2686 BURR ST	1		12/09/2015
PR	_____	001-FIN FINAL INSPECTION	20150631	664 W VETERANS PKWY UNIT			12/07/2015
FM	_____	002-FFD BKFD FINAL INSPECTION					12/07/2015
PR	_____	001-PHF POST HOLE - FENCE	20150632	2447 EMERALD LN	115		12/16/2015
PR	12:00	001-PHD POST HOLE - DECK	20150644	2477 WAVERLY CIR	232		12/22/2015

DATE: 01/04/2016
TIME: 10:02:30
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 7

INSPECTIONS SCHEDULED FROM 12/01/2015 TO 12/31/2015

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE

PERMIT TYPE SUMMARY:		ADD ADDITION			5		
		AGP ABOVE-GROUND POOL			1		
		BIP BUILD INCENTIVE PROGRAM SFD			82		
		BSM BASEMENT REMODEL			11		
		CCO COMMERCIAL OCCUPANCY PERMIT			2		
		CRM COMMERCIAL REMODEL			13		
		DCK DECK			3		
		ESN ELECTRIC SIGN			2		
		FNC FENCE			3		
		GAR GARAGE			1		
		ROF ROOFING			3		
		SFD SINGLE-FAMILY DETACHED			13		
INSPECTION SUMMARY:		BKF BACKFILL			5		
		BSM BASEMENT FLOOR			3		
		EFL ENGINEERING - FINAL INSPECTION			6		
		EPW ENGINEERING- PUBLIC WALK			2		
		ESW ENGINEERING - SEWER / WATER			3		
		FFD BKFD FINAL INSPECTION			2		
		FGS FINAL GRADE SURVEY			1		
		FHD HEALTH DEPT FINAL APPROVAL			1		
		FIN FINAL INSPECTION			20		
		FTG FOOTING			6		
		GAR GARAGE FLOOR			3		
		INS INSULATION			12		
		PHD POST HOLE - DECK			3		
		PHF POST HOLE - FENCE			3		
		PLF PLUMBING - FINAL OSR READY			10		
		PLR PLUMBING - ROUGH			15		
		PLU PLUMBING - UNDERSLAB			2		
		REI REINSPECTION			3		
		REL ROUGH ELECTRICAL			13		
		RFR ROUGH FRAMING			14		
		RMC ROUGH MECHANICAL			11		
		STP STOOP			1		
INSPECTOR SUMMARY:					1		
	AS	AMY SERBY, ENVIRONMENTAL KEN C			1		
	BC	BOB CREADEUR			1		
	BH	BRIAN HOLDIMAN			6		
	FM	FIRE MARSHAL BKFD			2		
	PR	PETER RATOS			119		
	RE	RANDY ERICKSON			3		
	TK	TOM KONEN			6		

DATE: 01/04/2016
TIME: 10:02:30
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 12/01/2015 TO 12/31/2015

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE

STATUS SUMMARY:		C			1		
		C AS			1		
		C BC			1		
		C BH			1		
		C FM			2		
		C PR			16		
		C RE			2		
		C TK			4		
		I BH			5		
		I PR			97		
		I RE			1		
		T PR			6		
		T TK			2		
REPORT SUMMARY:				139			



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

NB #3

Tracking Number

EDC 2016-08

Agenda Item Summary Memo

Title: Property Maintenance Report for December 2015

Meeting and Date: EDC – February 2, 2016

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Pete Ratos Community Development
Name Department

Agenda Item Notes:

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Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: January 4, 2016
Subject: December Property Maintenance

Property Maintenance Report December 2016

Adjudication:

1 Property Maintenance Case heard in December

Case Number	Offense Location	Offense	Outcome
12/21/2015 N 2680	2753 Goldenrod Dr	Motor Vehicle	Dismissed

December Property Maintenance Complaint Report Attached

Case Report**DECEMBER PROPERTY MAINTENANCE 2015**

12/01/2015 - 12/31/2015

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	CITATION ISSUED	FINDINGS	VIOLATION LETTER SENT
20150159	12/30/2015	2766 CRANSTON	RUBBISH & GARBAGE	TO BE INSPECTED		NO VIOLATION	
20150158	12/29/2015	2645 N BRIDGE ST.	UNPERMITTED SIGN	IN VIOLATION			12/30/2015
20150157	12/14/2015	2255 Northland Ln	Camper in side yard	IN VIOLATION			12/22/2015
20150156	12/14/2015	2195 Northland Lane	Boat in side yard	IN VIOLATION			12/22/2015
20150155	12/8/2015	105 Worsley St.	Waste, Trash Debris, Unoperable Vehicles	IN VIOLATION			
20150154	12/4/2015	508 W. Dolph St.	Annual Renewal of Beekeeping License	COMPLIANT			12/7/2015

Total Records: 6



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

NB #4

Tracking Number

EDC 2016-09

Agenda Item Summary Memo

Title: Economic Development Update

Meeting and Date: EDC – February 2, 2016

Synopsis: An update will be given at the meeting.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:

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Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

NB #5

Tracking Number

EDC 2016-10

Agenda Item Summary Memo

Title: Foreclosure Tracking

Meeting and Date: EDC – February 2, 2016

Synopsis: Update on newly filed foreclosures from 2015.

Council Action Previously Taken:

Date of Action: N/A Action Taken: N/A

Item Number: N/A

Type of Vote Required:

Council Action Requested: _____

Submitted by: Chris Heinen Community Development
Name Department

Agenda Item Notes:

See attached memo. Informational Item.

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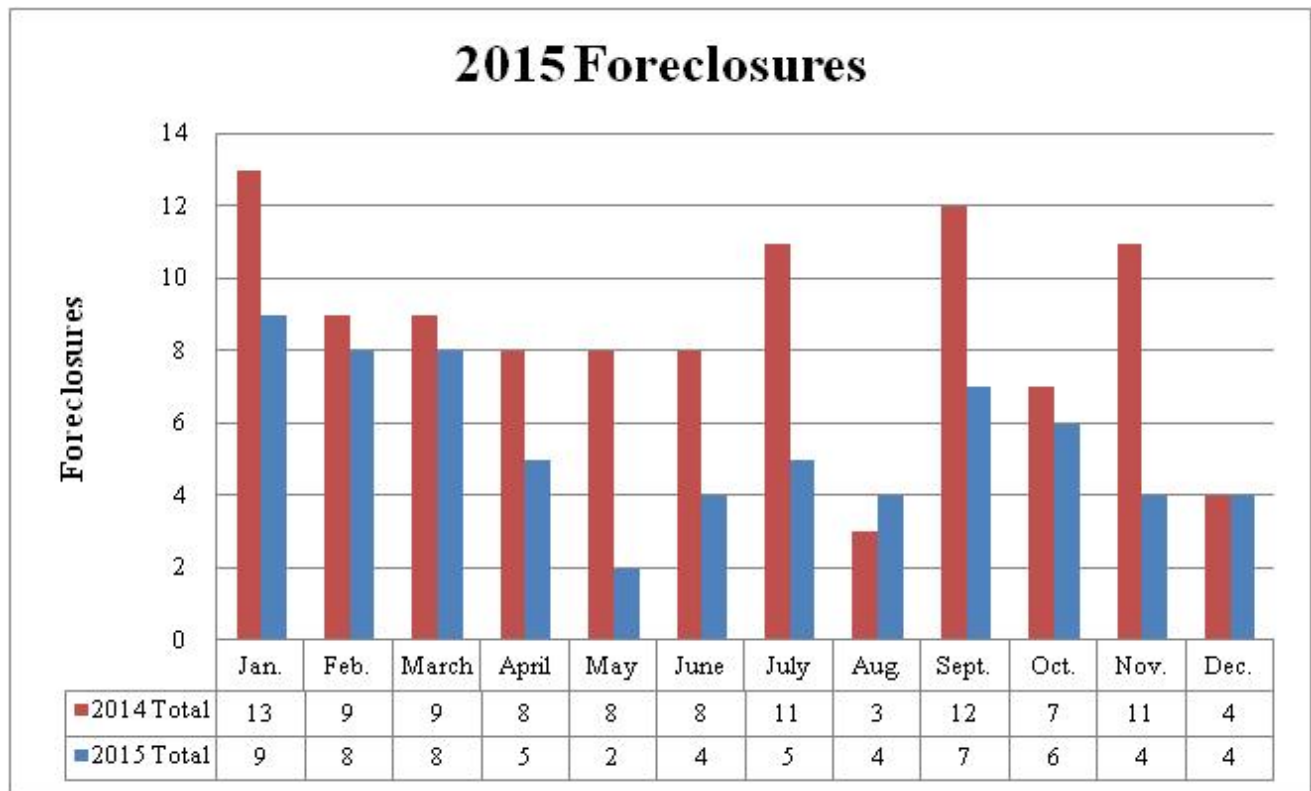
Memorandum

To: Economic Development Committee
From: Chris Heinen, Planner
CC: Krysti Barksdale-Noble, Community Development Director
Bart Olson, City Administrator
Date: January 26, 2016
Subject: Foreclosure Update 2015

Below is the foreclosure comparison from calendar year 2015. These results are compared to the same months for 2014 and all data is provided by <http://www.public-record.com>. Based on these results, the total number of foreclosures last year has decreased. The following graphs illustrate the trend in foreclosures month by month for 2015 and 2014. It also breaks down the amount of foreclosures by ward, subdivision and property type (residential, commercial, vacant land, etc).

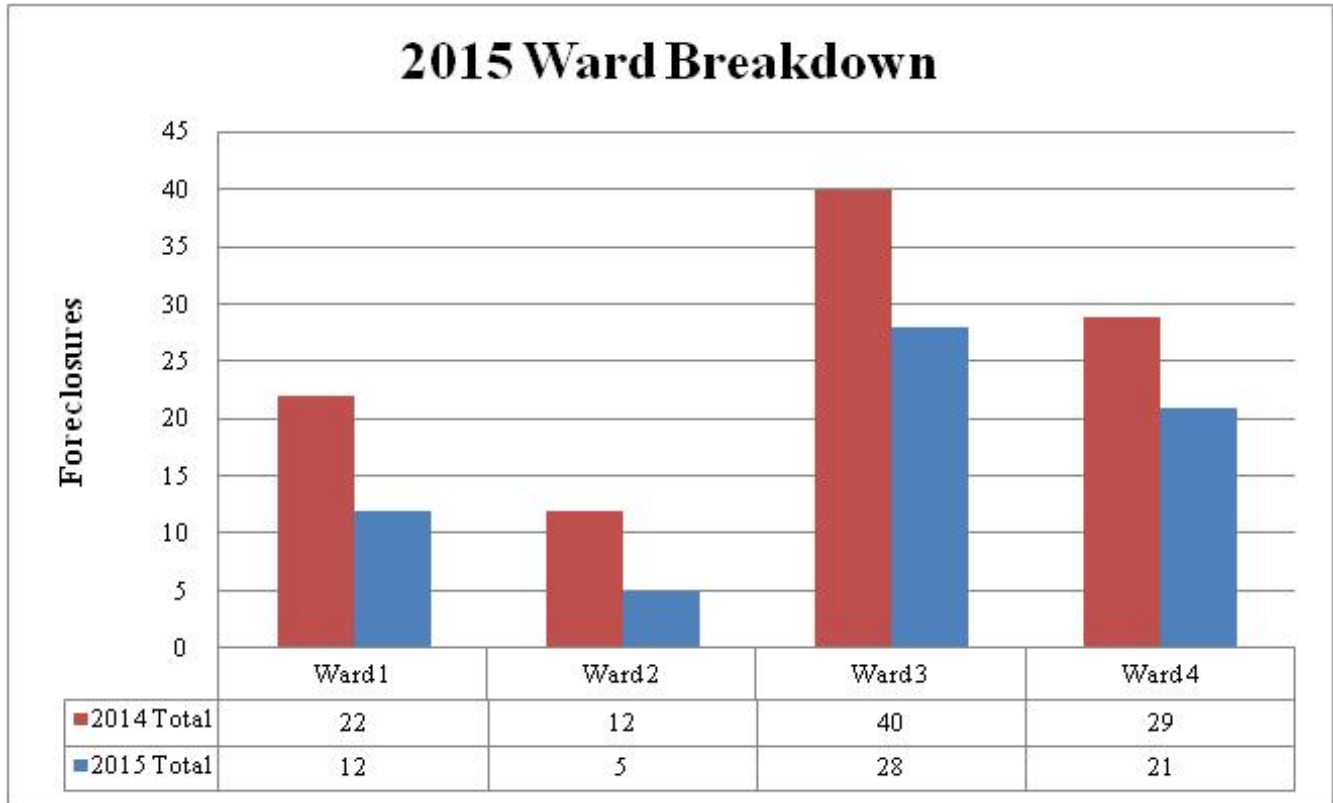
Month Breakdown:

- The number of total foreclosures from 2014 to 2015 has decreased considerably. In total, there were 66 newly filed foreclosures in 2015 versus 103 foreclosures in 2014. This is a decrease of 36% from 2014.



Ward Breakdown:

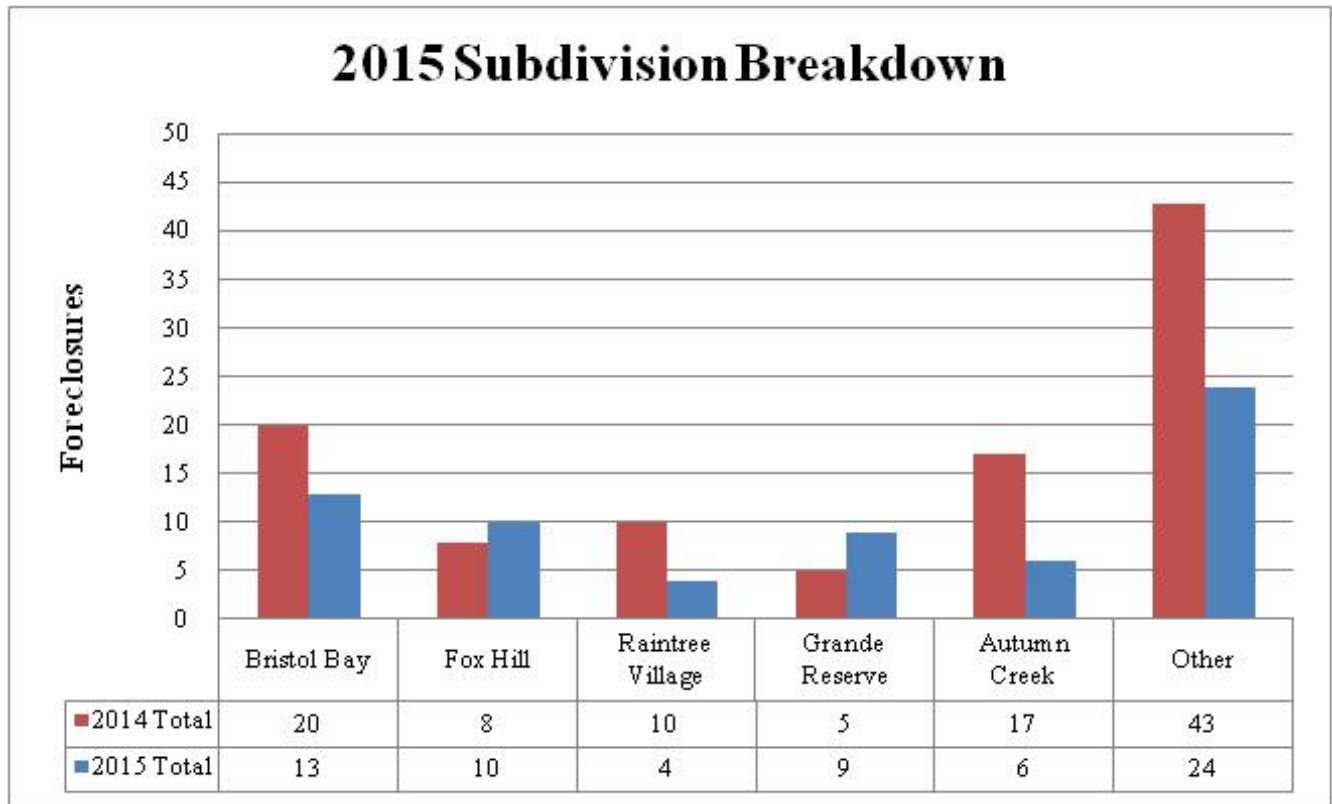
- As indicated in the graph below, Ward 3 has had the most foreclosures in 2015. However, these foreclosures are down from 2014 and had the largest decrease of the wards from 2014 to 2015. Overall, all wards had a decrease in foreclosures from 2014.



Subdivision Breakdown:

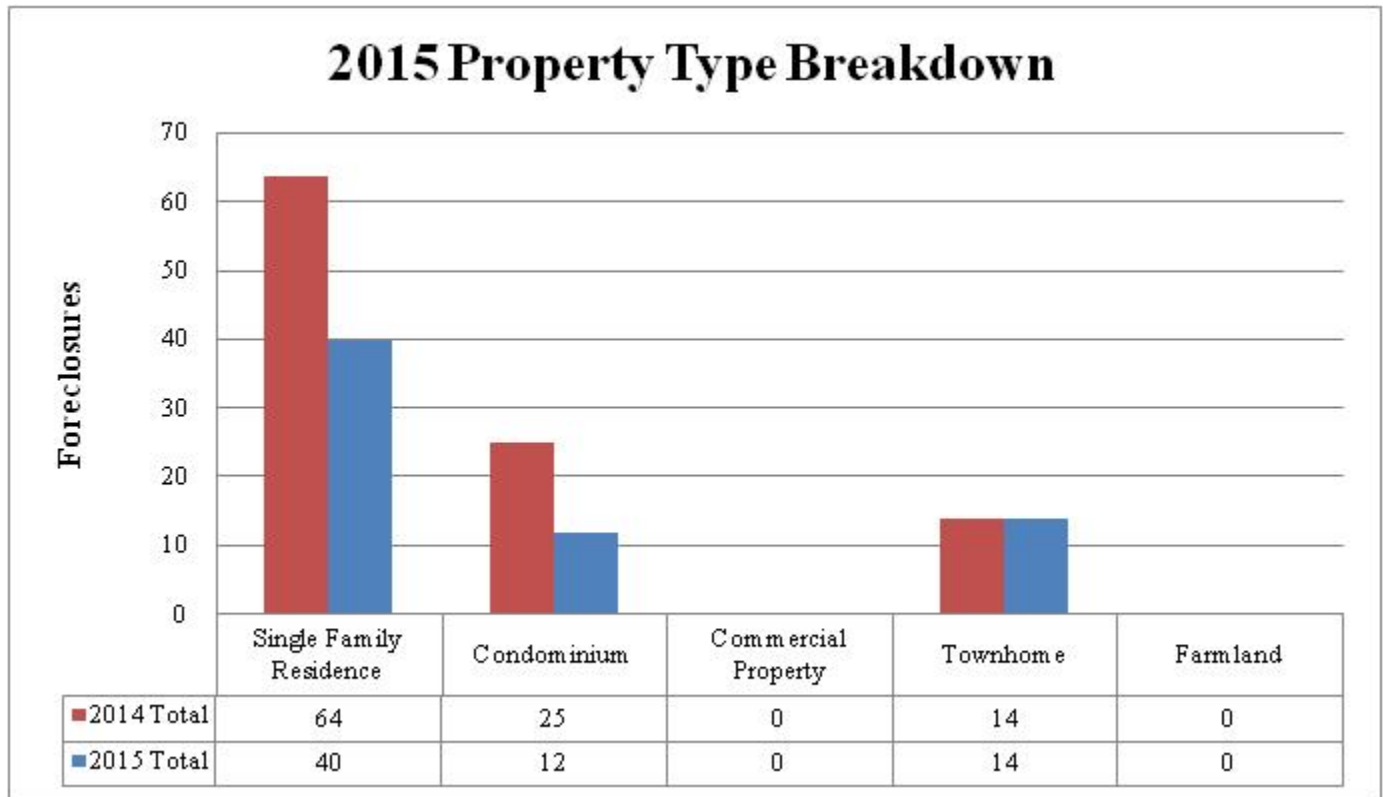
There were numerous subdivisions throughout the City that recorded newly filed foreclosures. Staff took the top five subdivisions for a comparison and grouped all other subdivisions into the “Other” category.

- As indicated in the graph below, Bristol Bay had the highest amount of foreclosures in 2015 with 13. Fox Hill and Grande Reserve had a slight increase from 2014 to 2015.



Property Type Breakdown:

- As indicated in the graph below, Single Family Residential had the most foreclosures in 2015. However, these foreclosures are down substantially from 2014. The Townhome segment remained the same from 2014. The number of Condominiums has dropped substantially as well in 2015.



Summary

Month Breakdown:

The monthly breakdown of foreclosures indicates a substantial decrease from month to month in foreclosures from 2014 to 2015.

Ward Breakdown:

Ward 3 has the highest amount of newly filed foreclosures of all the wards. Bristol Bay and Whispering Meadows are a couple of the larger subdivisions within Ward 3, which would indicate the reason for the higher amount of foreclosures. Ward 4 was a close second in foreclosures. Ward 2 had the fewest amount of newly filed foreclosures in 2015. Ward 2 is generally located within the downtown/older part of town and would indicate a stronger stability in the foreclosure market.

Subdivision Breakdown:

Bristol Bay again had the highest amount of newly file foreclosures in 2015. Bristol Bay has a mix of single family residences and townhomes, as well as a large amount of condominiums within the subdivision, which indicates a large amount of homeowners.

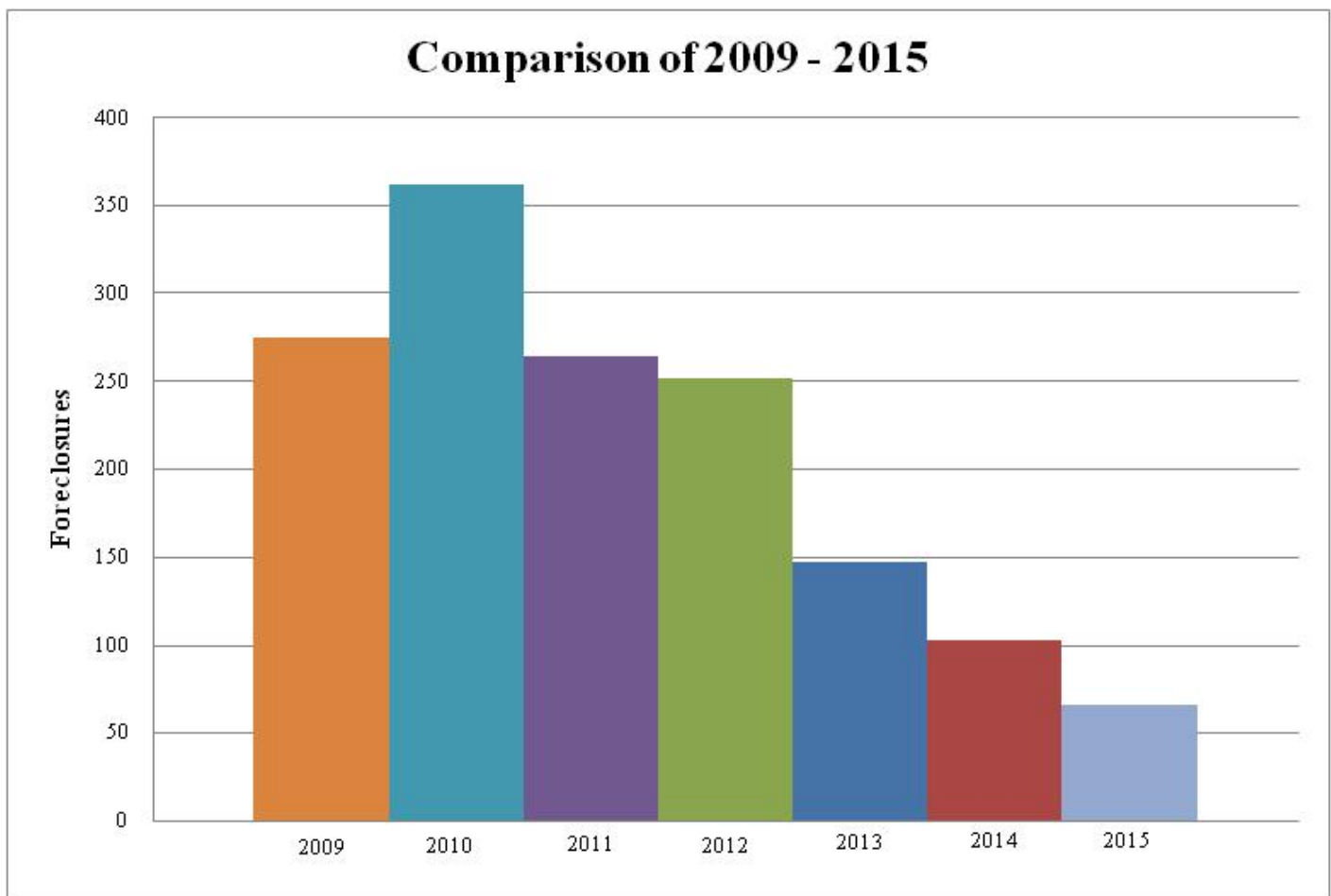
Therefore, it would point towards a higher rate of foreclosures compared to other subdivisions. Fox Hill and Grande Reserve saw an increase in foreclosures from 2014. There is not enough data to point towards a trend in these subdivisions. Staff will continue to monitor for any future trends in these subdivisions.

Property Type Breakdown:

The largest amount of newly filed foreclosures in 2015 was single family residences. Since a majority of the housing stock in Yorkville is single family detached, this statistic is anticipated.

Future Trends:

As indicated from the last update, newly filed foreclosures are likely to play a smaller role in the housing market in 2016. This is evident in the fact that the overall number of newly filed foreclosures from 2014 to 2015 is down substantially. National expectations are concurrent with what is forecasted in Illinois. According to RealtyTrac (<http://www.realtytrac.com/statsandtrends/foreclosuretrends/il>), Illinois has a newly filed foreclosure rate of 1 in every 1006. Kendall County ranks first in terms of lowest number of newly filed foreclosures at 1 in every 525. Expectations are that the foreclosures will continue to decrease slightly, or possible level off in the coming years. Below is a graph indicating the trend



since 2009.



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

NB #6

Tracking Number

PC 2016-02

Agenda Item Summary Memo

Title: Law Office – Proposed Special Use for a Bar/Tavern – Nightclub or Lounge

Meeting and Date: EDC/February 2, 2016

Synopsis: Request for Special Use Authorization for a Bar/Tavern – Nightclub or Lounge

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: Feedback.

Submitted by: Krysti J. Barksdale-Noble, AICP Community Development
Name Department

Agenda Item Notes:

See attached memo.

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Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: January 25, 2016
Subject: **Law Office – 226 South Bridge Street**
Proposed Special Use for a Bar/Tavern – Nightclub or Lounge

Background & Request:

The petitioner, The Law Office Corporation, has filed an application with the United City of Yorkville, Kendall County, Illinois requesting special use permit approval for the operation of a proposed bar/tavern with live music within an existing building zoned in the B-2 General Business District. The property is located at 226 South Bridge Street, the northeast corner of IL Route 47 and Van Emmon Street in downtown Yorkville. The building was formerly occupied as professional offices for attorneys.



Existing Conditions:

The existing zoning and land use for properties surrounding the subject property are as indicated below:

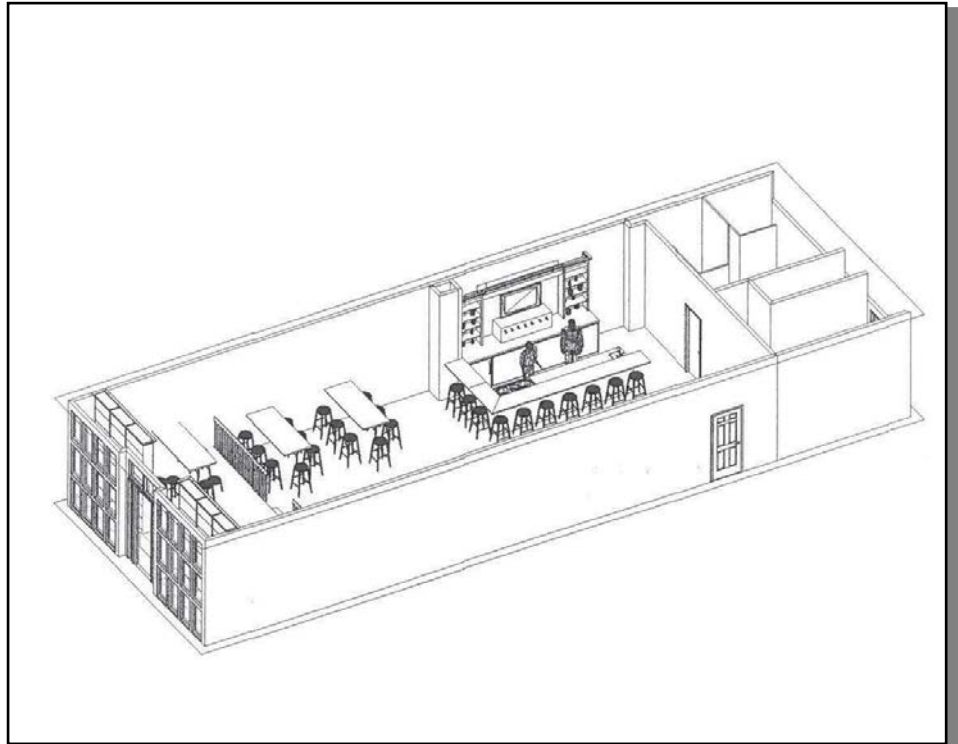
Table 1. Surrounding Zoning and Land Uses

	Zoning	Land Use
North	B-2, Retail Commerce Business District	Vacant (former Kendall County Record building)
East	B-2, Retail Commerce Business District	Kendall County Farm Bureau
South	B-2, Retail Commerce Business District	Fusion Gym (former Old Second Bank building)
West	B-2, Retail Commerce Business District	Vacant (former Cobblestone Restaurant)

Petitioner's Proposal:

The current owners of the property are in the process of remodeling the interior of the first floor in the existing 2-story building. The proposed plan called for the complete gutting of the approximately 1,500 square foot building's main level and renovating the space to feature a bar area, limited tables with seating, and a step-up platform area in the front of the building to be used as a stage for live performances. Restrooms for patrons and bar staff will be provided in the rear of the building. While the front of the existing building has a doorway entrance, the remodeled space will keep the appearance of a glass door on the façade facing IL Route 47, but main ingress and egress will occur from a side entry way off of Van Emmon Street.

The images to the right and below illustrate the concept design plan for the interior of the proposed bar/tavern. While the bar/tavern will offer patrons the ability to purchase and consume food on the premises, food will not be prepared onsite; nor are food preparation facilities proposed for the property at this time.



The petitioner has obtained the requisite building permit applications for the interior demolition and remodeling activities and will be required to obtain approvals from the Kendall County Health Department and Fire Department prior to conducting a final inspection. Special Use approval by the City will be required before the Building Department can issue the final occupancy permit for the proposed use. Additionally, a City issued

Liquor License will also be required prior to the proposed bar/tavern can open for business.

Parking/Traffic

Per Section 10-16-2-A-3 of the Zoning Ordinance, whenever the existing use of a building or structure changes, parking and loading facilities need to be provided as required by the current Zoning Ordinance. However, if the building or structure was erected prior to the effective date of the Zoning Ordinance (11-25-2014), additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use would exceed those for the existing use.

According to the Zoning Ordinance, the former office use would require two (2) parking spaces per 1,000 square foot of floor area of off-street parking and no off-street loading spaces. The current proposed use of a tavern (drinking establishment) would require three (3) parking spaces per 1,000 square feet of floor area of off-street parking and no off-street loading spaces. Based upon these requirements, the former office use would require three (3) off-street parking stalls and the current tavern use would require four (4) off-street parking stalls.

Due to the location of the property in the City's downtown, on street parking off of IL Route 47 was available which allowed the prior office use to meet the Zoning Ordinance standards. However, with the widening and reconstruction of IL Route 47 throughout the City downtown, which completed in 2015, businesses along both sides of Bridge Street in this area no longer have on street parking in front of their buildings available. As compensation for the removal of the street parking, the State of Illinois paid for the relocation of the approximately 20 on street parking spaces servicing those buildings to be consolidated into a single public parking lot located at the southeast corner of S. Main Street and W. Van Emmon Street. Approximately, 350 feet west of the subject property, within walking distance. In addition, there is a city-owned parking lot behind the subject property which provides off-street parking for all the businesses on the east side of IL Route 47, as illustrated in the aerial image below.



With regards to traffic, the Petitioner does not anticipate much in the way of substantially increased traffic for the proposed use, as most patrons will utilize either the rear parking lot or the parking facility on W. Van Emmon Street and walk to this establishment. Also, with the recent closure of the restaurants and bakery across the street on Bridge Street, this area of the downtown will not be overly burdened with significantly increased traffic than what already exists.

Adequate Utilities

Adequate public utilities already exist and are available to the subject property, as the building is serviced by City water and sewer. Since the property is not seeking to expand its building footprint onsite stormwater management is not a concern. The Yorkville Bristol Sanitary District (YBSD) will require review due to the change in use and a separate permit will be issued by them to the petitioner.

Noise

In consideration that the proposed use will have live music as entertainment, staff has reviewed the Noise Ordinance in Section 4-4-3 of the municipal code. Accordingly, commercial businesses must adhere to a maximum of 70 decibels (dB) during day time hours (7:00 am to 10:00 pm) and no more than 55 decibels (dB) to any receiving residential land during nighttime hours (10:01 pm to 6:59 am). The nearest residentially zoned and occupied property to this building is located approximately 350 feet to the east at the southwest corner of E. Van Emmon and Heustis Street.

The City is, however, in the process of reviewing and possibly revising its Noise Ordinance to take into consideration not only sound but vibration (typically produced by the bass in music). If those regulations are revised at anytime, the proposed business, if approved, would be required to meet those requirements. Staff is confident the petitioner is willing and capable of meeting the current and any future noise standards for the proposed use.

Comprehensive Plan

The 2008 Comprehensive Plan Update designates the future land use for this property as Commercial. The intent of the Commercial Land Use classification includes such uses as retail, service, restaurant and entertainment. Although the City is in the process of updating its Comprehensive Plan, it is still envisioned that this area of the City where the subject property is located will maintain a commercial land use designation.

Special Use Requirement

In order to determine if a proposed use will require Special Use authorization to operate as a tavern or restaurant, staff references the Zoning Ordinance. **Restaurants** are defined in the Zoning Ordinance as: *Any land, building or part thereof where meals are provided for compensation, including a café, cafeteria, coffee shop, lunchroom, drive-in stand, tearoom and dining room, and including the serving of alcoholic beverages when served with and incidental to the serving of meals, where permitted.* While **Tavern or Lounge** is defined in the Zoning Ordinance as: *A building where liquors are sold to be consumed on the premises, but not including restaurants where the principal business is serving food.*

While the Zoning Ordinance does not currently have a definition for “**Bar**”, the Use Table in Section 10-6-0 of the Zoning Ordinance lists “**Tavern – nightclub or lounge**” as a Special Use in B-1, B-2, B-3, B-4, M-1 and M-2 Districts. However there is no definition in the ordinance for “nightclub”. Therefore, staff relied on Section 10-2-2-H which states “[w]ords or terms contained in this title which are not defined hereinafter, shall assume definitions as prescribed in the most current edition of the Merriam-Webster unabridged dictionary. Based upon that, the definitions used to classify a “bar” or “nightclub” in this context was “*a counter where food or especially alcoholic beverages are served*”¹ and “*a place that is open at night, has music, dancing, or a show, and usually serves alcoholic drinks and food*”.²

It has been staff’s interpretation that the distinction between a Tavern/Lounge and a Restaurant in the Zoning Ordinance has been the food component, particularly, the service of food. In our previous approvals of Zoning for uses where a “Bar or Tavern” Liquor License has been issued (see table below), the primary business was NOT a Tavern, but another explicitly permitted use.

Table 2. Businesses with Bar-Tavern Licenses

Business Name	Address	Video Gaming License/Liquor License	Use (As Classified by Zoning)	Zoning (Permitted Use Y/N)
Rowdy’s	210 S. Bridge Street	Yes/Class A-1	Restaurant	B-2 (Y)
Yorkville Bowl	1205 N. Bridge Street	Yes/ Class A-2	Bowling Alley	B-3 (Y)
Rosati’s Pizza	1985 Marketview Drive	Yes/ Class R-1	Restaurant	B-3 (Y)
Yorkville Moose Family Center	1502 N. Bridge Street	Yes/ Class C	Private Club or Lodge/Restaurant	B-3 (Y)
Mike & Denise Pizzeria & Pub	728 E. Veterans Pkwy	Yes/ Class BG	Restaurant	B-3 (Y)
Wings Etc. Grill & Pub	1447 Cannonball Trail	Yes/ Class BG	Restaurant	B-2 (Y)
Java Jills #3	2635 N. Bridge Street	Yes/Class A-2	Coffee Shop	B-3 (Y)
Millhurst Ale House	2075 Marketview Dr.	No (applied for gaming license 12-7-15)/Class A-1	Restaurant	B-3 (Y)
Java Jills #5	932 N. Bridge Street	No (expecting for them to apply when they receive State approval)/Class A-2	Coffee Shop	B-3 (Y)

¹ <http://www.merriam-webster.com/dictionary/bar>

² <http://www.merriam-webster.com/dictionary/nightclub>

It is staff's opinion that the definition of Bar/Tavern used for zoning purposes and what is used for liquor licensing is different, as zoning regulates the primary use and liquor licensing regulates a specific ancillary activity operating within the use. While other uses were issued "bar/tavern" liquor licenses, the use did not meet the zoning definition of a "tavern". In this instance, the petitioner's proposed use clearly meets the zoning definition of a tavern and nightclub, therefore requiring the Special Use authorization from the City.

Special Use Criteria:

Section 10-4-9F of the City's Zoning Ordinance establishes standards for special use requests. No special use shall be recommended by the plan commission unless said commission shall find that:

1. 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.
2. 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 in which it is to be located.
3. 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.
4. Adequate utilities, access roads, drainage or other necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The proposed special use is not contrary to the objectives of the official comprehensive plan of the City as amended.

The applicant has provided written responses to these special use standards as part of their application and requests inclusion of those responses into the public record at the February 10, 2016 Plan Commission meeting.

Staff Comments:

Staff feels that the proposed use is appropriate and similar to other drinking establishments in the immediate area to the subject property (e.g. Rowdy's and Barley Fork), with the exception that food preparation will not be provided on the premises. Additionally, the live music component in such an intimate setting adds a unique element to the proposed tavern use and is complementary to the entertainment intent of the commercial land use designation this property has in the current Comprehensive Plan. Staff is supportive of the proposed Special Use request.

This proposed special use is scheduled for a public hearing on February 10, 2016 before the Plan Commission. A recommendation will be forwarded to the City Council for consideration at the February 23, 2016 regularly scheduled meeting. Staff will be available to answer any question the Economic Development Committee may have at Thursday night's meeting.

Attachments:

1. Copy of Petitioner's Application w/exhibits.
2. Copy of Public Notice.

Application For Special Use

STAFF USE ONLY

Date of Submission PC#

Development Name

Applicant Information

Name of Applicant(s)

Business Address

City State ZIP

Business Phone Business Fax

Business Cell Business E-mail

Property Information

Name of Holder of Legal Title

If Legal Title is held by a Land Trust, list the names of all holders of any beneficial interest therein:

Property Street Address

Description of Property's Physical Location

Zoning and Land Use of Surrounding Parcels

North	<input type="text" value="B-2"/>
East	<input type="text" value="B-2"/>
South	<input type="text" value="B-2"/>
West	<input type="text" value="B-2"/>

Current Zoning Classification

Kendall County Parcel Number(s) of Property

<input type="text" value="02-33-154-025"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Application For Special Use

Additional Contact Information

Attorney

Name
Address
City State ZIP
Phone Fax
E-mail

Engineer

Name
Address
City State ZIP
Phone Fax
E-mail

Land Planner/Surveyor

Name
Address
City State ZIP
Phone Fax
E-mail

Attachments

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

Applicant must list the names and addresses of any adjoining or contiguous landowners within 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".

Application For Special Use

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:

Use is a widely accpeted use serving alcohol. Food will be served on premises just not prepared on premises. The use is consistent with other uses in the immediate area.

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:

Use is consistent with other uses in the immediate vicinity.

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:

Use will not impede any development of surrounding properties because it is consistent with the uses of current businesses in area.

Please state how adequate utilities, access roads, drainage or other necessary facilities have been or are being provided:

All utilites are on-site and wouldn't be altered in anyway from the past use of the building

Application For Special Use

Special Use Standards

Please state how adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets:

The current roads and traffic control devices are more than adequate to prevent any traffic congestion.

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 Plan Commission:

Other than food preparation on-site the use will be consistent with regularly permitted uses within the zoning district.


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.

Applicant Signature

Date



12/21/15

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE IN THE SPACE BELOW:





United City of Yorkville
County Seat of Kendall County
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

Petitioner Deposit Account / Acknowledgment of Financial Responsibility

Development/Property Address: 226 S. Bridge St.	Project No.: FOR CITY USE ONLY	Fund Account No.: FOR CITY USE ONLY
---	---------------------------------------	--

Petition/Approval Type: *check appropriate box(es) of approval requested*

<input type="checkbox"/> Concept Plan Review	<input type="checkbox"/> Amendment (Text) (Annexation) (Plat)	<input type="checkbox"/> Annexation
<input type="checkbox"/> Rezoning	<input checked="" type="checkbox"/> Special Use	<input type="checkbox"/> Mile and 1/2 Review
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Final Plans
<input type="checkbox"/> P.U.D.	<input type="checkbox"/> Final Plat	

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 Name: Boyd Ingemunson	Address: 759 John St.	City: Yorkville IL	State: 60560	Zip Code:
Telephone: 630 553-5622	Mobile: 630 913-1950	Fax: 630 553-7958	E-mail: boydinemunson@i	

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: Boyd Ingemunson Title: President

Signature*: [Signature] Date: 12/21/15

**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)*

FOR CITY USE ONLY

ACCOUNT CLOSURE AUTHORIZATION:

Date Requested: _____ ☐ Completed ☐ Inactive

Print Name: _____ ☐ Withdrawn ☐ Collections

Signature: _____ ☐ Other

DEPARTMENT ROUTING FOR AUTHORIZATION: ☐ Comm Dev. ☐ Building ☐ Engineering ☐ Finance ☐ Admin.

**United City of Yorkville**

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

Fax: 630-553-7575

**INVOICE & WORKSHEET
PETITION APPLICATION**

CONTACT:

DEVELOPMENT/ PROPERTY:

Acreage: _____
Date: _____

Concept Plan Review: ☐ Yes ☐ No \$ _____
Engineering Plan Review Deposit of \$500 due

Amendment: ☐ Yes ☐ No \$ _____
\$500.00 Fee due for each: (Annexation) (Plan) (Plat) (PUD)

Annexation: ☐ Yes ☐ No \$ _____
\$250.00, plus \$10/acre for each acre over 5.
of acres: _____ - 5 = _____ x \$10 = _____ + \$250

Rezoning: ☐ Yes ☐ No \$ _____
\$200.00, plus \$10/acre for each acre over 5.
of acres: _____ - 5 = _____ x \$10 = _____ + \$200
If annexing and rezoning, charge only 1 per acre fee.
If rezoning to a PUD, charge PUD Development Fee- not Rezoning Fee.

Special Use: ☒ Yes ☐ No \$ 250.00
\$250.00, plus \$10/acre for each acre over 5.
of acres: _____ - 5 = _____ x \$10 = _____ + \$250

Zoning Variance: \$85.00 ☐ Yes ☐ No \$ _____
Outside Consultants deposit of \$500.00 due

Preliminary Plan Fee: \$500.00 ☐ Yes ☐ No \$ _____

P.U.D. Fee: \$500.00 ☐ Yes ☐ No \$ _____

Final Plat Fee: \$500.00 ☐ Yes ☐ No \$ _____

Engineering Plan Review Deposit: ☐ Yes ☐ No \$ _____
☐ Less than 1 acre = \$1,000 due
☐ Over 1 acre and less than 10 acres = \$2,500 due
☐ Over 10 acres and less than 40 acres = \$5,000 due
☐ Over 40 acres and less than 100 acres = \$10,000 due
☐ Over 100 acres = \$20,000 due

Outside Consultants Deposit: ☒ Yes ☐ No \$ 1000
Legal, Land Planner, Zoning Coordinator, Environmental Services
Annexation, Subdivision, Rezoning, and Special Use:
☒ Less than 2 acres = \$1,000 due
☐ Over 2 acres and less than 10 acres = \$2,500 due
☐ Over 10 acres = \$5,000 due

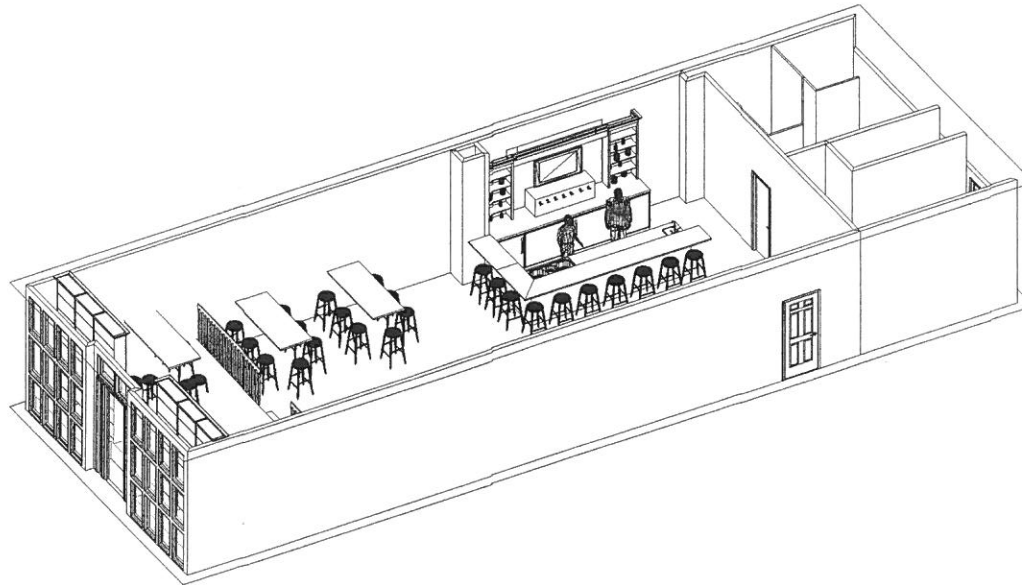
TOTAL AMOUNT DUE: \$ 1250.00
Word/ O Drive/ Dev. Dep. ARO/ Fee Sheet Wkst



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

20
TECHNOLOGIES

Designed: 4/7/2015
Printed: 4/15/2015



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

20
TECHNOLOGIES

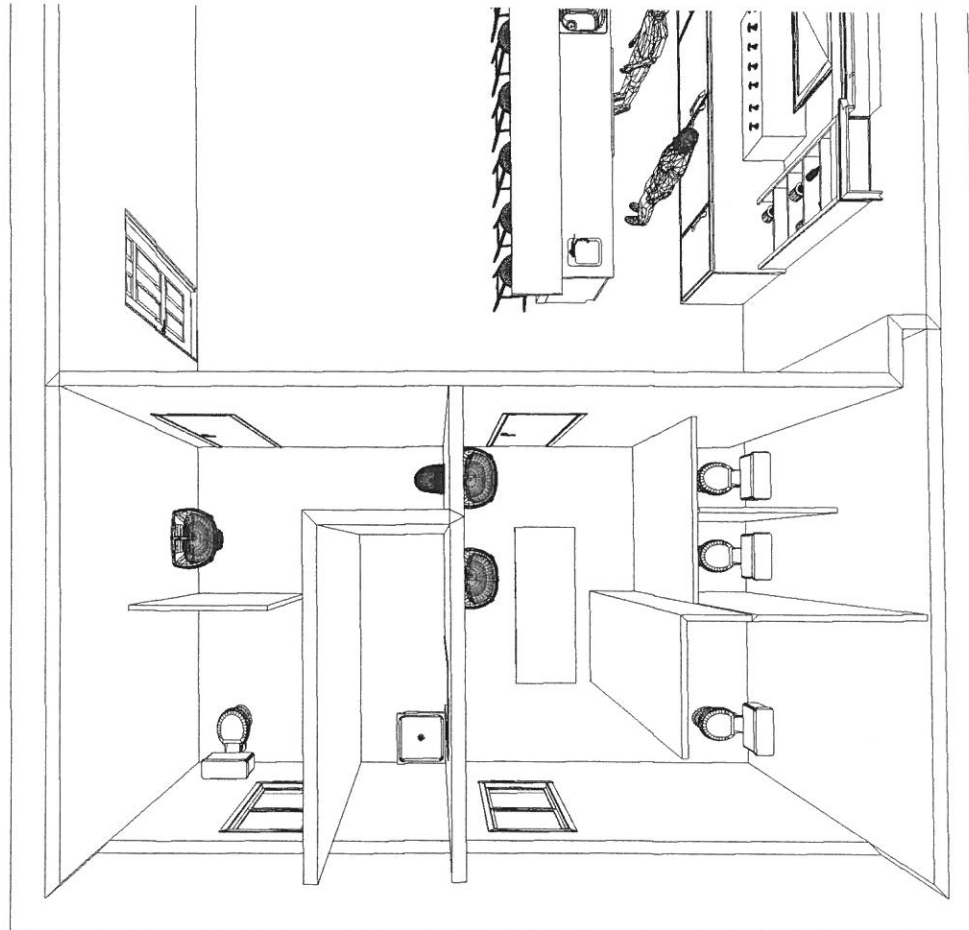
Designed: 4/7/2015
Printed: 4/15/2015



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

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TECHNOLOGIES

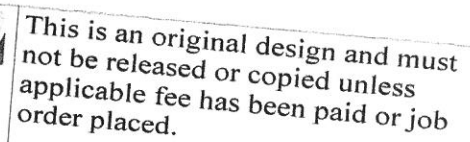
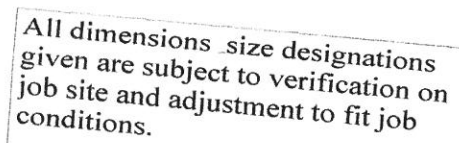
Designed: 4/7/2015
Printed: 4/15/2015



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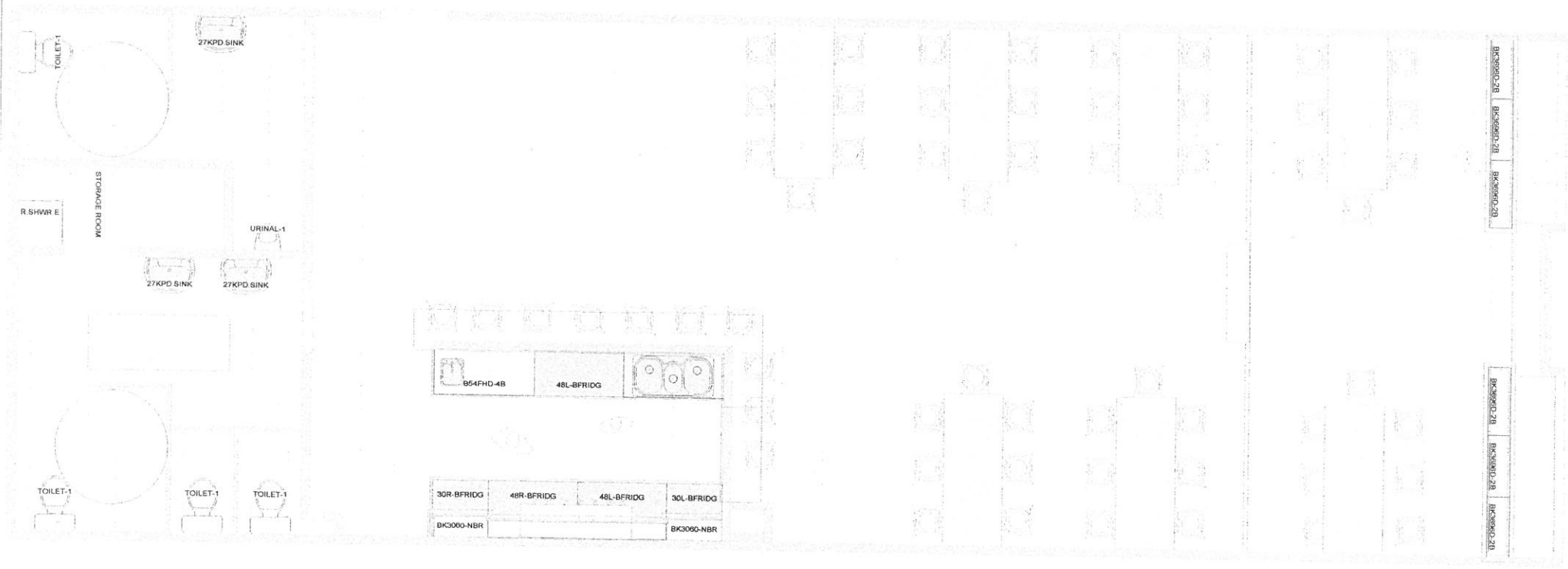
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TECHNOLOGIES

Designed: 4/7/2015
Printed: 4/15/2015



Designed: 4/7/2015
Printed: 4/15/2015

Law Office NEw Design

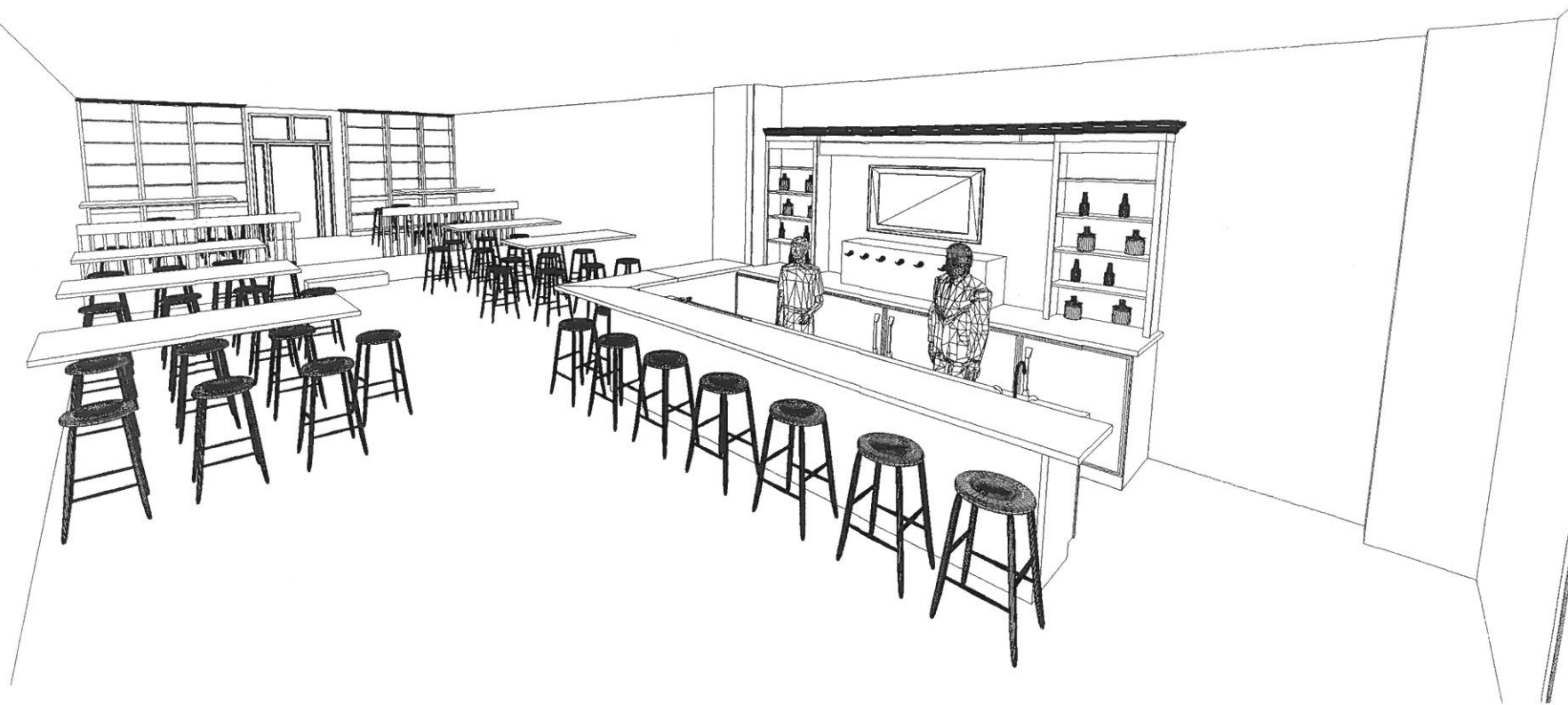


All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

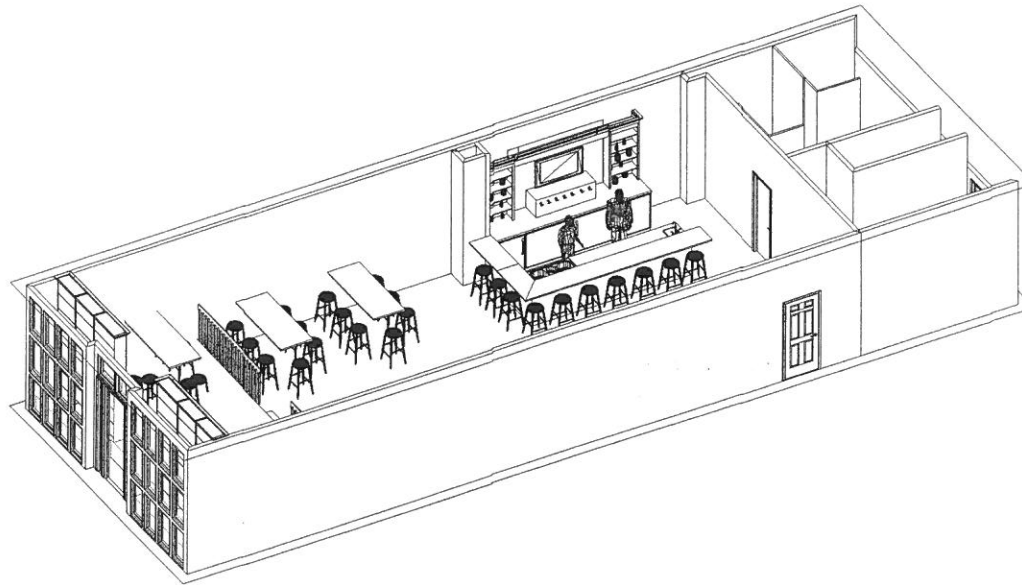
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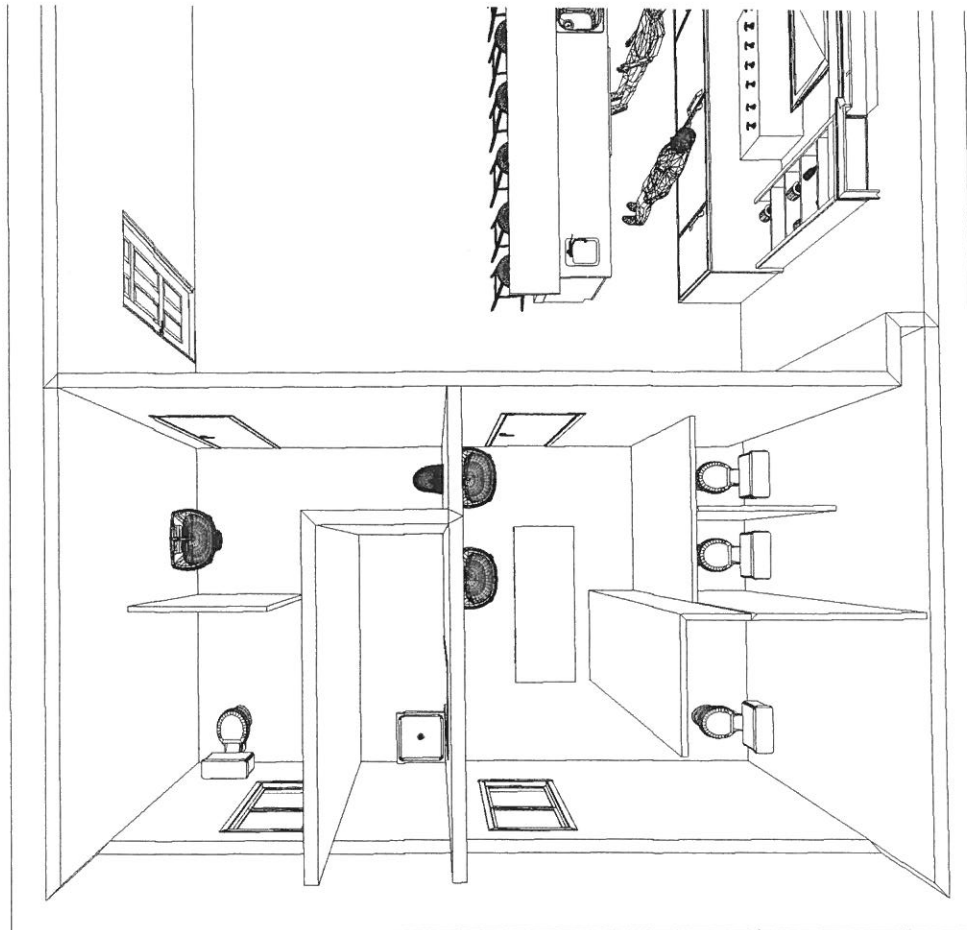
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TECHNOLOGIES

Designed: 4/7/2015
Printed: 4/15/2015

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLAN COMMISSION
PC 2016-02

NOTICE IS HEREWITH GIVEN THAT The Law Office Corporation, petitioner, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for a proposed tavern – nightclub or lounge in an existing building zoned within the B-2 Retail Commerce Business District pursuant to Chapter 6, Table 10.06.03 of the Yorkville Zoning Ordinance. The real property is located at 226 South Bridge Street in Yorkville, Illinois.

The legal description is as follows:

LOT 4-3 BLOCK 6 BLACKS ADDITION (ROW TAKEN 10-11538) CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

Permanent Index Number: 02-33-154-025

The application materials for the proposed Special Use are on file with the City Clerk.

NOTICE IS HEREWITH GIVEN THAT the Plan Commission for the United City of Yorkville will conduct a public hearing on said application on Wednesday, February 10, 2016 at 7 p.m. at the United City of Yorkville, City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville City Clerk, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

BETH WARREN
City Clerk

BY: Lisa Pickering
Deputy Clerk



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

NB #7

Tracking Number

PC 2016-03

Agenda Item Summary Memo

Title: Unified Faith in Christ Church (Special Use)

Meeting and Date: EDC/February 2, 2016

Synopsis: Request for Special Use approval for a church use within an M-1 zoning district.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: Feedback

Submitted by: Chris Heinen Community Development
Name Department

Agenda Item Notes:

See attached memo.

Have a question or comment about this agenda item?

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php



Memorandum

To: Economic Development Committee
From: Chris Heinen, Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: January 27, 2016
Subject: **PC 2016-03 – Unified Faith in Christ Church (Special Use) – 210 Beaver Street**

Background & Request:

The petitioner, Unified Faith in Christ Church, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for a Small Religious Institution that is defined in Section 10-2-3 of the Yorkville Zoning Ordinance as having less than 400 seats and 8,000 square feet of floor area in an existing building zoned within the M-1, Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 210 Beaver Street, Unit A in Yorkville, Illinois.



The building is currently divided into four suites. Suite A is currently vacant and was the former home for a company called Nurture, a dog training and nutrition facility. Suites B, C & D are also vacant at this time. The petitioner is looking to build-out Suite A, which is approximately 2,400 square feet, of the building to facilitate a new church use. The current congregation is at 15 members with hopes to grow in the future. At this time, the church would only meet for Sunday services and will occasionally meet on an evening during the week for Bible study. On average, the Sunday service will host approximately 22 people, which includes children.

PARKING:

The current requirement for a religious institution is 1 space per 6 seats. According to the petitioner, they will be proposing 50 seats within the facility. Based on these numbers, the petitioner will be required to have a total of 9 parking stalls located on the property.

There are currently 5 striped parking stalls located at the front (North) of the building under a canopy. There appears to be room for an additional 14 parking stalls located along the western side of the building. They are currently not striped, but when staff observed past aerials, according to Kendall County GIS maps, it appeared to be striped in 2010 (as illustrated in the aerial image on page 1). As part of the approval for the special use, staff would require that these parking stalls be restriped according to the current City standards.

The proposed use at this location would not impact the traffic flow or increase the traffic in the area. The proposed hours are off peak to the surrounding businesses and will not alter or impede current traffic flow in the area for ingress and egress.

EXISTING CONDITIONS:

The existing zoning and land use for properties surrounding the subject property are as indicated below:

	Zoning	Land Use
North	M-1, Limited Manufacturing District	Industrial Buildings
East	M-1, Limited Manufacturing District	Industrial Buildings
South	M-1, Limited Manufacturing District	Industrial Buildings
West	M-1, Limited Manufacturing District	Industrial Buildings

COMPREHENSIVE PLAN:

The City's Comprehensive Plan Update 2008 had designated this parcel as "Industrial" which is intended to allow limited and general manufacturing, assembly, wholesale and warehouse uses in distinct areas that can be adequately served by transportation and other infrastructure. As part of the Comprehensive Plan Update, this area is intended to remain as an Industrial use category.

ADEQUATE UTILITIES:

The property is in the Fox Industrial subdivision and water and sewer utilities are located along Beaver Street. The proposed use will not impact the current water or sewer capacities.

Stormwater management has already been accounted for with the development of the subdivision and no additional storage would be required as part of this special use.

SPECIAL USE CRITERIA:

Section 10-4-9F of the City's Zoning Ordinance establishes standards for special use requests. No special use shall be recommended by the plan commission unless said commission shall find that:

1. 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.
2. 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 in which it is to be located.
3. 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.
4. Adequate utilities, access roads, drainage or other necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The proposed special use is not contrary to the objectives of the official comprehensive plan of the city as amended.

The applicant has provided written responses to these special use standards as part of their application and requests inclusion of those responses into the public record at the February 10, 2016 Plan Commission meeting.

SPECIAL USE CONDITIONS:

Staff will seek the following recommended conditions as part of the final approval for the petition:

- That the parking stalls located along the western portion of the building be restriped according the current City of Yorkville standards.

STAFF COMMENTS:

A public hearing is scheduled on February 10, 2016 before the Planning Commission for the special use request. A recommendation will be forwarded to the City Council for consideration at the February 23, 2016 regularly scheduled meeting.

Staff will be available to answer any question the Economic Development Committee may have at Tuesday night's meeting.

Attachments:

1. Copy of Petitioner's Applications for Special Use w/exhibits.
2. Copy of Public Notice.

Application For Special Use

STAFF USE ONLY

Date of Submission PC#

Development Name

Applicant Information

Name of Applicant(s)

Business Address

City State ZIP

Business Phone Business Fax

Business Cell Business E-mail

Property Information

Name of Holder of Legal Title

If Legal Title is held by a Land Trust, list the names of all holders of any beneficial interest therein:

Property Street Address

Description of Property's Physical Location

Zoning and Land Use of Surrounding Parcels

North	M- 1 Limited Manufacturing
East	M- 1 Limited Manufacturing
South	M- 1 Limited Manufacturing
West	Special Use

Current Zoning Classification

Kendall County Parcel Number(s) of Property

P.I.N. 05-04-152-004	

Application For Special Use

Additional Contact Information

AttorneyName Address City State ZIP Phone Fax E-mail **Engineer**Name Address City State ZIP Phone Fax E-mail **Land Planner/Surveyor**Name Address City State ZIP Phone Fax E-mail

Attachments

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

Applicant must list the names and addresses of any adjoining or contiguous landowners within 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".

Application For Special Use

Special Use Standards

Please state how the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare:

The special use would be mainly take place on Sundays which will increase a presence in the area on a day when normal business activity is not taking place. This will reduce the possibility for criminal activity because of the community presence in the area.

Please state how the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood:

The special use will mainly operate on Sundays because it is a Church. It will not diminish the property values. It is also limited in its as it is utilizing a single unit within the building space. This will not hinder the growth of or hinder existing businesses from their daily operations.

Please state how the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district:

The The special use will be limited to a single unit within the building located at 210 Beaver Street and will therefore allow for further development within the confines of the space.

Please state how adequate utilities, access roads, drainage or other necessary facilities have been or are being provided:

No further or existing roads or utilities will require improvement. main use of roads will be on Sundays when the surrounding businesses are closed.

Application For Special Use

Special Use Standards

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:

No special measures are necessary. Special use would be mainly on Sundays between 9am and 2pm. Traffic will be no greater than normal traffic patterns during the business week.

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 Plan Commission:

Outside of the main gathering on Sundays, with limited use during the week, all applicable regulations will be adhered to. The property is adjacent to the Kendall County Food Pantry.

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.

Applicant Signature

William E Stone

Date

12-21-2015

Owner hereby authorizes the applicant to pursue the appropriate entitlements on the property.

Owner Signature

[Signature]

Date

12-21-2015

THIS APPLICATION MUST BE NOTARIZED

PLEASE NOTARIZE IN THE SPACE BELOW:

STATE OF ILLINOIS
COUNTY OF DUPAGE

[Signature] Crumpler (NOTARY)

"OFFICIAL SEAL"
Karen K Crumpler
Notary Public, State of Illinois
My Commission Expires 1/26/2017



United City of Yorkville
County Seat of Kendall County
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

Petitioner Deposit Account / Acknowledgment of Financial Responsibility

Development/Property Address: 210 Beaver Street, unit A	Project No.: FOR CITY USE ONLY	Fund Account No.: FOR CITY USE ONLY
---	---------------------------------------	--

Petition/Approval Type: check appropriate box(es) of approval requested

- ☐ Concept Plan Review ☐ Amendment (Text) (Annexation) (Plat) ☐ Annexation
☐ Rezoning ☒ Special Use ☐ Mile and 1/2 Review
☐ Zoning Variance ☐ Preliminary Plan ☐ Final Plans
☐ P.U.D. ☐ Final Plat

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 Name: United Faith in Christ Church Address: 867 Cloverdale Ln. Bolingbrook City: IL State: IL Zip Code: 60440
 Telephone: 877-432-5664 Mobile: 630-854-3208 Fax: Church-Office@office.org E-mail:

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: Tammie A. Nelson Title: Treasurer
 Signature*: Tammie Nelson Date: 12-21-15

***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)**

FOR CITY USE ONLY

ACCOUNT CLOSURE AUTHORIZATION:

Date Requested: _____ ☐ Completed ☐ Inactive
 Print Name: _____ ☐ Withdrawn ☐ Collections
 Signature: _____ ☐ Other

DEPARTMENT ROUTING FOR AUTHORIZATION: ☐ Comm Dev. ☐ Building ☐ Engineering ☐ Finance ☐ Admin.

Exhibit

“ A ”

Information for Parcel 05-04-152-004, Tax Year 2014 Payable 2015

Property Information

Tax Year 2014 ▼	Tax Code KE003 - YORKVILLE,CITY
Township Kendall Township	Neighborhood
Property Class 0080-INDUSTRIAL	Land Use 2013-
Tax Status Taxable	Lot Size 125.59 X 346.84
Net Taxable Value 171,405	Tax Rate 11.568360
Site Address 210 BEAVER ST YORKVILLE, IL 60560	Total Tax \$19,828.76
Owner Name and Address 210 BEAVER ST LLC 1900 S HIGHLAND AVE STE 100 LOMBARD, IL 60148	Mailing Name and Address 210 BEAVER ST LLC 1900 S HIGHLAND AVE STE 100 LOMBARD, IL 60148
Legal Description LT 5 BLK 1 FOX INDUSTRIAL PARK UNIT 2 CITY OF YORKVILLE	
Legal Descriptions	
Legal Description LT 5 BLK 1 FOX INDUSTRIAL PARK UNIT 2 CITY OF YORKVILLE	Section/Township/Range Document



Exhibit

“ B ”

Properties that lie within 500' of the warehouse/office space at 210A Beaver Street Proposed for "Special Use":

The Kendall County Food Pantry

Fox Industrial Park

208 Beaver Street

Yorkville, Il. 60560













PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLAN COMMISSION
PC 2016-03

NOTICE IS HEREWITH GIVEN THAT Unified Faith in Christ Church, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for a Small Religious Institution that is defined in Section 10-2-3 of the Yorkville Zoning Ordinance as having less than 400 seats and 8,000 square feet of floor area in an existing building zoned within the M-1, Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 210 Beaver Street, Unit A in Yorkville, Illinois.

The legal description is as follows:

LT 5 BLK 1 FOX INDUSTRIAL PARK UNIT 2 CITY OF YORKVILLE

Permanent Index Number: 05-04-152-004

The application materials for the proposed Special Use are on file with the City Clerk.

NOTICE IS HEREWITH GIVEN THAT the Plan Commission for the United City of Yorkville will conduct a public hearing on said application on Wednesday, February 10, 2016 at 7 p.m. at the United City of Yorkville, City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville City Clerk, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

BETH WARREN
City Clerk

BY: Lisa Pickering
Deputy Clerk