



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Wednesday, July 5, 2017

6:00 p.m.

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

Citizen Comments:

Minutes for Correction/Approval: June 6, 2017

New Business:

1. EDC 2017-42 Building Permit Report for May 2017
2. EDC 2017-43 Building Inspection Report for May 2017
3. EDC 2017-44 Property Maintenance Report for May 2017
4. EDC 2017-45 Economic Development Update
5. EDC 2017-46 B.U.I.L.D. T.O.O. Program
6. EDC 2017-47 GC Housing Final Plat
7. EDC 2017-48 Casey's General Store – Annexation, Rezoning, Special Use, Sign Variance, Plat
8. EDC 2017-49 1995 Meadowlark – Rear Yard Setback Variance
9. EDC 2017-50 Heustis Street RFP Results
10. EDC 2017-51 Inducement Resolution for Imperial Investments
11. EDC 2017-52 Downtown TIF – Proposed Timeline

Old Business:

Additional Business:

2017/2018 City Council Goals – Economic Development Committee		
Goal	Priority	Staff
“Downtown Planning”	1	Bart Olson & Krysti Barksdale-Noble
“Southside Development”	2	Bart Olson & Krysti Barksdale-Noble
“Manufacturing and Industrial Development”	4	Krysti Barksdale-Noble
“Revenue Growth”	9	Krysti Barksdale-Noble
“Capital Improvement Plan”	11	Bart Olson & Krysti Barksdale-Noble
“Community Entrance Signage and Wayfinding”	14	Krysti Barksdale-Noble

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Wednesday, July 5, 2017
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. June 6, 2017

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

NEW BUSINESS:

1. EDC 2017-42 Building Permit Report for May 2017

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

2. EDC 2017-43 Building Inspection Report for May 2017

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

3. EDC 2017-44 Property Maintenance Report for May 2017

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

4. EDC 2017-45 Economic Development Update

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

5. EDC 2017-46 B.U.I.L.D. T.O.O. Program

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2017-47 GC Housing Final Plat

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

7. EDC 2017-48 Casey's General Store – Annexation, Rezoning, Special Use, Sign Variance, Plat

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

8. EDC 2017-49 1995 Meadowlark – Rear Yard Setback Variance

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

9. EDC 2017-50 Heustis Street RFP Results

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

10. EDC 2017-51 Inducement Resolution for Imperial Investments

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

11. EDC 2017-52 Downtown TIF

☐ 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 – June 6, 2017

Meeting and Date: Economic Development Committee – July 5, 2017

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:

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/320/City-Council>

DRAFT

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, June 6, 2017, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Carlo Colosimo
Alderman Joel Frieders
Alderman Alex Hernandez

Other City Officials

City Administrator Bart Olson
Interim Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos

Other Guests

City Consultant Lynn Dubajic

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

Citizen Comments: None

Minutes for Correction/Approval: May 2, 2017

The minutes were approved on a voice vote.

New Business

1. EDC 2017-35 Building Permit Report for April 2017

Mr. Ratos reported that in April there were 11 single family home permits and 12 commercial of the 85 total permits. No further action.

2. EDC 2017-36 Building Inspection Report for April 2017

There were 351 inspections done in April, most of them being residential. The month signaled the beginning of fence and deck building. No further action.

3. EDC 2017-37 Property Maintenance Report for April 2017

Mr. Ratos said 10 cases were heard in April. One case involving debris at Rt. 34 and Eldamain was dismissed as the site was cleaned. The sawmill property was in default due to a no-show and citations were re-issued. Mr. Olson provided an update on this property. Three proposals were received for cleanup of that property and after vetting, the matter will go before the full Council with recommendations. He said the owner is

aware of the pending action. Alderman Koch asked if any other such cases have been brought forward under the new law and asked for examples of those cases. There was also a brief discussion of the property boundaries and placement of a fence.

A property on Morgan St. with ongoing violations was also discussed and Mr. Ratos said a notice of eviction is being prepared. Several inspections have been done and a warning letter was issued for peeling paint. Mr. Ratos said the water is still turned off at this property.

4. EDC 2017-38 Economic Development Update

Ms. Dubajic reported the following:

1. Met with downtown business “1836 Drink Lab & Provisions” and a July opening is expected.
2. Stagecoach Crossing will be purchased and finished as offices, starting in September.
3. The hotel brand should be announced in June with groundbreaking in July.
4. Kendall Marketplace still working on details for new store.
5. Developer looking at property at Rt. 47 & 34.
6. Casey's General Store will be building at Rt. 34 & McHugh. Will be annexed.
7. There is interest in purchase of a vacant bank building.
8. Anthony Place groundbreaking happening soon with reception at Blackstone.
9. Industrial project proposed for Eldamain Rd. will go to Mendota instead.
10. Go For it Sports had groundbreaking. An easement agreement and reciprocal street use agreement will be coming for a deceleration lane on Galena Rd. The cost will be split between the City and Go For It Sports.
11. County working on a new strategy for revolving loan fund.

5. EDC 2017-37 Semper Fi Land Inc. - Special Use Request – 1.5 Mile Review

Ms. Noble gave an overview of this request and said she had met with the owner who wishes to expand his landscape business at 1996 Cannonball Trail. This location is unincorporated, but surrounded on all sides by Yorkville. The business would include landscaping, mulching and composting and the petitioner is seeking a special use from the County. There is a piece of land off Bristol Ridge Rd. that is zoned residential and the owner has expressed interest in restarting that development. He expressed concern for the proposed use. Staff noted a similar composting operation is in business near the Westbury development.

Staff concerns were shared with the committee. A recommended condition provides that when the development begins construction, the landscaping business must shut down within three years. There was discussion regarding the distance from potential houses to the compost and possible diminished values of properties for the developer.

The majority of the committee recommended approval with conditions. Mr. Olson said the City will draft a letter with their recommendation. This matter moves to Planning and Zoning on June 14 and back to City Council. The Kendall County Board votes June 20.

6. EDC 2017-40 Selection of Committee Liaisons

Alderman Colosimo will remain as liaison to the Planning and Zoning Commission while Aldermen Hernandez and Frieders will alternate as Kendall County Plan Commission liaison.

7. EDC 2017-41 Meeting Dates

The committee approved the meeting dates and time as set forth.

Old Business

1. EDC 2017-20 Vacant Building Registration Program

Ms. Noble presented the revised proposed program and said she was looking for a final vote on adopting the program. The committee again discussed the pros and cons of the program. After much discussion, there was not enough committee support and the matter died in committee.

Additional Business None

There was no further business and the meeting adjourned at 7:15pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker



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

New Business #1

Tracking Number

EDC 2017-42

Agenda Item Summary Memo

Title: Building Permit Report for May 2017

Meeting and Date: Economic Development Committee – July 5, 2017

Synopsis: All permits issued in May 2017.

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

May 2017

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
May 2017	126	9	8	0	0	19	0	90	4,295,069.00	199,491.11
Calendar Year 2017	359	25	36	0	0	63	0	235	14,888,413.00	783,400.64
Fiscal Period 2017	126	9	8	0	0	19	0	90	4,295,069.00	199,491.11
May 2016	100	7	8	0	0	10	0	75	5,529,931.00	185,567.24
Calendar Year 2016	321	14	38	0	0	51	0	218	14,021,107.00	648,968.58
Fiscal Period 2016	100	7	8	0	0	10	0	75	5,529,931.00	185,567.24
May 2015	77	3	9	0	0	8	0	57	2,426,923.00	113,863.38
Calendar Year 2015	222	4	31	0	0	45	0	142	37,932,933.00	527,384.34
Fiscal Period 2015	77	3	9	0	0	8	0	57	2,426,923.00	113,863.38
May 2014	103	0	5	0	0	10	0	88	3,431,607.00	86,715.36
Calendar Year 2014	243	5	23	0	0	43	0	172	8,301,452.00	408,682.39
Fiscal Period 2014	103	0	5	0	0	10	0	88	3,431,607.00	86,715.36
May 2016	100	7	8	0	0	10	0	75	5,529,931.00	185,567.24



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

New Business #2

Tracking Number

EDC 2017-43

Agenda Item Summary Memo

Title: Building Inspection Report for May 2017

Meeting and Date: Economic Development Committee – July 5, 2017

Synopsis: All inspections scheduled in May 2017.

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: 06/06/2017
TIME: 09:00:17
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 05/01/2017 TO 05/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-FIN FINAL INSPECTION	20160148	304 E PARK ST			05/12/2017
PR	_____	001-FTG FOOTING	20160195	1951 RENA LN	13		05/08/2017
PR	_____	002-PPS PRE-POUR, SLAB ON GRADE					05/26/2017
PR	_____	003-RFR ROUGH FRAMING					05/25/2017
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE Comments1: SECURE PATIO TO FOUNDATION BY BORING INT Comments2: O FOUNDATION WALL & INSERTING REBAR TO T Comments3: IE THE WALL & PATIO TOGETHER	20160452	2031 RAINTREE RD	67		05/16/2017
BC	_____	002-REI REINSPECTION					05/24/2017
BC	_____	002-FIN FINAL INSPECTION	20160464	2072 DEERPOINT LN	163		05/26/2017
BB	_____	017-EFL ENGINEERING - FINAL INSPE	20160589	2965 ELLSWORTH DR	403	05/26/2017	
BB	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: BBOX TOO LOW	20160590	2983 ELLSWORTH DR	398		05/22/2017
BB	_____	016-EFL ENGINEERING - FINAL INSPE	20160591	2983 GRANDE TR	391	05/26/2017	
BB	_____	016-EFL ENGINEERING - FINAL INSPE Comments1: MANHOLE 6' ABOVE SIDEWALK	20160592	2483 ELLSWORTH CT	350		05/22/2017
TK	_____	020-REI REINSPECTION Comments1: PUBLIC WALK - 1 SQUARE HAS A CHUNK TAKEN Comments2: OUT OF IT	20160593	2395 HOLLENBACK CT	425		05/15/2017
BB	_____	019-EFL ENGINEERING - FINAL INSPE	20160594	2971 ELLSWORTH DR	491		05/24/2017
TK	_____	016-EFL ENGINEERING - FINAL INSPE	20160595	2967 ELLSWORTH DR	402		05/15/2017
PR	_____	014-FIN FINAL INSPECTION	20160596	2987 ELLSWORTH DR	397		05/08/2017
PR	_____	015-PLF PLUMBING - FINAL OSR READ					05/08/2017
TK	_____	016-EFL ENGINEERING - FINAL INSPE					05/10/2017
TK	_____	021-EFL ENGINEERING - FINAL INSPE	20160598	2622 LILAC WAY	375		05/16/2017
PR	_____	021-FIN FINAL INSPECTION	20160663	510 MAIN ST E	1		05/23/2017
PR	_____	022-PLF PLUMBING - FINAL OSR READ					05/23/2017
JB	_____	023-EFL ENGINEERING - FINAL INSPE					05/24/2017

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 05/01/2017 TO 05/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JB	_____	020-EFL ENGINEERING - FINAL INSPE	20160684	2948 GRANDE TR	420	05/22/2017	
TK	_____	017-EFL ENGINEERING - FINAL INSPE	20160685	2393 HOLLENBACK CT	426		05/16/2017
PR	_____	018-FIN FINAL INSPECTION					05/16/2017
PR	_____	019-PLF PLUMBING - FINAL OSR READ					05/16/2017
PR	_____	015-FIN FINAL INSPECTION	20160686	2958 GRANDE TR	422		05/22/2017
PR	_____	016-PLF PLUMBING - FINAL OSR READ					05/22/2017
JB	_____	017-EFL ENGINEERING - FINAL INSPE				05/22/2017	
PR	_____	015-FIN FINAL INSPECTION	20160688	2961 ELLSWORTH DR	404		05/26/2017
PR	_____	016-PLF PLUMBING - FINAL OSR READ					05/26/2017
BB	_____	017-EFL ENGINEERING - FINAL INSPE				05/26/2017	
PR	_____	017-FIN FINAL INSPECTION	20160689	2952 GRANDE TR	421		05/22/2017
PR	_____	018-PLF PLUMBING - FINAL OSR READ					05/22/2017
JB	_____	019-EFL ENGINEERING - FINAL INSPE				05/22/2017	
TK	_____	020-REI REINSPECTION Comments1: ENGINEERING FINAL	20160690	2396 HOLLENBACK CT	424		05/15/2017
TK	_____	017-REI REINSPECTION Comments1: FINAL ENGINEERING	20160702	2394 HOLLENBACK CT	423		05/15/2017
TK	_____	020-REI REINSPECTION Comments1: ENGINEERING FINAL	20160703	2975 ELLSWORTH DR	400		05/15/2017
TK	_____	020-REI REINSPECTION Comments1: FINAL ENGINEERING	20160704	2391 HOLLENBACK CT	427		05/15/2017
TK	_____	016-REI REINSPECTION Comments1: ENGINEERING FINAL	20160705	2955 ELLSWORTH DR	406		05/15/2017
PR	_____	013-FIN FINAL INSPECTION	20160718	2633 LILAC WAY	314		05/15/2017
PR	_____	014-PLF PLUMBING - FINAL OSR READ					05/15/2017
PR	_____	007-FIN FINAL INSPECTION	20160719	691 N BRIDGE ST			05/04/2017
PR	_____	008-PLF PLUMBING - FINAL OSR READ					05/04/2017

DATE: 06/06/2017
TIME: 09:00:17
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 05/01/2017 TO 05/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	016-EPW ENGINEERING- PUBLIC WALK	20160739	1163 CODY CT	9		05/03/2017
		Comments1: 2-10'#4BARS NEED OVER BBOX					
PR	_____	PM 017-FIN FINAL INSPECTION					05/18/2017
PR	_____	018-PLF PLUMBING - FINAL OSR READ					05/18/2017
		Comments1: INSTALL WIRE GUARDS ON STAIR WELL, GROUT					
		Comments2: MASTER BATH TILE FLOOR OUTLETS NEED COM					
		Comments3: PLETED					
BC	_____	019-EDA ENGINEERING - DRIVEWAY AP					05/23/2017
BC	_____	020-WKS PUBLIC & SERVICE WALKS					05/23/2017
BC	_____	001-FTG FOOTING	20160752	363 FONTANA DR			05/11/2017
		Comments1: PERGOLA					
PR	_____	014-FIN FINAL INSPECTION	20160806	1548 SIENNA DR	75		05/24/2017
PR	_____	015-PLF PLUMBING - FINAL OSR READ					05/24/2017
JB	_____	016-EFL ENGINEERING - FINAL INSPE					05/26/2017
BC	_____	AM 021-EPW ENGINEERING- PUBLIC WALK	20160808	1558 SIENNA DR	74		05/05/2017
BB	_____	019-EFL ENGINEERING - FINAL INSPE	20160812	2987 GRANDE TR	392		05/22/2017
		Comments1: BBOX TOO LOW					
BC	_____	AM 012-EPW ENGINEERING- PUBLIC WALK	20160866	1007 N CARLY CIR	120	05/08/2017	
BC	_____	013-PWK PRIVATE WALKS					05/05/2017
BC	11:30	003-PHF POST HOLE - FENCE	20160877	911 S CARLY CIR	97		05/15/2017
PR	_____	008-RFR ROUGH FRAMING	20160882	2342 WINTERTHUR GREEN	180		05/16/2017
PR	_____	009-REL ROUGH ELECTRICAL					05/16/2017
PR	_____	010-RMC ROUGH MECHANICAL					05/16/2017
PR	_____	011-PLR PLUMBING - ROUGH					05/16/2017
PR	_____	012-PHD POST HOLE - DECK					05/16/2017
BC	_____	013-PHD POST HOLE - DECK					05/16/2017
BC	_____	014-INS INSULATION					05/18/2017

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 05/01/2017 TO 05/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	008-RFR ROUGH FRAMING	20160883	672 WINDETT RIDGE RD	152		05/08/2017
PR	_____	009-REL ROUGH ELECTRICAL					05/08/2017
PR	_____	010-RMC ROUGH MECHANICAL					05/08/2017
PR	_____	011-PLR PLUMBING - ROUGH					05/08/2017
PR	_____	012-INS INSULATION					05/10/2017
BC	_____	013-PHD POST HOLE - DECK					05/16/2017
BC	_____	014-STP STOOP					05/12/2017
BC	_____	014-PWK PRIVATE WALKS	20160886	343 TYLER CREEK CT	83		05/04/2017
BC	_____	015-EPW ENGINEERING- PUBLIC WALK					05/08/2017
BC	_____	016-EDA ENGINEERING - DRIVEWAY AP					05/23/2017
PR	_____	017-FIN FINAL INSPECTION	20160895	2642 LILAC WAY	376		05/15/2017
PR	_____	018-PLF PLUMBING - FINAL OSR READ					05/15/2017
BC	_____	014-EPW ENGINEERING- PUBLIC WALK	20170002	1023 N CARLY CIR	119		05/08/2017
BC	_____	015-PWK PRIVATE WALKS					05/05/2017
BH	_____ AM	011-INS INSULATION	20170003	520 E KENDALL DR	3		05/01/2017
		Comments1: UNIT A					
RE	_____	012-PLR PLUMBING - ROUGH					05/03/2017
BH	_____	013-RFR ROUGH FRAMING				05/04/2017	
BH	_____	014-REL ROUGH ELECTRICAL				05/04/2017	
BH	_____	015-INS INSULATION				05/08/2017	
BH	_____	016-RFR ROUGH FRAMING					05/23/2017
BH	_____	017-REL ROUGH ELECTRICAL					05/23/2017
BC	_____	018-INS INSULATION					05/24/2017
BC	_____	019-ABC ABOVE CEILING				05/30/2017	
BH	_____	020-ABC ABOVE CEILING					05/30/2017

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 05/01/2017 TO 05/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 015-EPW ENGINEERING- PUBLIC WALK	20170007	997 N CARLY CIR	121		05/08/2017
BC	_____	016-PWK PRIVATE WALKS					05/05/2017
PR	_____	017-EDA ENGINEERING - DRIVEWAY AP					05/11/2017
PR	_____	019-FIN FINAL INSPECTION	20170013	2691 MCLELLAN BLVD	50		05/03/2017
PR	_____	020-PLF PLUMBING - FINAL OSR READ					05/03/2017
TK	_____	021-EFL ENGINEERING - FINAL INSPE				05/03/2017	
BC	_____	015-WKS PUBLIC & SERVICE WALKS	20170015	722 KENTSHIRE DR	118		05/12/2017
PR	_____	016-FIN FINAL INSPECTION					05/18/2017
PR	_____	017-PLF PLUMBING - FINAL OSR READ					05/18/2017
JB	_____	018-EFL ENGINEERING - FINAL INSPE					05/24/2017
PR	_____	017-FIN FINAL INSPECTION	20170016	2629 LILAC WAY	313		05/30/2017
PR	_____	018-PLF PLUMBING - FINAL OSR READ					05/30/2017
TK	_____	019-EFL ENGINEERING - FINAL INSPE					05/31/2017
PR	_____	AM 011-INS INSULATION	20170021	1121 CLEARWATER DR	196		05/01/2017
BC	_____	012-WKS PUBLIC & SERVICE WALKS					05/17/2017
PR	_____	013-GAR GARAGE FLOOR					05/17/2017
PR	_____	014-STP STOOP					05/17/2017
_____	_____	AM 015-WKS PUBLIC & SERVICE WALKS	20170036	3365 RYAN DR	14	05/01/2017	
PR	_____	016-FIN FINAL INSPECTION					05/26/2017
PR	_____	017-PLF PLUMBING - FINAL OSR READ					05/26/2017
JB	_____	018-EFL ENGINEERING - FINAL INSPE					05/24/2017
BC	_____	AM 015-WKS PUBLIC & SERVICE WALKS	20170037	3485 RYAN DR	2	05/01/2017	
		Comments1: POURED LAST FRIDAY. WORKERS SAYS THEY BE					
		Comments2: NT A 20' #4 REBAR OVER WATER LINE					
PR	_____	016-FIN FINAL INSPECTION					05/22/2017

DATE: 06/06/2017
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PR	_____	017-PLF PLUMBING - FINAL OSR READ					05/22/2017
TK	_____	018-EFL ENGINEERING - FINAL INSPE					05/24/2017
BC	_____	001-FIN FINAL INSPECTION	20170044	638 YELLOWSTONE LN	69		05/18/2017
PR	_____	003-INS INSULATION	20170048	378 WESTWIND DR	14		05/02/2017
PR	_____	004-BSM BASEMENT FLOOR					05/01/2017
BC	_____	009-STP STOOP					05/01/2017
BC	_____	PM 010-GAR GARAGE FLOOR					05/12/2017
BC	_____	014-WKS PUBLIC & SERVICE WALKS	20170056	2606 FAIRFAX WAY	276		05/15/2017
BC	_____	002-RFR ROUGH FRAMING	20170059	455 E BARBERRY CIR	149		05/15/2017
BC	_____	AM 003-BKF BACKFILL	20170061	2004 PRAIRIE GRASS LN	50		05/02/2017
PR	_____	004-PLU PLUMBING - UNDERSLAB					05/04/2017
PR	_____	AM 005-RAD RADON					05/11/2017
PR	_____	006-BSM BASEMENT FLOOR					05/11/2017
PR	_____	005-FIN FINAL INSPECTION	20170063	467 POPLAR DR	21		05/04/2017
PR	_____	006-PLF PLUMBING - FINAL OSR READ					05/04/2017
BC	_____	009-INS INSULATION	20170073	642 WINDETT RIDGE RD	155		05/04/2017
PR	_____	010-RFR ROUGH FRAMING					05/01/2017
PR	_____	011-REL ROUGH ELECTRICAL					05/01/2017
PR	_____	012-RMC ROUGH MECHANICAL					05/01/2017
BC	_____	013-WKS PUBLIC & SERVICE WALKS					05/15/2017
BC	_____	014-PHD POST HOLE - DECK					05/16/2017
PR	_____	006-RFR ROUGH FRAMING	20170075	982 S CARLY CIR	108		05/02/2017
PR	_____	007-REL ROUGH ELECTRICAL					05/02/2017
PR	_____	008-RMC ROUGH MECHANICAL					05/02/2017

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PR	_____	009-PLR PLUMBING - ROUGH					05/02/2017
PR	_____	010-INS INSULATION					05/04/2017
BC	_____	AM 011-BGS BASEMENT GARAGE STOOPS					05/05/2017
BC	_____	012-PWK PRIVATE WALKS					05/05/2017
BC	_____	013-EPW ENGINEERING- PUBLIC WALK					05/12/2017
BC	_____	012-WKS PUBLIC & SERVICE WALKS	20170076	1037 N CARLY CIR	116		05/26/2017
PR	13:00	006-FIN FINAL INSPECTION	20170079	408 W FOX RD			05/08/2017
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20170082	301 E FOX RD	1		05/30/2017
PR	_____	001-FIN FINAL INSPECTION Comments1: ABOVE GROUND POOL	20170084	1206 WILLOW WAY	199		05/01/2017
PR	_____	PM 003-REL ROUGH ELECTRICAL	20170104	975 ERICA LN			05/03/2017
PR	_____	004-FIN FINAL INSPECTION					05/18/2017
BC	_____	008-PHD POST HOLE - DECK	20170106	2701 PHELPS CT	265		05/16/2017
PR	_____	009-RFR ROUGH FRAMING					05/24/2017
PR	_____	010-REL ROUGH ELECTRICAL					05/24/2017
PR	_____	011-RMC ROUGH MECHANICAL					05/24/2017
PR	_____	012-PLR PLUMBING - ROUGH					05/24/2017
BC	_____	013-INS INSULATION					05/26/2017
PR	_____	004-FIN FINAL INSPECTION	20170107	1402 N BRIDGE ST			05/15/2017
PR	_____	004-RFR ROUGH FRAMING	20170110	752 GREENFIELD TURN	104		05/15/2017
PR	_____	005-REL ROUGH ELECTRICAL					05/15/2017
PR	_____	006-RMC ROUGH MECHANICAL					05/15/2017
PR	_____	007-PLR PLUMBING - ROUGH					05/15/2017
BC	_____	PM 008-INS INSULATION					05/17/2017
BC	_____	009-BSM BASEMENT FLOOR					05/24/2017

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BC	_____	010-GAR GARAGE FLOOR					05/26/2017
BC	_____	011-STP STOOP					05/26/2017
BC	_____	012-WKS PUBLIC & SERVICE WALKS					05/31/2017
BC	_____	013-PPS PRE-POUR, SLAB ON GRADE					05/31/2017
BC	_____	001-FIN FINAL INSPECTION	20170111	121 CLAREMONT CT	0		05/15/2017
		Comments1: INSTALL 6' BRASS BONDING ROD BONDING TO					
		Comments2: CONDUIT IS NOT ACCEPTABLE.					
BC	_____	002-FIN FINAL INSPECTION					05/23/2017
PR	_____	006-PLU PLUMBING - UNDERSLAB	20170114	957 N CARLY CIR	125		05/23/2017
PR	_____	007-BSM BASEMENT FLOOR					05/25/2017
PR	_____	003-RFR ROUGH FRAMING	20170115	304 E PARK ST	64		05/04/2017
BC	_____	004-FIN FINAL INSPECTION					05/12/2017
		Comments1: POOL					
BC	_____	001-FIN FINAL INSPECTION	20170118	2203 NORTHLAND LN	96		05/03/2017
BC	_____	002-FIN FINAL INSPECTION	20170124	2943 GRANDE TR	383		05/26/2017
PR	_____	007-ESS ENGINEERING - STORM	20170125	2909 GRANDE TR	377		05/23/2017
PR	_____	008-RFR ROUGH FRAMING	20170126	2929 GRANDE TR	381		05/10/2017
PR	_____	009-REL ROUGH ELECTRICAL					05/10/2017
PR	_____	010-RMC ROUGH MECHANICAL					05/10/2017
PR	_____	011-PLR PLUMBING - ROUGH					05/10/2017
PR	_____	012-INS INSULATION					05/12/2017
PR	_____	013-ESS ENGINEERING - STORM					05/23/2017
PR	_____	006-BGS BASEMENT GARAGE STOOPS	20170127	2967 GRANDE TR	388		05/05/2017
PR	_____	007-ESS ENGINEERING - STORM					05/23/2017
PR	_____	005-BGS BASEMENT GARAGE STOOPS	20170128	2995 GRANDE TR	393		05/05/2017
PR	_____	006-ESS ENGINEERING - STORM					05/23/2017

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20170129	2225 KINGSMILL ST	73		05/16/2017
BC	_____	001-PHF POST HOLE - FENCE	20170130	2225 KINGSMILL ST	73		05/22/2017
PR	_____	006-ESS ENGINEERING - STORM	20170131	2905 GRANDE TR	375		05/23/2017
BC	_____	007-BGS BASEMENT GARAGE STOOPS					05/24/2017
PR	_____	007-ESS ENGINEERING - STORM	20170132	2910 ELLSWORTH DR	372		05/23/2017
PR	_____	008-RFR ROUGH FRAMING					05/30/2017
PR	_____	009-REL ROUGH ELECTRICAL					05/30/2017
PR	_____	010-RMC ROUGH MECHANICAL					05/30/2017
PR	_____	011-PLR PLUMBING - ROUGH					05/30/2017
PR	_____	005-ESS ENGINEERING - STORM	20170133	2924 GRANDE TRAIL CT	415		05/23/2017
BC	_____	006-BGS BASEMENT GARAGE STOOPS					05/22/2017
PR	_____	007-RFR ROUGH FRAMING	20170134	2921 GRANDE TR	379		05/18/2017
PR	_____	008-REL ROUGH ELECTRICAL					05/18/2017
PR	_____	009-RMC ROUGH MECHANICAL					05/18/2017
PR	_____	010-PLR PLUMBING - ROUGH					05/18/2017
PR	_____	011-INS INSULATION					05/22/2017
PR	_____	012-ESS ENGINEERING - STORM					05/23/2017
PR	_____	009-RFR ROUGH FRAMING	20170135	2923 GRANDE TR	380		05/23/2017
PR	_____	010-REL ROUGH ELECTRICAL					05/23/2017
PR	_____	011-RMC ROUGH MECHANICAL					05/23/2017
PR	_____	012-PLR PLUMBING - ROUGH					05/23/2017
PR	_____	013-INS INSULATION					05/25/2017
PR	_____	014-ESS ENGINEERING - STORM					05/23/2017
PR	_____	001-FTG FOOTING	20170136	2673 FAIRFAX WAY	259		05/16/2017

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BC	_____	002-FOU FOUNDATION					05/18/2017
BC	_____	003-BKF BACKFILL					05/25/2017
BC	_____	002-FOU FOUNDATION	20170137	2423 FAIRFAX WAY	241		05/04/2017
PR	_____	003-BKF BACKFILL					05/18/2017
PR	_____	004-ESW ENGINEERING - SEWER / WAT					05/18/2017
PR	_____	005-PLU PLUMBING - UNDERSLAB					05/24/2017
BC	_____	003-BKF BACKFILL	20170138	2301 WINTERTHUR GREEN	189		05/04/2017
PR	_____	PM 004-ESW ENGINEERING - SEWER / WAT					05/10/2017
PR	_____	005-PLU PLUMBING - UNDERSLAB					05/16/2017
PR	_____	006-GAR GARAGE FLOOR					05/16/2017
PR	_____	007-BSM BASEMENT FLOOR					05/16/2017
PR	_____	006-PLU PLUMBING - UNDERSLAB	20170141	877 GREENFIELD TURN	41		05/31/2017
PR	_____	004-BSM BASEMENT FLOOR	20170145	977 N CARLY CIR	123		05/11/2017
PR	_____	005-RFR ROUGH FRAMING					05/18/2017
PR	_____	006-REL ROUGH ELECTRICAL					05/18/2017
PR	_____	007-RMC ROUGH MECHANICAL					05/18/2017
PR	_____	008-PLR PLUMBING - ROUGH					05/18/2017
BC	_____	009-GAR GARAGE FLOOR					05/24/2017
BC	_____	010-INS INSULATION					05/25/2017
BC	_____	011-WKS PUBLIC & SERVICE WALKS					05/26/2017
PR	_____	001-FIN FINAL INSPECTION	20170149	2292 HOBBS LN	154		05/05/2017
		Comments1: REGLUE CAPSTONE AT FIREPIT					
BC	_____	004-FIN FINAL INSPECTION	20170152	502 TERI LN	9		05/30/2017
		Comments1: NO DRIP EDGE AST TRANSITION FROM OLD ROO					
		Comments2: FLINE TO NEW. ALUM TRIM DOES NOT COVER R					
		Comments3: OOF DECKING. PART OF ROLL ROOFING IS DAM					
		Comments4: AGED WITH AGGREGATE REMOVED FROM ONE SPO					

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	002-FOU FOUNDATION	20170154	1126 CARLY DR	24		05/04/2017
PR	_____	PM 003-ESW ENGINEERING - SEWER / WAT					05/15/2017
_____	_____	AM 001-RFR ROUGH FRAMING	20170166	4534 MARQUETTE ST	1218		05/02/2017
BC	_____	002-FIN FINAL INSPECTION					05/15/2017
BC	_____	002-FTG FOOTING	20170168	792 GREENFIELD TURN	108		05/08/2017
BC	11:00	003-FOU FOUNDATION					05/16/2017
BC	_____	003-BKF BACKFILL	20170172	2447 FAIRFAX WAY	243		05/04/2017
PR	_____	PM 004-ESW ENGINEERING - SEWER / WAT					05/10/2017
PR	_____	005-PLU PLUMBING - UNDERSLAB					05/16/2017
PR	_____	002-FIN FINAL INSPECTION	20170175	102 WALSH DR	191		05/09/2017
BC	_____	002-FIN FINAL INSPECTION	20170178	602 HEUSTIS ST	1,2		05/08/2017
BC	_____	003-FIN FINAL INSPECTION	20170179	2002 RAINTREE RD	80		05/22/2017
BC	_____	001-FIN FINAL INSPECTION	20170181	1457 SLATE CT	341		05/25/2017
BC	_____	001-FIN FINAL INSPECTION	20170182	132 BERTRAM DR	1655		05/19/2017
		Comments1: WATER HEATER					
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20170184	406 TWINLEAF TR	145		05/01/2017
BC	_____	002-RFR ROUGH FRAMING	20170189	333 PENSACOLA ST	1141		05/15/2017
BC	_____	PM 002-FOU FOUNDATION	20170194	602 KENTSHIRE DR	124		05/11/2017
BC	_____	003-BKF BACKFILL					05/16/2017
PR	_____	004-ESW ENGINEERING - SEWER / WAT					05/18/2017
PR	_____	005-PLU PLUMBING - UNDERSLAB					05/24/2017
BC	_____	001-PHF POST HOLE - FENCE	20170197	408 E MAIN ST			05/04/2017
BC	_____	003-BKF BACKFILL	20170198	1031 S CARLY CIR	85		05/02/2017
		Comments1: R405.1 GRAVEL OR CRUSHED STONE NOT INSTA					
		Comments2: LLED BEYOND THE OUTSIDE EDGE OF THE FOOT					
		Comments3: ING OR 6" ABOVE THE TOP OF THE FOOTING					

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PR	_____	004-ESW ENGINEERING - SEWER / WAT					05/03/2017
BC	_____	005-REI REINSPECTION Comments1: BACKFILL					05/04/2017
BC	_____	006-BSM BASEMENT FLOOR					05/16/2017
BC	_____	007-GAR GARAGE FLOOR					05/24/2017
BC	_____	003-BKF BACKFILL	20170200	931 PURCELL ST	63		05/02/2017
PR	_____	004-ESW ENGINEERING - SEWER / WAT					05/03/2017
BC	_____	005-BSM BASEMENT FLOOR Comments1: CRAWL					05/12/2017
BC	_____	006-GAR GARAGE FLOOR					05/24/2017
PR	_____	007-RFR ROUGH FRAMING					05/31/2017
PR	_____	008-REL ROUGH ELECTRICAL					05/31/2017
PR	_____	009-RMC ROUGH MECHANICAL					05/31/2017
PR	_____	010-PLR PLUMBING - ROUGH					05/31/2017
BC	_____	001-PHD POST HOLE - DECK	20170201	203 E CENTER ST			05/16/2017
BC	_____	001-PHD POST HOLE - DECK	20170203	567 PARKSIDE LN	99		05/26/2017
PR	_____	001-FOU FOUNDATION	20170205	2648 MCLELLAN BLVD	56		05/12/2017
BC	_____	002-FTG FOOTING					05/11/2017
PR	_____	AM 003-BKF BACKFILL					05/18/2017
PR	_____	004-WAT WATER					05/17/2017
PR	_____	005-BGS BASEMENT GARAGE STOOPS					05/24/2017
PR	_____	006-PLU PLUMBING - UNDERSLAB					05/23/2017
PR	_____	AM 001-ESW ENGINEERING - SEWER / WAT	20170210	855 CARLY CT	36		05/02/2017
PR	_____	002-FTG FOOTING					05/08/2017
PR	_____	003-FOU FOUNDATION					05/15/2017

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BC	_____	004-BKF BACKFILL					05/22/2017
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20170211	2185 HENNING LN	312		05/09/2017
BC	_____ PM	003-BKF BACKFILL Comments1: R405.1 GRAVEL OR CRUSHED STONE NEEDED 6" Comments2: ABOVE TOP OF FOOTING.	20170212	2884 CRYDER WAY	441		05/04/2017
BC	_____	005-REI REINSPECTION Comments1: BACKFILL					05/05/2017
PR	_____	006-PLU PLUMBING - UNDERSLAB					05/09/2017
BC	_____ PM	007-BSM BASEMENT FLOOR					05/11/2017
BC	_____	001-FIN FINAL INSPECTION	20170213	1094 REDWOOD DR	52		05/22/2017
BC	_____	001-PHF POST HOLE - FENCE	20170215	402 WINDETT RIDGE RD	194		05/15/2017
BC	_____	001-FIN FINAL INSPECTION	20170218	1407 CHESTNUT LN	65		05/05/2017
BC	13:30	001-PHF POST HOLE - FENCE	20170219	547 BURNING BUSH	118		05/01/2017
BC	_____	002-FIN FINAL INSPECTION					05/04/2017
BC	_____ PM	001-PHF POST HOLE - FENCE	20170220	2991 ELLSWORTH DR	396		05/15/2017
BC	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE Comments1: INSTALL REBAR INTO EXISTING HOLES IN FOU Comments2: NDATION PRIOR TO POURING	20170221	661 WINDETT RIDGE RD	80		05/08/2017
BC	_____	002-PPS PRE-POUR, SLAB ON GRADE Comments1: WALK	20170228	333 WALSH CIR	19		05/01/2017
BC	_____	001-PHF POST HOLE - FENCE	20170231	1121 CARLY DR	41		05/10/2017
BC	_____	002-FIN FINAL INSPECTION					05/22/2017
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20170232	455 SUTTON ST	208		05/03/2017
BC	_____	001-PHF POST HOLE - FENCE	20170233	2792 ELLEN DR	283		05/23/2017
BC	_____	001-PHF POST HOLE - FENCE	20170235	2088 NORTHLAND LN	85		05/17/2017
BC	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20170238	4478 SARASOTA AVE	1040		05/12/2017
BC	_____	001-PHD POST HOLE - DECK	20170240	2659 LILAC WAY	317		05/02/2017

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BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20170241	1437 SLATE CT	339		05/26/2017
BC	_____	001-PHF POST HOLE - FENCE	20170243	655 BIRCHWOOD DR	145		05/10/2017
BC	_____	002-FIN FINAL INSPECTION					05/18/2017
BC	_____	001-PHF POST HOLE - FENCE	20170247	221 A HILLCREST AVE			05/23/2017
BC	_____	001-FIN FINAL INSPECTION	20170248	1344 CHESTNUT LN			05/22/2017
PR	_____	001-FIN FINAL INSPECTION Comments1: PAVERS	20170249	2668 BURR ST	4		05/11/2017
BC	_____	001-PHF POST HOLE - FENCE	20170252	405 E PARK ST	44		05/16/2017
BC	13:00	001-PHF POST HOLE - FENCE	20170253	2193 OLIVE LN	288		05/19/2017
BC	_____	001-FTG FOOTING	20170254	2924 ELLSWORTH DR	370		05/10/2017
BC	_____	002-FOU FOUNDATION					05/12/2017
PR	_____	003-WAT WATER					05/18/2017
PR	_____	004-ESS ENGINEERING - STORM					05/18/2017
PR	_____	005-BKF BACKFILL					05/18/2017
PR	_____	006-PLU PLUMBING - UNDERSLAB					05/26/2017
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20170259	591 WINDETT RIDGE RD	73		05/09/2017
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20170262	568 W BARBERRY CIR	63		05/05/2017
BC	_____	001-FTG FOOTING	20170265	512 E MAIN ST	2		05/18/2017
PR	_____	002-FOU FOUNDATION					05/26/2017
PR	_____ PM	001-FTG FOOTING	20170266	1033 N CARLY CIR	117		05/05/2017
BC	15:00	002-FOU FOUNDATION Comments1: POURED AND HARDENED AT TIME OF INSPECTIO Comments2: N				05/12/2017	
PR	_____	003-BKF BACKFILL					05/18/2017
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20170268	496 SPICEBUSH CT	164		05/08/2017
BC	_____	002-FIN FINAL INSPECTION					05/17/2017

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BC	_____	001-PHF POST HOLE - FENCE	20170274	1137 GRACE DR	64		05/30/2017
BC	_____	001-PHF POST HOLE - FENCE	20170278	1606 CYPRESS LN	38		05/24/2017
BC	_____	002-FIN FINAL INSPECTION					05/24/2017
BC	_____	001-FIN FINAL INSPECTION	20170290	661 OMAHA DR			05/23/2017
BC	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20170293	1538 SIENNA DR	76		05/31/2017
BC	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20170302	1007 SUNSET AVE	61		05/18/2017
BC	_____	002-FIN FINAL INSPECTION					05/26/2017
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20170304	1465 VIOLET CT	366		05/30/2017
BC	_____	001-PHF POST HOLE - FENCE	20170320	2971 ELLSWORTH DR	491		05/22/2017
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20170321	1014 JOHN ST	11		05/31/2017
BC	10:00	001-FIN FINAL INSPECTION Comments1: DRAIN TILE	20170322	303 WALTER ST B			05/23/2017
PR	_____	001-FIN FINAL INSPECTION	20170323	1211 N BRIDGE ST			05/18/2017
BC	_____	001-PHD POST HOLE - DECK	20170324	2523 LYMAN LOOP	20		05/23/2017
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20170329	1203 EVERGREEN LN			05/18/2017
BC	_____	002-FIN FINAL INSPECTION					05/23/2017
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20170331	104 E SPRING ST			05/17/2017
BC	_____	001-BKF BACKFILL	20170337	1800 MARKETVIEW DR	4		05/26/2017
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20170342	1402 SEQUOIA CR.			05/18/2017
PR	_____	001-PLR PLUMBING - ROUGH	20170346	201 GARDEN ST	3		05/31/2017
PR	_____	002-REL ROUGH ELECTRICAL					05/31/2017
PR	_____	003-RFR ROUGH FRAMING					05/31/2017
PR	_____	004-RMC ROUGH MECHANICAL					05/31/2017
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20170348	906 S MAIN ST			05/25/2017
BC	_____	002-FIN FINAL INSPECTION					05/30/2017

DATE: 06/06/2017
TIME: 09:00:17
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 05/01/2017 TO 05/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	001-RFR ROUGH FRAMING		20170350 728 E. VETERANS PKWY.			05/31/2017
PR	_____	002-REL ROUGH ELECTRICAL					05/31/2017
PR	_____	003-RMC ROUGH MECHANICAL					05/31/2017
PR	_____	004-PLR PLUMBING - ROUGH					05/31/2017

DATE: 06/06/2017
TIME: 09:00:17
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 17

INSPECTIONS SCHEDULED FROM 05/01/2017 TO 05/31/2017

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

PERMIT TYPE SUMMARY:		ADD ADDITION			3		
		AGP ABOVE-GROUND POOL			4		
		BIP BUILD INCENTIVE PROGRAM SFD			138		
		BSM BASEMENT REMODEL			2		
		COM COMMERCIAL BUILDING			10		
		CRM COMMERCIAL REMODEL			13		
		DCK DECK			10		
		DML DEMOLITION			1		
		ELE ELECTRICAL UPGRADE			1		
		FNC FENCE			21		
		HVC HVAC UNIT/S			3		
		IGP IN-GROUND POOL			1		
		MIS MISCELLANEOUS			1		
		MSC MISCELLANEOUS			1		
		PTO PATIO / PAVERS			19		
		REM REMODEL			3		
		ROF ROOFING			11		
		SFB SINGLE FAMILY BUILT TO HONOR			2		
		SFD SINGLE-FAMILY DETACHED			96		
		SHD SHED/ACCESSORY BUILDING			2		
		SWK PRIVATE SIDEWALK			1		
		WIN WINDOW REPLACEMENT			2		
INSPECTION SUMMARY:		ABC ABOVE CEILING			2		
		BGS BASEMENT GARAGE STOOPS			6		
		BKF BACKFILL			14		
		BSM BASEMENT FLOOR			9		
		EDA ENGINEERING - DRIVEWAY APRON			3		
		EFL ENGINEERING - FINAL INSPECTION			21		
		EPW ENGINEERING- PUBLIC WALK			7		
		ESS ENGINEERING - STORM			10		
		ESW ENGINEERING - SEWER / WATER			8		
		FIN FINAL INSPECTION			52		
		FOU FOUNDATION			10		
		FTG FOOTING			9		
		GAR GARAGE FLOOR			7		
		INS INSULATION			15		
		PHD POST HOLE - DECK			9		
		PHF POST HOLE - FENCE			16		
		PLF PLUMBING - FINAL OSR READY			17		
		PLR PLUMBING - ROUGH			14		
		PLU PLUMBING - UNDERSLAB			10		
		PPS PRE-POUR, SLAB ON GRADE			17		
		PWK PRIVATE WALKS			5		
		RAD RADON			1		
		REI REINSPECTION			9		
		REL ROUGH ELECTRICAL			17		

DATE: 06/06/2017
TIME: 09:00:17
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 05/01/2017 TO 05/31/2017

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

		RFR ROUGH FRAMING			21		
		RMC ROUGH MECHANICAL			14		
		ROF ROOF UNDERLAYMENT ICE & WATER			6		
		STP STOOP			4		
		WAT WATER			2		
		WKS PUBLIC & SERVICE WALKS			10		
INSPECTOR SUMMARY:					2		
		BB BILL BARKLEY			7		
		BC BOB CREADEUR			143		
		BH BRIAN HOLDIMAN			7		
		JB JON BAUER			7		
		PR PETER RATOS			165		
		RE RANDY ERICKSON			1		
		TK TOM KONEN			13		
STATUS SUMMARY:							
	A	BC			2		
	C				2		
	C	BB			3		
	C	BC			29		
	C	JB			7		
	C	PR			38		
	C	TK			11		
	I	BC			111		
	I	BH			7		
	I	PR			127		
	I	RE			1		
	I	TK			1		
	T	BB			4		
	T	BC			1		
	T	TK			1		
REPORT SUMMARY:					345		



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

New Business #3

Tracking Number

EDC 2017-44

Agenda Item Summary Memo

Title: Property Maintenance Report for May 2017

Meeting and Date: Economic Development Committee – July 5, 2017

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:

Have a question or comment about this agenda item?

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Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: June 6, 2017
Subject: May Property Maintenance

Property Maintenance Report May 2017

Adjudication:

No Property Maintenance Cases were heard in May

Case Report

05/01/2017 - 05/31/2017

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	DOWNTOWN SWEEP	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING	POSTED
20170163	5/30/2017	1510 N Bridge St	Weeds and Grass		IN VIOLATION					5/30/2017
20170162	5/30/2017	Lot in freemont	Weeds and Grass		IN VIOLATION					5/26/2017
20170161	5/25/2017	802 State St	Weeds and Grass		IN VIOLATION					5/26/2017
20170160	5/25/2017	Lot behind DD	Weeds and Grass		IN VIOLATION					5/25/2017
20170159	5/25/2017	Lot next to DunkinDonuts	Weeds and Grass		IN VIOLATION					5/25/2017
20170158	5/25/2017	1319 Evergreen Ln	Weeds and Grass		PENDING					
20170157	5/24/2017	Lot 2 S bridge St	Weeds and Grass		IN VIOLATION					5/24/2017
20170156	5/24/2017	1449 Crimson Ln	Weeds and Grass		IN VIOLATION					5/24/2017
20170155	5/24/2017	1439 Crimson Ln	Weeds and Grass		IN VIOLATION					5/24/2017
20170154	5/23/2017	Lot in cannonball trail and US 34 1690 Cannonball trl	Weeds and Grass		IN VIOLATION			6/5/2017	7/10/2017	5/23/2017
20170153	5/23/2017	2398 Iroquois Ln	Weeds and Grass		CLOSED		COMPLIANT			5/23/2017

20170152	5/23/2017	804 MORGAN ST	TAMPERING WITH CITY WATER SUPPLY		IN VIOLATION			5/19/2017	6/26/2017	
20170151	5/22/2017	4520 Marquette St	Weeds and Grass		CLOSED					5/22/2017
20170150	5/22/2017	333 Bertram Dr	Weeds and Grass		CLOSED					5/22/2017
20170149	5/22/2017	1316 WILLOW WAY	UNSAFE CONDITIONS		IN VIOLATION	5/23/2017				
20170148	5/22/2017	313 E Orange St	Weeds and Grass		CLOSED		COMPLIANT			5/15/2017
20170147	5/19/2017	Lot 34 - 51 Blackberry shore Ln	Weeds and Grass		CLOSED					5/19/2017
20170146	5/19/2017	Lot 1 Isabell St	Weeds and Grass		CLOSED		COMPLIANT			5/19/2017
20170145	5/19/2017	Lot 24 - 33 Blackberryshore Ln	Weeds and Grass		CLOSED					5/19/2017
20170144	5/19/2017	Lot 6 - 9 Edward Ln	Weeds and Grass		CLOSED		COMPLIANT			5/19/2017
20170143	5/19/2017	Lot 52 BlackBerryShore Ln	Weeds and Grass		IN VIOLATION					5/19/2017
20170142	5/19/2017	2204 Meadowview Ln	Parking on lawn		IN VIOLATION	5/19/2017				
20170141	5/19/2017	2394 Sumac Dr	Weeds and Grass		IN VIOLATION					5/18/2017
20170140	5/18/2017	Tuscany Trl	Trash		CLOSED					
20170139	5/18/2017	2179 Northland Ln	Weeds and Grass		CLOSED		COMPLIANT			5/18/2017
20170138	5/18/2017	2112 Northland Ln	Weeds and Grass		CLOSED		COMPLIANT			5/18/2017
20170137	5/18/2017	626 Yellowstone Ln	Weeds and Grass		CLOSED					5/18/2017
20170136	5/18/2017	2263 Medowview Ln	Weeds and Grass		CLOSED					5/18/2017

20170135	5/18/2017	572 Yellow Stone Ln	Weeds and Grass		CLOSED					5/18/2017
20170134	5/17/2017	2452 Emerald Ln	Grass/Weeds				COMPLIANT			5/17/2017
20170133	5/16/2017	1104 SUNSET AVE	WEEDS GRASS		CLOSED					
20170132	5/16/2017	407 Adams St	Weeds and Grass		IN VIOLATION					5/16/2017
20170131	5/16/2017	1820 B Country Hills Dr	Weeds and Grass		CLOSED		COMPLIANT			5/16/2017
20170130	5/16/2017	1987 Country Hills Dr	Weeds and Grass		CLOSED		COMPLIANT			5/16/2017
20170129	5/16/2017	829 Prairie Crossing Dr	Weeds and Grass		CLOSED		COMPLIANT			5/16/2017
20170128	5/16/2017	837 Prairie Crossing Dr	Weeds and Grass		CLOSED		COMPLIANT			5/16/2017
20170127	5/16/2017	861 Prairie Crossing Dr	Weeds and Grass		CLOSED		COMPLIANT			5/16/2017
20170126	5/16/2017	2057 Ingemunson Ln	Weeds and Grass		CLOSED		COMPLIANT			5/16/2017
20170125	5/16/2017	865 Carly Ct.	Working w/o permit		CLOSED		COMPLIANT			
20170124	5/15/2017	363 Fontana Dr	Weeds and Grass		CLOSED		COMPLIANT			5/15/2017
20170123	5/15/2017	2282 High Ridge Ln	Weeds and Grass		CLOSED		COMPLIANT			5/15/2017
20170122	5/15/2017	1002 Canyon Trl	Weeds and Grass		CLOSED					5/15/2017
20170121	5/15/2017	745 Hayden Dr	Weeds and Grass		CLOSED		COMPLIANT			5/15/2017
20170120	5/15/2017	402 Liberty St	Weeds and Grass		CLOSED		COMPLIANT			5/15/2017
20170119	5/15/2017	610 Mill St	Weeds and Grass		CLOSED		COMPLIANT			5/15/2017
20170118	5/15/2017	310 A/B Walter St	Weeds and Grass		CLOSED		COMPLIANT			5/15/2017
20170117	5/15/2017	309 Olsen St	Weeds and Grass		CLOSED		COMPLIANT			5/15/2017
20170116	5/15/2017	1817 Country Hill Dr	Weeds and Grass		CLOSED					
20170115	5/12/2017	1001B John St	Weeds and Grass		CLOSED					5/12/2017

20170114	5/12/2017	684 W Veterans Pkwy	Weeds and Grass		CLOSED		COMPLIANT			5/12/2017
20170113	5/12/2017	1222 Cannonball Trl	Weeds and Grass		CLOSED					5/12/2017
20170112	5/12/2017	1206 Cannonball Trl	Weeds and Grass		CLOSED					5/12/2017
20170111	5/12/2017	1177 Cody Ct	Weeds and Grass		CLOSED					5/12/2017
20170110	5/12/2017	1207 Patrick Ct	Weeds and Grass		CLOSED		COMPLIANT			5/12/2017
20170109	5/12/2017	1211 Patrick Ct	Weeds and Grass		CLOSED		COMPLIANT			5/12/2017
20170108	5/12/2017	946 S Carly Cir	Weeds and Grass		CLOSED					5/12/2017
20170107	5/12/2017	875 Purcell St	Weeds and Grass		CLOSED					5/12/2017
20170106	5/12/2017	871 Purcell St	Weeds and Grass		CLOSED					5/12/2017
20170105	5/12/2017	906 N Carly Cir	Weeds and Grass		CLOSED		COMPLIANT			5/12/2017
20170104	5/12/2017	764 John St	Weeds and Grass		CLOSED		COMPLIANT			5/12/2017
20170103	5/12/2017	1969 MEADOWLAR K LN	WEEDS GRASS		CLOSED					5/15/2017
20170102	5/11/2017	408 Colton St	Weeds and Grass		CLOSED		COMPLIANT			5/11/2017
20170101	5/11/2017	412 Elm St	Weeds and Grass		CLOSED		COMPLIANT			5/11/2017
20170100	5/11/2017	406 B Jackson St	Weeds and Grass		CLOSED		COMPLIANT			5/11/2017
20170099	5/11/2017	742 Omaha Dr	Weeds and Grass		CLOSED		COMPLIANT			5/11/2017
20170098	5/11/2017	706 Heustis St	Weeds and Grass		CLOSED		COMPLIANT			5/11/2017
20170097	5/11/2017	601 Mill St	Weeds and Grass		CLOSED		COMPLIANT			5/11/2017
20170096	5/11/2017	705 Mill St	Weeds and Grass		CLOSED		COMPLIANT			5/11/2017
20170095	5/11/2017	306 Walter St	Weeds and Grass		CLOSED		COMPLIANT			5/11/2017

20170094	5/11/2017	307 Illini Dr	Weeds and Grass		CLOSED		COMPLIANT			5/11/2017
20170093	5/11/2017	401 Honeysuckle Ln	Weeds and Grass		CLOSED		COMPLIANT			5/11/2017
20170092	5/11/2017	2508 Sumac Dr	Weeds and Grass		CLOSED		COMPLIANT			5/11/2017
20170091	5/11/2017	305 Candleberry Ct	Boats		CLOSED	5/15/2017	COMPLIANT			
20170090	5/11/2017	874 Canyon Tr	Weeds and Grass		CLOSED		COMPLIANT			5/10/2017
20170089	5/8/2017	320 E. Blackberry Ln	Grass/Weeds		IN VIOLATION					5/8/2017
20170088	5/4/2017	1973 Prairie Rose Ln	Weeds and Grass		CLOSED		COMPLIANT			5/3/2017
20170087	5/4/2017	3284 Pine Wood Dr	Weeds and Grass		CLOSED		COMPLIANT	5/15/2017	6/19/2017	5/3/2017
20170086	5/4/2017	4545 Marquette St	Weeds and Grass		CLOSED		COMPLIANT	5/15/2017	6/19/2017	5/3/2017
20170085	5/4/2017	406 Liberty St	Weeds and Grass		CLOSED					5/3/2017
20170084	5/2/2017	545 W Barberry Cir	Grass/Weeds		CLOSED		COMPLIANT			5/1/2017
20170083	5/1/2017	401 Honeysuckle Ln	Drainage		IN VIOLATION	5/1/2017		5/17/2017	6/19/2017	
20170082	5/1/2017	SWC HYDRAULIC & MILL ST	STANDING & DRIPPING WATER		REPEAT COMPLAINT					
20170081	5/1/2017	8721 ROUTE 126	OFF STREET PARKING		CLOSED		COMPLIANT			

Total Records: 83

6/6/2017



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

New Business #4

Tracking Number

EDC 2017-45

Agenda Item Summary Memo

Title: Economic Development Report for June 2017

Meeting and Date: Economic Development Committee – July 5, 2017

Synopsis: See attached.

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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Phone 630-553-0843 • FAX 630-553-0889

Monthly Report – for July 2017 EDC Meeting of the United City of Yorkville

June 2017 Activity

Downtown Redevelopment:

- Continue conversations with two developers looking at different multi-purpose projects in the downtown. Tonight we will begin the inducement resolution process for a new property with Imperial Investments. Additional inducement resolutions with other parties will follow in future months.
- Met with the owners of 1836 Drink Lab and Provisions, as they prepare to open this summer. They have hired key staff and are completing the remodeling of the space.

Development south of Fox River:

- Working with other parties interested in leasing other space in existing centers near Route 47 & 71. This is for general small space retail.
- Working with owner of out lot and building that is half completed at Stagecoach Crossing to spur continued development on the site.

Development north of the Fox River:

- Kendall Crossing...Sonny Shah has formally applied for hotel national flag. Official approval is now expected on July 10th. A formal ground breaking is anticipated as soon as all approvals are obtained.
- Kendall Marketplace...Working with Alex Berman (owner) to identify potential additional development on the project. Alex is working on developing a multi-tenant out lot building to attract small restaurants to the site. Alex and I have also met with residential builders who are interested in the project. The junior box approval is getting closer, as more of the existing retailers have "signed off" on the new addition.
- Working with a developer interested in assembling parcels on Route 47 north of the river to create a small retail development site that would allow for a combination of single use buildings and multi-tenant buildings.
- Working with Casey's General Store to develop a property on Route 34 at McHugh, and will offer self-service fuel, a wide variety of grocery items, and prepared foods such as pizza, donuts, chicken tenders, and sandwiches.
- Working with interested party on re-development of the former "The National Bank" building at Route 47 and Cannonball Trail.
- Working with Wings Etc. to establish a new franchisee or corporate store, as the company is committed to Yorkville.

Industrial Development:

- Working with Joyce Sloan, the industrial broker, who is the listing agent on Lincoln Prairie on Eldamain Road.
- Working with Wrigley to meet their needs to increase their production of Skittles in the Yorkville plant.

Recreational Development:

- Continue to work with Justine Brummel on "Go For It Sports" facility.

Other Activity:

- Attended the Waubensee Community College Foundation Golf Outing Luncheon. I have been appointed to this Board and will begin official duties at the next meeting in September.

Respectfully submitted,

A handwritten signature in black ink that reads "Lynn Dubajic". The signature is written in a cursive, flowing style.

Lynn Dubajic
651 Prairie Pointe Drive, Suite 102
Yorkville, IL 60560
lynn@dlkllc.com
630-209-7151 cell



Reviewed By:	
Legal	<input checked="" 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

New Business #5

Tracking Number

EDC 2017-46

Agenda Item Summary Memo

Title: Proposed B.U.I.L.D. T.O.O. Program

Meeting and Date: Economic Development Committee - July 5, 2017

Synopsis: Extension of the B.U.I.L.D. T.O.O. program for single-family attached housing units.

Council Action Previously Taken:

Date of Action: 1-26-2016 Action Taken: Approval of Ord. 2016-11

Item Number: EDC 2015-43

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti J. Barksdale-Noble, AICP

Community Development

Name

Department

Agenda Item Notes:

See attached memo.



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: June 13, 2017
Subject: **B.U.I.L.D. T.O.O. Incentive Program Renewal**

Background & Request

As the Economic Development Committee will recall, the City Council approved the Buyers of Undeveloped Infill Lot Discount Townhome Owner Occupied (B.U.I.L.D. T.O.O.) program, geared towards duplex and townhome units, in January 2016 to expand upon the success of the original B.U.I.L.D. program which is limited to only single family detached dwellings. As part of the approval ordinance for the B.U.I.L.D. T.O.O. program, there was an expiration date of December 31, 2016 which has passed. Although no permits have been issued under the B.U.I.L.D. T.O.O. program during the one (1) year it was active, staff has fielded an increase in builder interest in duplex and townhome units in those previously approved, but stall developments, such as Raintree Village (108 TH units) and Fox Hill Unit 7 a.k.a. Timber Glenn (48 TH units). Due to this renewed interest and the widely successful impact the B.U.I.L.D. program has had in the recovery of new home construction in Yorkville, *staff is requesting an extension of the B.U.I.L.D. T.O.O. program until December 31, 2018.*

Summary of Incentive

As previously approved, the **B.U.I.L.D. T.O.O.** program would have a total incentive amount of up to \$5,000.00 paid to the homeowner for purchasers of new townhome construction units. This would be a \$2,500.00 City refund of a portion of the building permit fees and a matching \$2,500.00 contribution by the developer/builder. Additionally, participants in the **BUILD T.O.O.** program would stipulate that the units must remain owner occupied and not used as rentals for at least one (1) year after receiving final occupancy, or be subject to repaying the City the prorated amount of the incentive during the period they did not occupy the unit. This can be verified with the assistance of the Finance Department through water billing and through the homeowners associations. Additionally, the **B.U.I.L.D. T.O.O.** program, would continue allow a builder who has an executed a contract for one (1) unit of the townhome or duplex development be allowed to proceed with the construction of the entire structure with assurance all the units are **B.U.I.L.D. T.O.O.** eligible.

As with the original B.U.I.L.D. program, the flexibility in the timing of the City receiving payment for permits allows builders to move forward with construction without this up-front expense. Additionally, in order to rebate the City's portion of the B.U.I.L.D. program incentive, staff collects the full amount of the building permit from the developer/builder, and refunds a portion of the permit cost back to the homeowner by rebating all or a some the following fees, listed in order of priority, to arrive at the \$2,500.00 for new townhome units as part of the **B.U.I.L.D. T.O.O.** incentive:

CITY OF YORKVILLE BUILDING PERMIT FEE	FEE AMOUNT FOR PER DWELLING UNIT
Water Connection Fee	\$3,700 ³
City Sewer Connection Fee	\$2,000.00
Building Permit Fee	\$650.00 plus \$0.20 per square foot
Public Works Fee	\$700.00

Staff Comments/Recommendation

Staff is requesting a favorable recommendation from the Economic Development Committee regarding the proposed extension of the Buyers of Undeveloped Infill Lot Discount Townhome Owner Occupied (***B.U.I.L.D. T.O.O.***) incentive. Attached is a draft ordinance for formal consideration before proceeding to City Council. Staff will be available at the meeting to answer any questions from the Committee regarding this agenda item.

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS,
ESTABLISHING A NEW SINGLE-FAMILY ATTACHED DWELLING
CONSTRUCTION INCENTIVE PROGRAM
(B.U.I.L.D. T.O.O. Program)**

WHEREAS, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the City has a successful residential construction incentive and stimulus program known as the Buyers of Undeveloped Infill Lot Discount (“B.U.I.L.D Program”) for detached single-family homes and desires to expand a similar incentive program for single-family attached dwellings; and,

WHEREAS, the incentive program for single-family attached dwellings shall be known as the Buyers of Undeveloped Infill Lot Discount Townhome Owner Occupied Program (“B.U.I.L.D T.O.O. Program”) as authorized by this Ordinance; and,

WHEREAS, The Mayor and City Council have determined that it is in the best interest of the City and its future growth to authorize the B.U.I.L.D T.O.O. Program.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1: That notwithstanding any ordinances, resolutions, motions, regulations or policies of the City the following regulations are hereby adopted for the implementation of the B.U.I.L.D T.O.O. Program:

- A. This incentive program shall apply to the construction of a new single-family attached (duplexes and townhomes) dwelling.
- B. The incentive shall be for the construction of a new single-family attached dwelling pursuant to a building permit issued after ~~February 1, 2016~~August 1, 2017.
- C. The incentive shall be \$5,000 per single-family attached dwelling and paid to the owner of the new single-family attached dwelling within 30 days from the owner’s receipt of the final certificate of occupancy for the dwelling.
- D. An owner shall only be able to participate once in the B.U.I.L.D T.O.O. Program and can have no interest in any other B.U.I.L.D T.O.O. Program request.
- E. The \$5,000 incentive shall be from a \$2,500 refund by the City of a portion of City fees for that dwelling unit and \$2,500 from the developer/builder contributed and paid at the time of the application for the building permit.
- F. The owner shall be required to own and occupy the dwelling for not less than 12 months from the date of issuance of the final certificate of occupancy. If

the owner sells or rents the dwelling within those 12 months the owner shall repay to the City the prorated amount of the incentive during the period not owned which shall be a debt due and owing to the City unless waived by the City Council.

- G. If one single-family attached dwelling in a building receives the incentive, then all adjoining single-family dwellings in the same building shall be eligible for the B.U.I.L.D T.O.O. Program.
- H. The B.U.I.L.D T.O.O. Program shall continue for building permits issued prior to December 31, ~~2016~~2018.

Section 2: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois
this _____ day of _____, ~~2016~~2017.

CITY CLERK

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	LARRY KOTARDEN <u>JOE PLOCHER</u>	
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	DIANE TEELING <u>ALEJANDRO</u>	
<u>HERNANDEZ</u>	_____		

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this
_____ day of _____ ~~2016~~2017.

MAYOR



B.U.I.L.D. T.O.O. INCENTIVE PROGRAM

APPLICATION FOR PERMIT

United City of Yorkville
800 Game Farm Rd. ♦ Yorkville, IL 60560 ♦ 630-553-8545 ♦ Fax. 630-553-7264



Permit Number	Date Received	Date Issued
---------------	---------------	-------------

Site Address	<input type="text"/>	Parcel #	<input type="text"/>
Subdivision	<input type="text"/>	Lot / Unit	<input type="text"/>

Applicant Information

Name	<input type="text"/>	Phone Res/Bus	<input type="text"/>
Address	<input type="text"/>	Email Res/Bus	<input type="text"/>
City / State / Zip	<input type="text"/>	Fax	<input type="text"/>

State of Illinois - License (Circle One)

Plumbing License # OR Roofing License #

Description of Work

SINGLE FAMILY ATTACHED

B.U.I.L.D. T.O.O #

Owner Information

Name	<input type="text"/>	Phone Res/Bus	<input type="text"/>
Address	<input type="text"/>	Email Res/Bus	<input type="text"/>
City / State / Zip	<input type="text"/>	Fax	<input type="text"/>

Construction Value	\$ <input type="text"/>	Lineal Ft. (Façade)	<input type="text"/>	No. of Bathrooms	<input type="text"/>	No. of Bedrooms	<input type="text"/>
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Sq. Ft. 1st Floor	<input type="text"/>	Sq. Ft. 2 nd Floor & Above	<input type="text"/>	Sq. Ft. Basement	<input type="text"/>	Sq. Ft. Garage	<input type="text"/>
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Type of Basement (circle one)

Full basement

Partial Basement / Crawl

No Basement – Slab / Crawl

A Plat of Survey must accompany all permit applications for construction of any new structure or any alteration to existing structures, including decks, swimming pools, fences etc. Roofing or siding projects do not require a Plat of Survey.

Terms: In consideration of this application and attached forms being made a part hereof, and the issuance of this permit, I/we agree to the following terms: All work performed under said permit shall be in accordance with the plans which accompany this permit application, except for such changes as may be authorized or required by the Building Official; the proposed work is authorized by the owner of record, and that I/we have been authorized by the owner to make the application and/or schedule all necessary inspections as an agent; all work will conform to all applicable codes, laws, and ordinances of the United City of Yorkville. I/we as owner of record or authorized agent are responsible to abide by all covenants and association restrictions as may apply to the proposed work associated with this permit. **I/WE AGREE TO NOT OCCUPY THE BUILDING UNTIL ALL INSPECTIONS HAVE BEEN PERFORMED AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.**

Print Name	<input type="text"/>	Date	<input type="text"/>
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Signature / Authorized Agent _____

Approved By _____ Date _____ Fee _____

**UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS**

ORDINANCE NO. 2016-11

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS,
ESTABLISHING A NEW SINGLE-FAMILY ATTACHED DWELLING
CONSTRUCTION INCENTIVE PROGRAM
(B.U.I.L.D. T.O.O. PROGRAM)

Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 26th day of January, 2016

Published in pamphlet form by the
authority of the Mayor and City Council
of the United City of Yorkville, Kendall
County, Illinois on February 1, 2016.

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS,
ESTABLISHING A NEW SINGLE-FAMILY ATTACHED DWELLING
CONSTRUCTION INCENTIVE PROGRAM
(B.U.I.L.D. T.O.O. Program)**

WHEREAS, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the City has a successful residential construction incentive and stimulus program known as the Buyers of Undeveloped Infill Lot Discount (“B.U.I.L.D Program”) for detached single-family homes and desires to expand a similar incentive program for single-family attached dwellings; and,

WHEREAS, the incentive program for single-family attached dwellings shall be known as the Buyers of Undeveloped Infill Lot Discount Townhome Owner Occupied Program (“B.U.I.L.D T.O.O. Program”) as authorized by this Ordinance; and,

WHEREAS, The Mayor and City Council have determined that it is in the best interest of the City and its future growth to authorize the B.U.I.L.D T.O.O. Program.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1: That notwithstanding any ordinances, resolutions, motions, regulations or policies of the City the following regulations are hereby adopted for the implementation of the B.U.I.L.D T.O.O. Program:

- A. This incentive program shall apply to the construction of a new single-family attached (duplexes and townhomes) dwelling.
- B. The incentive shall be for the construction of a new single-family attached dwelling pursuant to a building permit issued after February 1, 2016.
- C. The incentive shall be \$5,000 per single-family attached dwelling and paid to the owner of the new single-family attached dwelling within 30 days from the owner’s receipt of the final certificate of occupancy for the dwelling.
- D. An owner shall only be able to participate once in the B.U.I.L.D T.O.O. Program and can have no interest in any other B.U.I.L.D T.O.O. Program request.
- E. The \$5,000 incentive shall be from a \$2,500 refund by the City of a portion of City fees for that dwelling unit and \$2,500 from the developer/builder contributed and paid at the time of the application for the building permit.
- F. The owner shall be required to own and occupy the dwelling for not less than 12 months from the date of issuance of the final certificate of occupancy. If the owner sells or rents the dwelling within those 12 months the owner shall repay to the City the prorated amount of the incentive during the period not

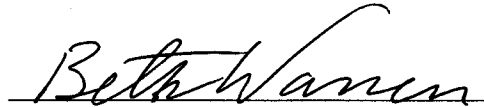
owned which shall be a debt due and owing to the City unless waived by the City Council.

G. If one single-family attached dwelling in a building receives the incentive, then all adjoining single-family dwellings in the same building shall be eligible for the B.U.I.L.D T.O.O. Program.

H. The B.U.I.L.D T.O.O. Program shall continue for building permits issued prior to December 31, 2016.

Section 2: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 26 day of January, 2016.



CITY CLERK

CARLO COLOSIMO

N

KEN KOCH

N

JACKIE MILSCHEWSKI

Y

LARRY KOT

Y

CHRIS FUNKHOUSER

N

JOEL FRIEDERS

Y

DIANE TEELING

Y

SEAVER TARULIS


N

Mayor Golinski

Y

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this

31 day of JANUARY, 2016.


MAYOR



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" 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

New Business #6

Tracking Number

EDC 2017-47

Agenda Item Summary Memo

Title: Anthony Place (GC Housing) – Final Plat of Subdivision

Meeting and Date: Economic Development Committee - July 5, 2017

Synopsis: Proposed Final Plat of Subdivision for Anthony Place (GC Housing).

Council Action Previously Taken:

Date of Action: 02-23-16 Action Taken: Approval of Rezoning & Variance

Item Number: PC 2015-16/ZBA 2015-06

Type of Vote Required: Majority

Council Action Requested: Vote

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

Agenda Item Notes:

See attached memorandum.

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: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: June 23, 2017
Subject: **PZC 2017-09 Anthony Place (GC Housing) – NEC Walnut & Freemont Final Plat Approval**

Project Background/Request:

As the Economic Development Committee (EDC) will recall, the rezoning, variance and development agreement for the Anthony Place (formerly referred to as GC Housing) senior independent living facility was approved by the City Council in February 2016. The approximately 3.175-acre parcel, located at the northeast corner of Freemont and Walnut Streets, consists of 51 apartment units and is zoned R-4 General Multi-Family Residence. The developer/petitioner is requesting final plat of subdivision approval for the site in preparation of construction.

Proposed Final Plat:

As part of the site development process, the developer/petitioner, Anthony Place Yorkville, LP, purchased two (2) adjacent parcels and is now seeking to consolidate those lots as part of the final plat of subdivision. The developer/petitioner is also dedicating approximately 0.25 acres of right-of-way (33' wide) along the frontage of the property on Walnut Street as well as granting a 60' wide access easement to Freemont Street, and public utilities and drainage easements around the perimeter of the site.

The proposed Final Plat of Subdivision has been reviewed by the City's engineering consultant for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated February 21, 2017 were provided to the developer/petitioner related to the proposed Final Plat (see attached). The engineering review has found the submitted plans in general conformance with the City's requirements and standard engineering practices.

Staff Comments:

Based upon the review of the proposed Final Plat of Subdivision of Anthony Place development, staff believes the submitted plans are consistent with the approved development site plan and the current subdivision control regulations. Therefore, we intend to recommend approval of the Final Plat to the Planning and Zoning Commission at the July 12, 2017 meeting with subsequent final determination by the City Council at the July 25th meeting.

Should you have any questions regarding this matter, staff and the Petitioner will be available at Tuesday night's meeting.

Attachments:

1. Copy of Petitioner's Application
2. Final Plat of Subdivision of Anthony Place prepared by Manhard Consulting date last revised 06-26-17.
3. EEI Letter to the City dated February 21, 2017 re: GC Housing Development – Engineering Plan Review – 3rd Submittal.



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

APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

DATE: 6/21/2017	PZC NUMBER:	DEVELOPMENT NAME: Anthony Place Yorkville Senior Apartments
PETITIONER INFORMATION		
NAME: Jeffrey D. Crane		COMPANY: Anthony Place Yorkville, LP
MAILING ADDRESS: 343 Wainwright Drive, Suite B		
CITY, STATE, ZIP: Northbrook, IL 60062		TELEPHONE: 847-291-3400
EMAIL: ablock@craneconstruction.com		FAX: 847-291-1691
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: Anthony Place Yorkville, LP		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS: 1050 FREEMONT STREET		
TYPE OF REQUEST:		
<input type="checkbox"/> PRELIMINARY PLAN <input checked="" type="checkbox"/> FINAL PLAT <input type="checkbox"/> AMENDED PRELIMINARY PLAN <input type="checkbox"/> AMENDED FINAL PLAT		
TOTAL LOT ACREAGE: 3.426		CURRENT ZONING CLASSIFICATION: R-4
ATTACHMENTS		
Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".		
PLEASE SEE ATTACHED		



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Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

ATTORNEY INFORMATION

NAME: **Matt Keegan** COMPANY: **Ward, Murray, Pace & Johnson, P.C.**
MAILING ADDRESS: **226 W. River Street, PO Box 404**
CITY, STATE, ZIP: **Dixon, IL 61021** TELEPHONE: **815-625-8200**
EMAIL: **keegan@wmpj.com** FAX: **815-284-0926**

ENGINEER INFORMATION

NAME: **QUINTEN HOOGENBOOM, PE** COMPANY: **MANHARD CONSULTING, LTD**
MAILING ADDRESS: **700 SPRINGER DRIVE**
CITY, STATE, ZIP: **LOMBARD, IL 60148** TELEPHONE: **630-925-1053**
EMAIL: **QHOOGENBOOM@MANHARD.COM** FAX: **630-691-8585**

LAND PLANNER/SURVEYOR INFORMATION

NAME: **SAMUEL PHILLIPPE, PLS** COMPANY: **MANHARD CONSULTING, LTD**
MAILING ADDRESS: **700 SPRINGER DRIVE**
CITY, STATE, ZIP: **LOMBARD, IL 60148** TELEPHONE: **630-925-1116**
EMAIL: **SPHILLIPPE@MANHARD.COM** FAX: **630-691-8585**

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.

Anthony Place

PETITIONER SIGNATURE *Manager, Anthony Place Yorkville, LP*

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

Anthony Place

OWNER SIGNATURE

Manager, Anthony Place Yorkville, LP



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

PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER: 2016-0894	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 1050 Freemont Street
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APPLICATION/APPROVAL TYPE (check appropriate box(es) of approval requested):

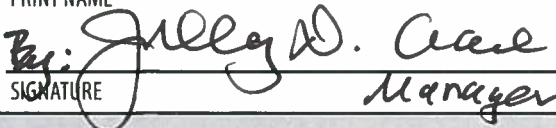
<input type="checkbox"/> CONCEPT PLAN REVIEW	<input type="checkbox"/> AMENDMENT (TEXT)	<input type="checkbox"/> ANNEXATION	<input type="checkbox"/> REZONING
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MILE AND 1/2 REVIEW	<input type="checkbox"/> ZONING VARIANCE	<input type="checkbox"/> PRELIMINARY PLAN
<input type="checkbox"/> FINAL PLANS	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT	<input checked="" 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: Jeffrey D. Crane	COMPANY: Anthony Place Yorkville, LP
MAILING ADDRESS: 343 Wainwright Drive, Suite B	
CITY, STATE, ZIP: Northbrook, IL 60062	TELEPHONE: 847-291-3400
EMAIL: ablock@craneconstruction.com	FAX: 847-291-3400

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.

Jeffrey D. Crane	Manager
PRINT NAME	TITLE
	6/20/17
SIGNATURE	DATE

ACCOUNT CLOSURE AUTHORIZATION

DATE REQUESTED: _____	<input type="checkbox"/> COMPLETED	<input type="checkbox"/> INACTIVE			
PRINT NAME: _____	<input type="checkbox"/> WITHDRAWN	<input type="checkbox"/> COLLECTIONS			
SIGNATURE: _____	<input type="checkbox"/> OTHER				
DEPARTMENT ROUTING FOR AUTHORIZATION:	<input type="checkbox"/> COM. DEV.	<input type="checkbox"/> BUILDING	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> FINANCE	<input type="checkbox"/> ADMIN.



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APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

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

EXHIBIT A

ANTHONY PLACE LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF GUTHRIE SUBDIVISION; THENCE NORTH 83 DEGREES 38 MINUTES 03 SECONDS WEST ALONG THE CENTERLINE OF WALNUT STREET, A DISTANCE OF 330.00 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN THE WALNUT STREET ADDITION SUBDIVISION RECORDED AS DOCUMENT 884010 AND THE POINT OF BEGINNING; THENCE NORTH 06 DEGREES 21 MINUTES 12 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 468.05 FEET TO THE NORTHERLY MOST SOUTHERLY LOT LINE OF LOT 11 IN LONGFORD LAKES SUBDIVISION RECORDED AS DOCUMENT 200300012398; THENCE ALONG THE NORTHERLY MOST SOUTHERLY LOT LINE AND THE WESTERLY MOST EASTERLY LOT LINE OF SAID LOT 11 FOR THE FOLLOWING 3 COURSES: 1) THENCE NORTH 83 DEGREES 40 MINUTES 53 SECONDS WEST, A DISTANCE OF 77.05 FEET; 2) THENCE WESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 533.31 FEET, SUBTENDING A CHORD BEARING SOUTH 82 DEGREES 12 MINUTES 58 SECONDS WEST, AN ARC DISTANCE OF 263.51 FEET; 3) THENCE SOUTH 06 DEGREES 22 MINUTES 15 SECONDS WEST, A DISTANCE OF 404.22 FEET TO SAID CENTERLINE; THENCE SOUTH 83 DEGREES 38 MINUTES 03 SECONDS EAST, A DISTANCE OF 330.11 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

WALNUT STREET DEDICATION LEGAL DESCRIPTION

THE SOUTH 33.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

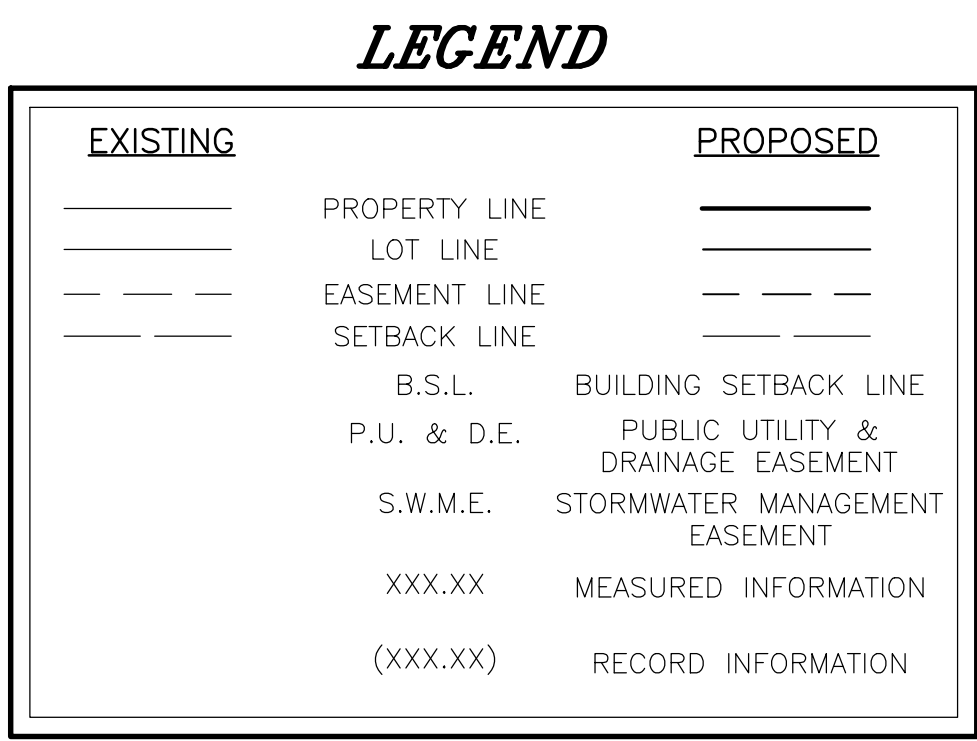
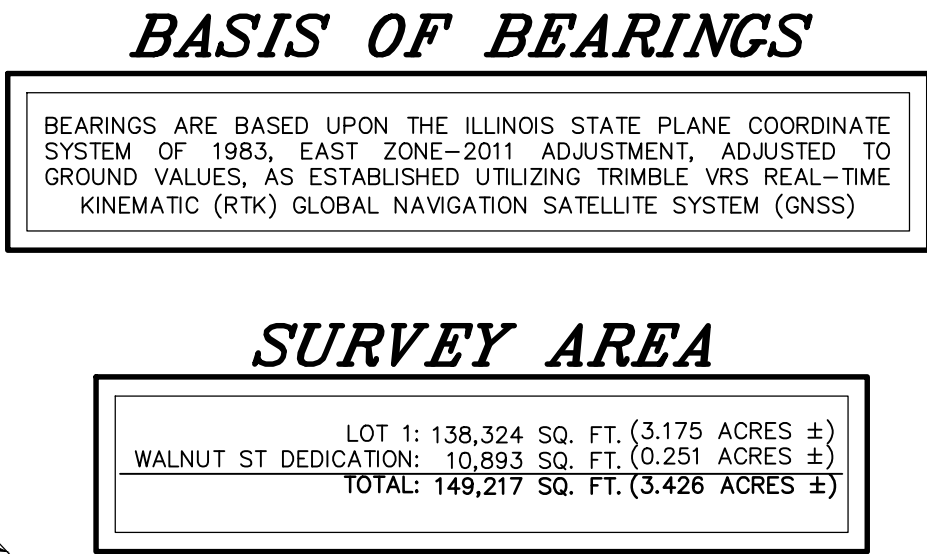
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF GUTHRIE SUBDIVISION; THENCE NORTH 83 DEGREES 38 MINUTES 03 SECONDS WEST ALONG THE CENTERLINE OF WALNUT STREET, A DISTANCE OF 330.00 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN THE WALNUT STREET ADDITION SUBDIVISION RECORDED AS DOCUMENT 884010 AND THE POINT OF BEGINNING; THENCE NORTH 06 DEGREES 21 MINUTES 12 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 468.05 FEET TO THE NORTHERLY MOST SOUTHERLY LOT LINE OF LOT 11 IN LONGFORD LAKES SUBDIVISION RECORDED AS DOCUMENT 200300012398; THENCE ALONG THE NORTHERLY MOST SOUTHERLY LOT LINE AND THE WESTERLY MOST EASTERLY LOT LINE OF SAID LOT 11 FOR THE FOLLOWING 3 COURSES: 1) THENCE NORTH 83 DEGREES 40 MINUTES 53 SECONDS WEST, A DISTANCE OF 77.05 FEET; 2) THENCE WESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 533.31 FEET, SUBTENDING A CHORD BEARING SOUTH 82 DEGREES 12 MINUTES 58 SECONDS WEST, AN ARC DISTANCE OF 263.51 FEET; 3) THENCE SOUTH 06 DEGREES 22 MINUTES 15 SECONDS WEST, A DISTANCE OF 404.22 FEET TO SAID CENTERLINE; THENCE SOUTH 83 DEGREES 38 MINUTES 03 SECONDS EAST, A DISTANCE OF 330.11 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

ANTHONY PLACE LEGAL DESCRIPTION (EXCLUDING RIGHT-OF-WAY):

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF GUTHRIE SUBDIVISION; THENCE NORTH 83 DEGREES 38 MINUTES 03 SECONDS WEST ALONG THE CENTERLINE OF WALNUT STREET, A DISTANCE OF 330.00 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN THE WALNUT STREET ADDITION SUBDIVISION RECORDED AS DOCUMENT 884010 AND THE POINT OF BEGINNING; THENCE NORTH 06 DEGREES 21 MINUTES 12 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 468.05 FEET TO THE NORTHERLY MOST SOUTHERLY LOT LINE OF LOT 11 IN LONGFORD LAKES SUBDIVISION RECORDED AS DOCUMENT 200300012398; THENCE ALONG THE NORTHERLY MOST SOUTHERLY LOT LINE AND THE WESTERLY MOST EASTERLY LOT LINE OF SAID LOT 11 FOR THE FOLLOWING 3 COURSES: 1) THENCE NORTH 83 DEGREES 40 MINUTES 53 SECONDS WEST, A DISTANCE OF 77.05 FEET; 2) THENCE WESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 533.31 FEET, SUBTENDING A CHORD BEARING SOUTH 82 DEGREES 12 MINUTES 58 SECONDS WEST, AN ARC DISTANCE OF 263.51 FEET; 3) THENCE SOUTH 06 DEGREES 22 MINUTES 15 SECONDS WEST, A DISTANCE OF 404.22 FEET TO SAID CENTERLINE; THENCE SOUTH 83 DEGREES 38 MINUTES 03 SECONDS EAST, A DISTANCE OF 330.11 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS. EXCLUDING THE SOUTH 33.00 FEET THEREOF.

GC HOUSING DEVELOPMENT
343 WAINWRIGHT DRIVE
NORTHBROOK, ILLINOIS 60062

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS



LINE TABLE		
LINE	BEARING	LENGTH
L1	S83°37'45"E	6.59'
L2	N51°23'33"E	20.36'
L3	N06°22'15"E	19.41'
L4	S51°23'33"W	19.79'
L5	S83°37'45"E	14.00'
L6	S06°22'15"W	10.00'
L7	N83°37'45"W	14.00'

1. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
5. ■ DENOTES CONCRETE MONUMENTS.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS SHOWN OTHERWISE.



February 21, 2017

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

**Re: *GC Housing Development
Engineering Plan Review – 3rd Submittal
United City of Yorkville, Kendall County, Illinois***

Krysti:

We are in receipt of the following items for the above referenced project:

- Final Engineering Plans (12 sheets) revised 01/27/17 and prepared by Manhard Consulting
- Landscaping Plans (2 sheets), revised 01/17/17
- Tree Preservation Plans (2 sheets), revised 01/06/17
- Plat of Subdivision (2 sheets), revised 01/05/17
- Site Lighting Calculations (1 sheet), dated 10/27/16

Our review of these plans is to generally determine the plan's compliance with United City of Yorkville ordinances and whether the improvements will conform to existing City systems and equipment. This review and our comments do no relieve the designers from their duty to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review. We cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

1. We find the Engineering Plans to be in general conformance with City requirements and standard engineering practice.
2. All review items for the Landscaping Plans have been addressed. Please see the attached letter from PRI.
3. The estimated fees are as shown in the attached Fee Calculator Spreadsheet. This was previously provided as part of our January 4, 2017 review letter.
4. Prior to the start of construction, the following items need to be addressed:
 - A preconstruction meeting with City staff needs to be held
 - A performance guarantee in the amount of **\$208,868.00** (120% x \$174,056.58) is to be on file with the City.
 - All necessary City Building Department permits and sign-offs need to be obtained

Ms. Krysti Barksdale-Noble
February 21, 2017
Page 2

If you have any questions or require additional information, please contact our office.

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.


Bradley P. Sanderson, P.E.
Vice President

BPS/bcs

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Interim Assistant City Administrator (via email)
Mr. Jason Engberg, Senior Planner (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Lisa Pickering, Deputy Clerk (via email)
Mr. Quinten Hoogenboom, Manhard Consulting (via email)
TNP, JAM, EEI (via email)



PLANNING
RESOURCES INC.

402 West Liberty Drive
Wheaton, Illinois 60187
Web: www.plunres.com
P: 630.668.3788
F: 630.668.4125

Memorandum

PP13032-27

To: Brad Sanderson, Engineering Enterprises, Inc.
Timothy Paulson, P.E., CFM

From: Planning Resources Inc.

Date: February 17, 2017

Subject: GC Housing Development
Landscape Review #2

Items Reviewed:

Per your request, Planning Resources has reviewed the above-referenced documentation for compliance with requirements of the City of Yorkville.

- Landscape review comments dated 12-22-16 by PRI
- Landscape Plan, dated 1-17-17, by Manhard Consulting Ltd.

Review Comments

All landscape comments from our previous review #1 have been satisfactorily addressed. It is therefore, our opinion is the proposed landscape plan is in conformance with the City of Yorkville landscape code.

With respect,

Keven L. Graham, ASLA, RLA
Principal/Landscape Architect

PLANNERS
ECOLOGISTS
LANDSCAPE
ARCHITECTS

Plan Fee, Deposit, & Construction Guarantee Calculator

Development: GC Housing - Anthony Place
Date: 1/3/17

Total acreage: 3.43 acres

	<u>Earthwork</u>	<u>Erosion Control</u>	<u>Sitework</u>	<u>Landscaping</u>	<u>Total</u>
Approved cost estimate	\$172,925.00	\$21,667.50	\$583,640.75	\$80,000.00	\$858,233.25
Review fee (1)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Coordination fee (2)	\$605.24	\$75.84	\$2,042.74	\$280.00	\$3,003.82
Administration fee (3)	\$3,026.19	\$379.18	\$10,213.71	\$1,400.00	\$15,019.08
Water fee (4)			\$38.45		\$38.45
Public Streetlight Maintenance Deposit (5)				\$0.00	\$0.00
Street Cleaning Deposit (6)				\$1,000.00	\$1,000.00
Weather Warning Siren Fee (7)				\$257.25	\$257.25
Stormwater Permit Fee (8)				\$100.00	\$100.00
					<u>\$19,418.60</u>
Fee/Deposit total					\$19,418.60

Required Bond/LOC Amounts **\$208,868.00 for site development permit**
\$0.00 for remaining sitework

- Notes: 1) Review fee is 1.25% of approved cost estimate unless review is performed by consultant.
2) Coordination fee is 0.35% of approved cost estimate when review is by consultant
3) Administration fee is 1.75% of approved cost estimate
4) Water fee is based on \$0.01 per gallon and assumes that the system will be flushed 2.5 times.
5) Streetlight Normal Maintenance deposit is calculated at \$300 per pole.
6) Street cleaning deposit to be applied for all developments that include new streets or connect directly to public roadways.
7) Weather Warning Siren Fee is \$75.00 per gross acre of the development.
8) Permit fee is \$100 per application per ordinance 8-7-1.

Work Category Summary		Water fee calculation			
	\$172,925.00	Length (feet)	Dia (inches)	Volume (gal)	Fee
Grading		118	6	173	\$4.33
Erosion Control	\$21,667.50				
Site Preparation/Demolition	\$0.00	523	8	1365	\$34.12
Paving/Signage	\$188,214.75	0	10	0	\$0.00
Storm	\$250,000.00	0	12	0	\$0.00
Sanitary	\$23,384.00	0	16	0	\$0.00
Water	\$72,042.00				
Site Lighting	\$50,000.00				
Landscaping	\$80,000.00				
Total	\$858,233.25				
Total (Public & SE Improvements)					
	\$174,056.58				

Refundable Deposit Calculations:
Streetlight Normal Maintenance
Number of Poles: 0
Deposit Amount: \$0.00

Street Cleaning
Lump Sum deposit of: \$1,000.00



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" 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

New Business #7

Tracking Number

EDC 2017-48

Agenda Item Summary Memo

Title: Casey's General Store (Annexation, Rezone, Special Use, Sign Variance, Plat)

Meeting and Date: Economic Development Committee - July 5, 2017

Synopsis: Summary of the proposed Casey's General Store with applications and site plans

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

Submitted by: Jason Engberg Community Development
Name Department

Agenda Item Notes:

See attached memorandum.

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: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: June 26, 2017
Subject: **Casey's General Store – Gas Station and Convenience Store**
Proposed Annexation, Rezone, Special Use Authorization, Sign
Variance, and Final Plat

SUMMARY:

The petitioner, Casey's Retail Company, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting to annex land located at the southwest corner of Route 34 and McHugh Road to construct a gas station with accessory convenience store. This proposed project will also require a rezoning request, special use authorization, sign variance authorization, and final plat approval. This memorandum summarizes all of the submitted materials which will be reviewed at two separate public hearings.



PROPERTY BACKGROUND:

The two parcels which the petitioner is seeking to annex and build the Casey's General Store are currently located in unincorporated Kendall County. The northern parcel currently has a single-story apartment complex and the southern parcel has a single-family home. While each property contains a residential use, both parcels are currently zoned B-3 Highway Business District in Kendall County. The property to the west, Coffman Carpets, is also zoned B-3 Highway Business District in unincorporated Kendall County. While not a part of this initial submittal, Casey's is conducting negotiations with the Coffman Carpet property owners to possibly annex them into the City as well. For utility and underground improvements for the gas station, Casey's may need Coffman's to annex into the City to get rid of their existing septic system and connect to the City's sanitary sewer system.

PROJECT DESCRIPTION:

As proposed, the petitioner is seeking to annex the two parcels at the southwest corner of Route 34 and McHugh Road. Upon annexation, the property will automatically be zoned into the most restrictive zoning district, R-1 Suburban Residence District. Therefore, to accommodate the intended commercial use, the petitioner has requested to rezone the properties to the B-3 General Business

District and request a special use authorization for a gas station within the zoning district. Additionally, the petitioner has requested a sign variance for their monument sign and has submitted their final plat.

EXISTING ZONING:

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

	Zoning	Land Use
North	Commercial Planned Unit Development	Farm land
East	B-3 General Business District	Heartland Business Center
South	B-3 Highway Business District (Kendall County)	Residential Housing
West	B-3 Highway Business District (Kendall County)	Coffman Carpets

SITE PLAN:

The proposed 1.35 acre site plan was reviewed by various City departments and outside agencies to ensure compliance with applicable ordinances, regulations and standards with regard to building setbacks, parking/parking setbacks, circulation/access roads, stormwater management/utilities, landscaping and signage. Below are the summaries of those reviews.

Building Setbacks

The petitioner has depicted the following property's building setback locations:

Building Setback	Required Minimum	Proposed Setback
Front Yard	50'	50'
Side/Corner Yard	20'/30'	20'
Rear Yard/Transitional Yard	20'/30'	30'

The maximum building height for the B-3 General Business District is 80 feet. The height of the building is not listed on the submitted plans but staff has been informed the proposed structures will be below 80 feet and will be documented on future plans. The maximum lot coverage for the B-3 General Business District including all impervious surfaces is 80%. The proposed lot coverage is close to the 80% and the petitioner will document the overall coverage in future plans.

Parking/Parking Lot Setbacks

The submitted plans show a total of 21 parking spaces including 1 handicapped accessible space. The total minimum required parking spaces needed per the Yorkville Zoning Ordinance is 14 spaces. Therefore the proposed 21 spaces exceed the required minimum.

The petitioner appears to have met the required minimum parking lot setback of 20 feet from arterial roadways (US 34) and 10 feet from non-arterial roadways (McHugh Road) for the proposed development as follows:

PARKING LOT SETBACK	REQUIRED MINIMUM	PROPOSED PARKING LOT SETBACK
US Route 34 – North (Arterial)	20'	20'-6"
McHugh Road – South East (Non-Arterial)	10'	Will be verified in future documents

Loading/Circulation

The gas station is not required to utilize a loading dock due to its size and general use. Although, there will be deliveries to restock the convenience store. The petitioner has agreed to show where the loading area on site as well as traffic circulation routes to ensure there are no problems with loading in relation to on site circulation. When this information is available, it will be given to all those reviewing the plans.

OTHER CONSIDERATIONS:

Aesthetics/Building Construction

Although not required as part of the Special Use process, the petitioner has provided color elevations for the proposed Casey's General Store to staff as an informational item. These elevations will be available at all public hearings and meetings.

As proposed the primary building will be brick almost completely brick on the front and two sides. Additionally, natural tan stone will be used as trim at the corners of the building. The proposed canopy for the fuel pumps will have brick pillars with a standard red façade along the top of the canopy.

The proposed building materials are consistent with Section 8-15-5: Criteria for Appearance of the City Code, which requires that new non-residential structures have at least fifty percent (50%) of the total building constructed of masonry products or precast concrete incorporated on the front façade and all other facades that abuts a street.

Signage

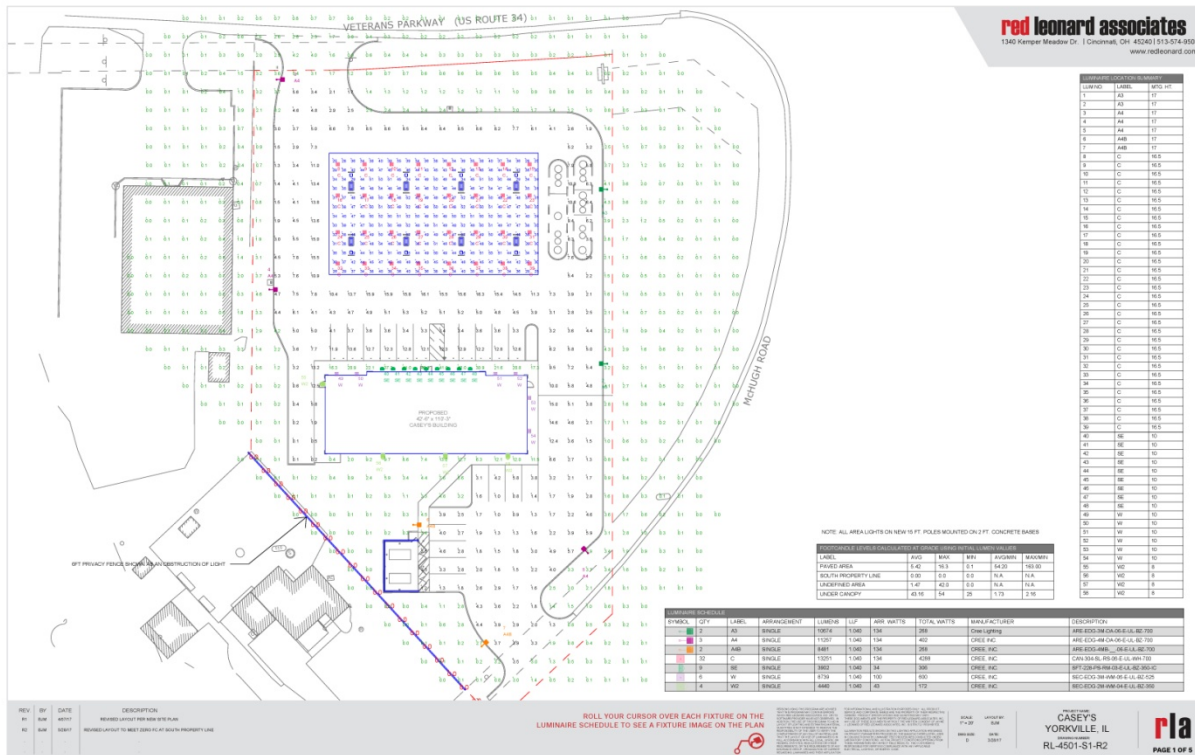
The petitioner is proposing 3 building mounted signs as well as one monument sign. The 3 building mounted signs will be located on the front of the store which faces Route 34. The proposed building mounted signs currently meet the City's standards which per Section 10-20-9-A-2 of the Yorkville Zoning Ordinance states *the maximum sign area for building mounted signs shall not exceed 2 square feet for each linear foot for each exterior wall of that part of the building in which the sign is located. Additionally, no wall sign shall extend more than 75% of the width of the building façade to which it is attached.* The petitioner is providing additional data in their sign package illustrating the linear feet of each façade.

Additionally, the petitioner is proposing on monument sign at the northeast corner of the property. Per the City's Zoning Ordinance Section 10-20-9-A-1: *Freestanding Business Signs: On lots less than three (3) acres with one street frontage, one freestanding business sign thirty two (32) square feet or less feet in area and twelve feet (12') or less in height shall be allowed.* The proposed monument sign will be less than 12 feet in height but the actual signage will be about 47 square feet. Therefore, the petitioner is requesting relief from the Zoning Ordinance to allow a larger sign on the property. The reasoning behind their request is that this will allow only a single sign on the premises since the sign will serve as both a nameplate and provide the gas prices via an LED changeable copy sign. Additionally, the petitioner was not able to secure the corner parcel directly adjacent to the

Route 34 and McHugh Road intersection. This interferes with the sightlines to the sign, and therefore is requesting to be larger to help offset this hardship.

Lighting

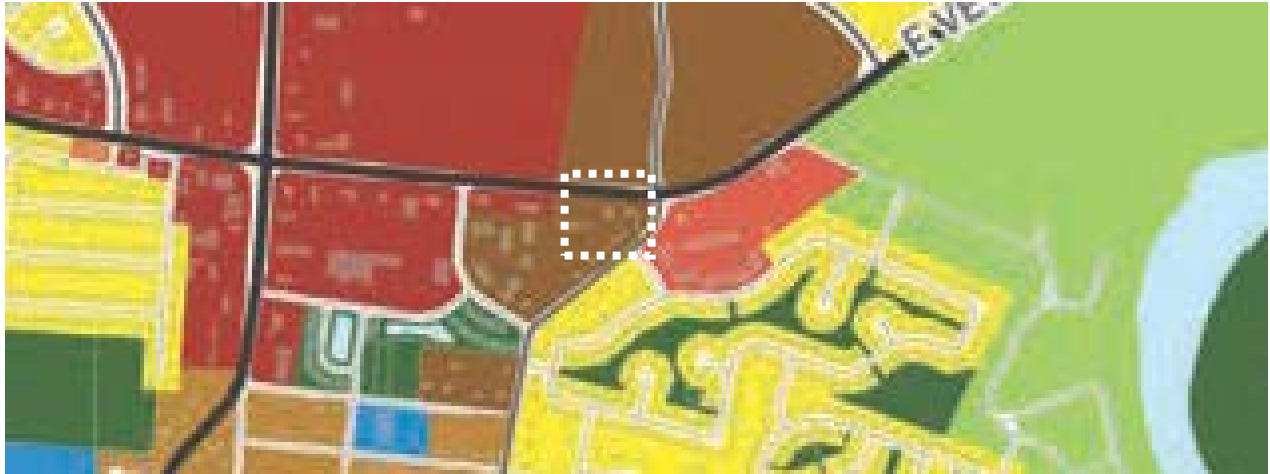
The photometric plan submitted by the petitioner illustrates the intensity of the light generated when the gas station will be operational. The submitted plan is not acceptable as it has light overflowing the property lines to the east and west over the maximum of 0.1 foot candles. The petitioner is currently working on a new photometric plan to conform to the City's standards and will be submitted as soon as possible.



Possible Opposition

THE COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan designates this for mid-density residential uses. While this is not the proposed use or zone, adjacent properties are designated for neighborhood retail and destination commercial which is consistent with what Casey's is requesting. The type of use and zone are meets the intent of the Comprehensive Plan since commercial development along Route 34 is of high priority and the nearby commercial uses are consistent with existing and future land uses.



STAFF COMMENTS:

Staff is seeking comments from the Economic Development Committee in regards to this proposed annexation, rezone, special use authorization, sign variance request and final plat. A public hearing for the rezone, special use, and sign variance will be held at the Planning and Zoning Commission meeting on July 12, 2017. The public hearing for annexation will be held at the City Council meeting on July 25, 2017. Staff is available to answer any questions the Economic Development Committee may have and will forward all comments and concerns to both the Planning and Zoning Commission and City Council.

ATTACHMENTS:

1. Petitioner Applications
2. Petitioner Site Plan
3. Final Plat
4. Sign Package
5. Public Notices

Application For Annexation

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"/>
East	<input type="text"/>
South	<input type="text"/>
West	<input type="text"/>

Current Zoning Classification

Kendall County Parcel Number(s) of Property

<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"/>	<input type="text"/>

Application For Annexation

Additional Contact Information

Attorney

Name	<input type="text"/>		
Address	<input type="text"/>		
City	<input type="text"/>	State	<input type="text"/> ZIP <input type="text"/>
Phone	<input type="text"/>	Fax	<input type="text"/>
E-mail	<input type="text"/>		

Engineer

Name	<input type="text"/>		
Address	<input type="text"/>		
City	<input type="text"/>	State	<input type="text"/> ZIP <input type="text"/>
Phone	<input type="text"/>	Fax	<input type="text"/>
E-mail	<input type="text"/>		

Land Planner/Surveyor

Name	<input type="text"/>		
Address	<input type="text"/>		
City	<input type="text"/>	State	<input type="text"/> ZIP <input type="text"/>
Phone	<input type="text"/>	Fax	<input type="text"/>
E-mail	<input type="text"/>		

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 Annexation

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

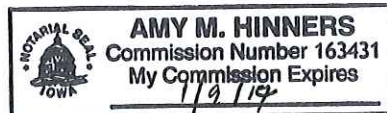
Nancy Jank

Date

5/24/17

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

Amy M Hinners, May 24, 2017



Application For Sign Variance Request

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

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West	<input type="text"/>

Current Zoning Classification

Kendall County Parcel Number(s) of Property

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<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Application For Sign Variance Request

Additional Contact Information

Attorney

Name	<input type="text"/>		
Address	<input type="text"/>		
City	<input type="text"/>	State	<input type="text"/>
		ZIP	<input type="text"/>
Phone	<input type="text"/>	Fax	<input type="text"/>
E-mail	<input type="text"/>		

Engineer

Name	<input type="text"/>		
Address	<input type="text"/>		
City	<input type="text"/>	State	<input type="text"/>
		ZIP	<input type="text"/>
Phone	<input type="text"/>	Fax	<input type="text"/>
E-mail	<input type="text"/>		

Land Planner/Surveyor

Name	<input type="text"/>		
Address	<input type="text"/>		
City	<input type="text"/>	State	<input type="text"/>
		ZIP	<input type="text"/>
Phone	<input type="text"/>	Fax	<input type="text"/>
E-mail	<input type="text"/>		

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 Sign Variance Request

Sign Standards

- Was the sign erected legally with a sign permit? ☐ Yes ☐ No
- Are there limited available locations for signage on the property? ☐ Yes ☐ No
- Does the sign face a street with a forty (40) mile per hour or higher speed limit? ☐ Yes ☐ No
- Is the sign on a street with twenty thousand (20,000) or higher vehicle trips per day? ☐ Yes ☐ No
- Does the sign face a public right-of-way without a public entrance? ☐ Yes ☐ No
- Would the sign be blocked by existing or required landscaping? ☐ Yes ☐ No

Please describe the cost to the applicant of complying with the sign ordinance requirements:

If there are any unique physical characteristics of the property, please describe them below:

Application For Sign Variance Request

Variance Standards

Please state the variance requested and the City Ordinance including the section numbers to be varied:

Please state how the particular surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of regulations was carried out:

Please state how the conditions upon which the application for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classification:

Please state how the alleged difficulty or hardship is caused by this Title and has not been created by any person presently having an interest in the property:

Application For Sign Variance Request

Variance Standards

Please state how the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located:

The requested variance will not be detrimental to the adjacent users or the neighborhood. The business users will not be negatively impacted by the signage.

Please state how the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger to the public safety, or substantially diminish or impair property values within the neighborhood:

The requested signage variance will not negatively impact traffic or public safety. The proposed signage is contained within the development and will not impact the adjacent residential neighbor or the adjacent commercial neighbors.

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.

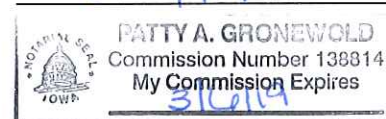
I understand all of the information presented in this document and understand that if an application becomes dormant it is through my own fault and I must therefore follow the requirements outlined above.

Applicant Signature

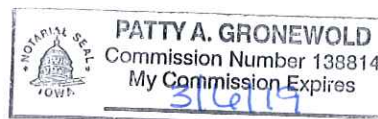
Nancy Sparks

Date

6/5/17



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



Application For Preliminary Plan & Final Plat

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

Property Street Address

Property Existing Zoning

Property Total Acreage

Type of Request:

☐ Preliminary Plan

☐ Final Plat

☐ Amended Preliminary Plan

☐ Amended Final Plat

Attachments

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

Additional Contact Information

Attorney

Name

Address

City State ZIP

Phone Fax

E-mail

Application For Preliminary Plan & Final Plat

Additional Contact Information

Engineer

Name Ryan Swanson, P.E.

Address 5291 Zenith Parkway

City Loves Park

State IL

ZIP 61073

Phone 815-484-4300

Fax 815-484-4303

E-mail ryans@arcdesign.com

Land Planner/Surveyor

Name Lee Sprecher, P.L.S.

Address 5291 Zenith Parkway

City Loves Park

State IL

ZIP 61073

Phone 815-484-4300

Fax 815-484-4303

E-mail lsprecher@arcdesign.com

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

Nancy Spicks

Date

5/24/17

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

Owner Signature

Date

SEE ATTACHED

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

Amy M Hinners May 24, 2017

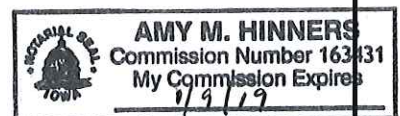


EXHIBIT A-LEGAL DESCRIPTIONS

1107 McHugh Road

Anthony J. Pignatiello and Khristina M. Pignatiello

THAT PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SAID SECTION 28, 40 LINKS EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 11 1/2 DEGREES EAST 34.82 CHAINS TO AN ANGLE IN THE CENTER LINE OF THE OSWEGO ROAD; THENCE NORTH 53 DEGREES 35 MINUTES EAST ALONG THE CENTER LINE OF SAID OSWEGO ROAD 912.64 FEET FOR A POINT OF BEGINNING; THENCE NORTH 53 DEGREES 35 MINUTES EAST ALONG THE CENTER LINE OF SAID ROAD 75 FEET; THENCE NORTH 35 DEGREES 33 MINUTES WEST 200 FEET; THENCE SOUTH 53 DEGREES 33 MINUTES EAST 200 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

9230 Route 34

Robert P. Pilmer and Donald J. Pilmer, Co-Trustees of the Marvin F. Pilmer Trust Agreement

THAT PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 40 LINKS (26.40 FEET) EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 11 DEGREES 30 MINUTES 00 SECONDS EAST 34.82 CHAINS (2298.12 FEET) TO AN ANGLE IN THE CENTER LINE OF OSWEGO ROAD (PRESENTLY KNOWN AS MCHUGH ROAD); THENCE NORTH 53 DEGREES 35 MINUTES 00 SECONDS EAST ALONG THE CENTER LINE OF OSWEGO ROAD 111.54 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 07 DEGREES 30 MINUTES 00 SECONDS EAST 608.90 FEET TO A POINT WHICH IS 340.00 FEET SOUTHERLY OF (AS MEASURED ALONG THE LAST DESCRIBED LINE EXTENDED) THE CENTER LINE OF U.S. ROUTE 34 (S.B.I. ROUTE NO. 18); THENCE EASTERLY PARALLEL WITH THE CENTER LINE OF U.S. ROUTE 34 A DISTANCE OF 334.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 07 DEGREES 30 MINUTES 00 SECONDS EAST 310.00 FEET TO THE SOUTHERLY LINE OF SAID U.S. ROUTE 34; THENCE SOUTH 83 DEGREES 27 MINUTES 03 SECONDS EAST 179.50 FEET ALONG SAID SOUTHERLY LINE TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE WHICH CURVES TO THE LEFT, HAVING A RADIUS OF 1462.39 FEET FOR AN ARC DISTANCE OF 121.00 FEET; THENCE SOUTH 07 DEGREES 00 MINUTES 00 SECONDS 316.09 FEET TO THE CENTER LINE OF OSWEGO ROAD; THENCE SOUTH 53 DEGREES 35 MINUTES 00 SECONDS WEST ALONG SAID CENTER LINE 12.52 FEET TO A POINT THAT IS 876.10 FEET NORTHEASTERLY OF POINT "A" AFORESAID; THENCE NORTH 35 DEGREES 33 MINUTES 00 SECONDS WEST 200.00 FEET; THENCE SOUTH 53 DEGREES 35 MINUTES 00 SECONDS WEST PARALLEL WITH THE CENTER LINE OF SAID OSWEGO ROAD 203.15 FEET TO A LINE DRAWN EASTERLY, PARALLEL WITH THE CENTER LINE OF SAID U.S. ROUTE 34 FROM THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID PARALLEL LINE 11.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WESTERLY 104.98 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PART OF THE LAND CONVEYED BY TRUSTEE'S DEED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION RECORDED DECEMBER 23, 2014 AS DOCUMENT NO. 201400018028.

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"/>
East	<input type="text"/>
South	<input type="text"/>
West	<input type="text"/>

Current Zoning Classification

Kendall County Parcel Number(s) of Property

<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"/>	<input type="text"/>

Application For Special Use

Additional Contact Information

Attorney

Name	<input type="text"/>		
Address	<input type="text"/>		
City	<input type="text"/>	State	<input type="text"/> ZIP <input type="text"/>
Phone	<input type="text"/>	Fax	<input type="text"/>
E-mail	<input type="text"/>		

Engineer

Name	<input type="text"/>		
Address	<input type="text"/>		
City	<input type="text"/>	State	<input type="text"/> ZIP <input type="text"/>
Phone	<input type="text"/>	Fax	<input type="text"/>
E-mail	<input type="text"/>		

Land Planner/Surveyor

Name	<input type="text"/>		
Address	<input type="text"/>		
City	<input type="text"/>	State	<input type="text"/> ZIP <input type="text"/>
Phone	<input type="text"/>	Fax	<input type="text"/>
E-mail	<input type="text"/>		

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:

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:

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:

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

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:

Driveway locations are proposed to minimize conflicts and are consistent with other driveways along the corridor. The fuel station and convenience building proposed typically have a high concentration of pass-by trips, which pull existing traffic from the street network and does not create as many new trips as other commercial retail developments.

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:

The special use and related convenient store retail use will conform within the proposed B-3 zoning. The convenient store retail use is allowed use within the B-3 district. All elements required by code to provide safe and efficient traffic patterns, parking, building requirements, and other factors are provided.

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

Nancy Fink

Date

5/24/17

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

Owner Signature

Date

See attached owner certification letter

THIS APPLICATION MUST BE NOTARIZED

PLEASE NOTARIZE IN THE SPACE BELOW:

Amy M. Hinners May 24, 2017



Application For Re-Zoning

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"/>
East	<input type="text"/>
South	<input type="text"/>
West	<input type="text"/>

Current Zoning Classification Requested Zoning Classificaion

Comprehensive Plan Future Land Use Designation Total Acreage

Kendall County Parcel Number(s) Within Proposed PUD

02-28-252-026	<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 Rezoning

Property Information

List all governmental entities or agencies required to receive notice under Illinois law:

Is the property within City limits? Yes ☐ No ☐

Does a floodplain exist on the property? Yes ☐ No ☐

Additional Contact Information

Attorney

Name

Address

City State ZIP

Phone Fax

E-mail

Engineer

Name

Address

City State ZIP

Phone Fax

E-mail

Planner

Name

Address

City State ZIP

Phone Fax

E-mail

Application For Rezoning

Rezoning Standards

Please state the existing zoning classification(s) and uses of the property within the general area of the proposed rezoned property:

Please state the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification:

Please state the extent to which property values are diminished by the particular zoning restrictions:

Please state the extent to which the destruction of property values of plaintiff promotes the health, safety, morals, and general welfare of the public:

Application For Rezoning

Rezoning Standards

Please state the relative gain to the public as compared to the hardship imposed upon the individual property owner:

Please state the suitability of the subject property for the zoned purposes:

Please state the length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property:

Please state the community need for the proposed land use:

Application For Rezoning

Rezoning Standards

With respect to the subject property, please state the care with which the community has undertaken to plan its land use development:

Please state the impact that such reclassification will have upon traffic and traffic conditions on said routes; the effect, if any, such reclassification and/or annexation would have upon existing accesses to said routes; and the impact of additional accesses as requested by the petitioner upon traffic and traffic conditions and flow on said routes (Ord. 1976-43, 11-4-1976):

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 Rezoning

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
Nancy Fuchs

Date
5/24/17

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

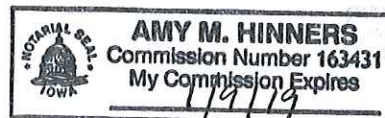
Owner Signature

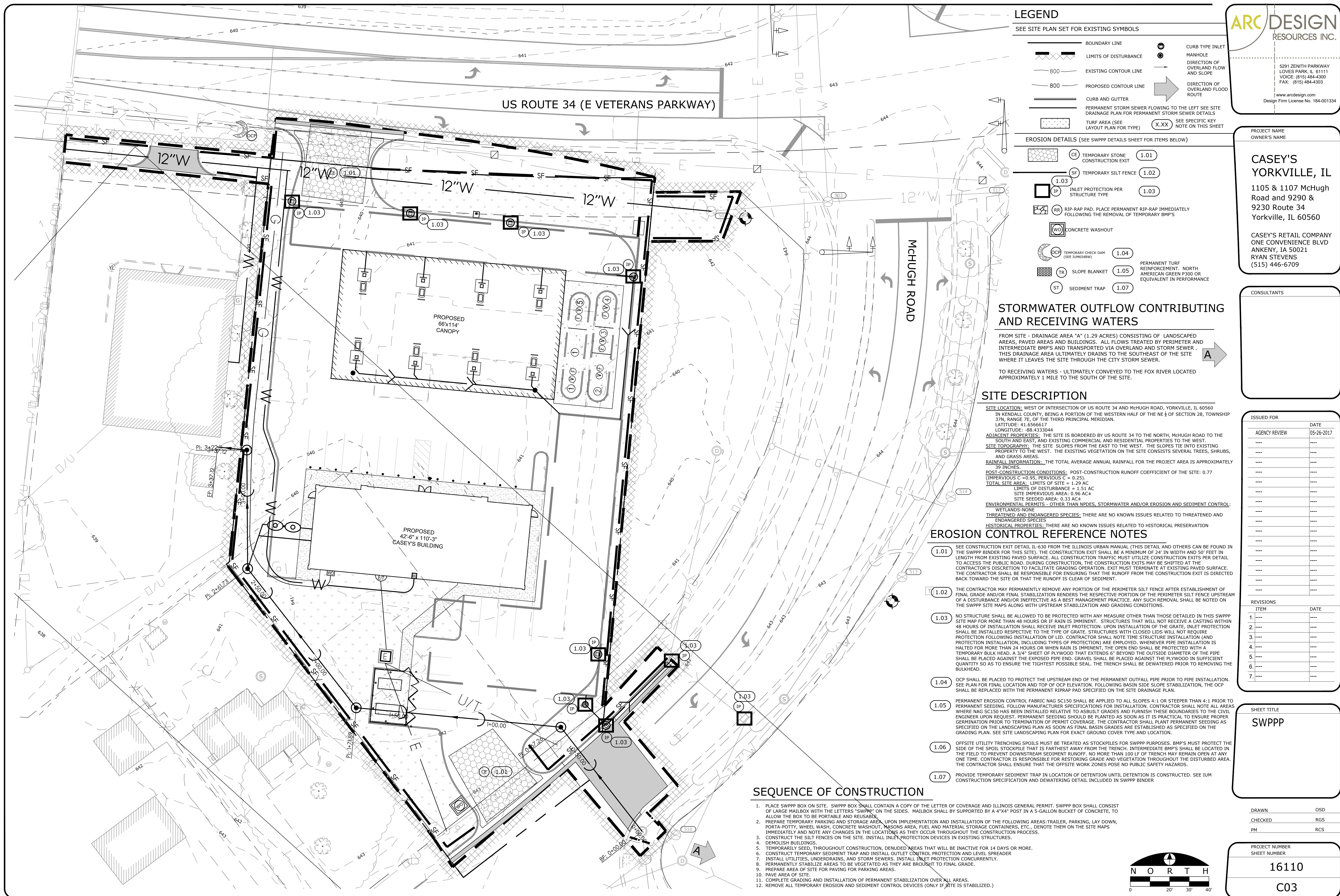
Date

SEE ATTACHED

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

Amy M Hinners, May 24, 2017





PROJECT NAME
OWNER'S NAME

CASEY'S
YORKVILLE, IL

1105 & 1107 McHugh
Road and 9290 &
9230 Route 34
Yorkville, IL 60560

CASEY'S RETAIL COMPANY
ONE CONVENIENCE BLVD
ANKENY, IA 50021
RYAN STEVENS
(515) 446-6709

CONSULTANTS

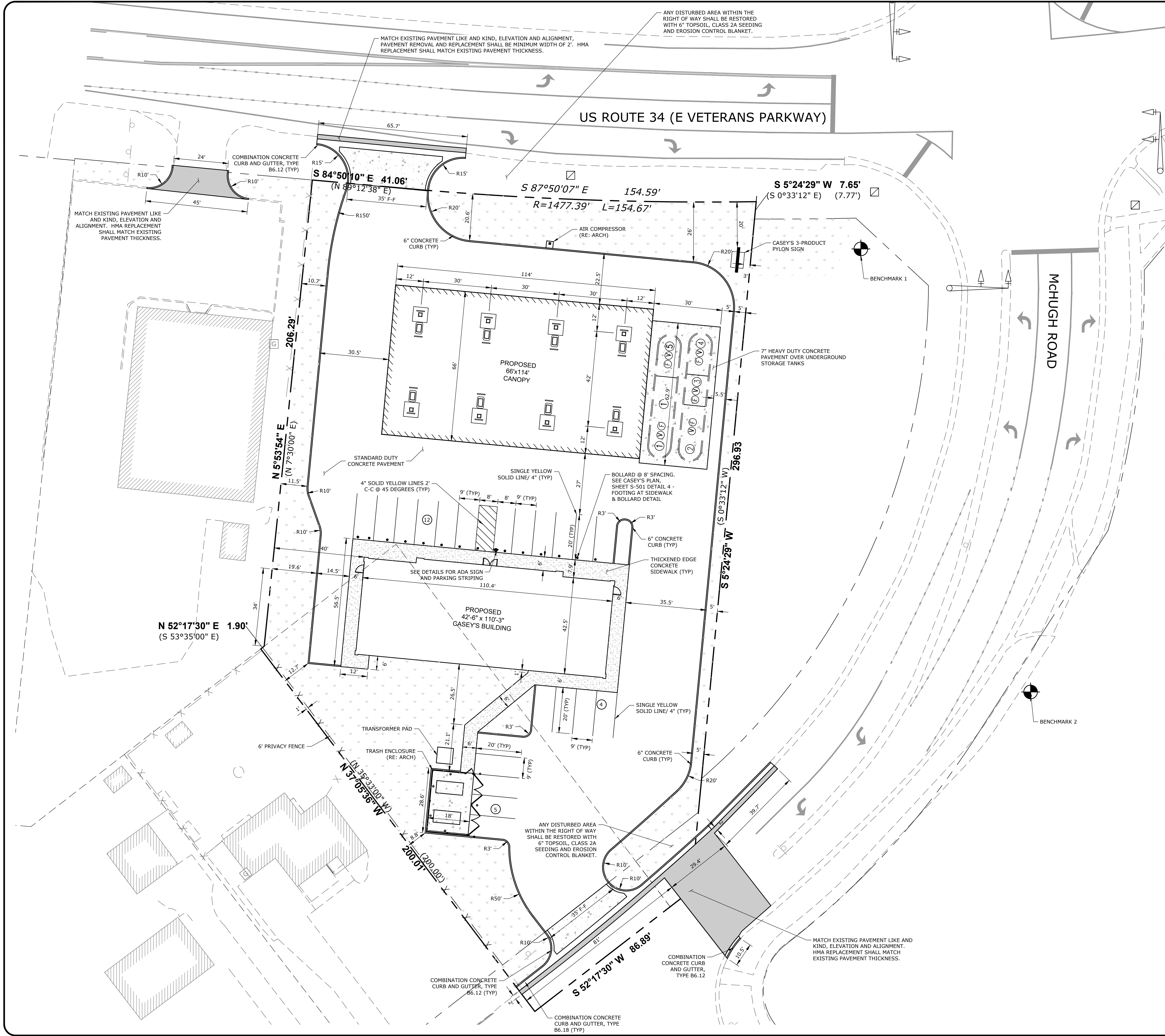
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REVISIONS	
ITEM	DATE
1. ---	---
2. ---	---
3. ---	---
4. ---	---
5. ---	---
6. ---	---
7. ---	---

SHEET TITLE	
SWPPP	

DRAWN	OSD
CHECKED	RGS
PM	RCS

PROJECT NUMBER
SHEET NUMBER
16110
C03



LEGEND

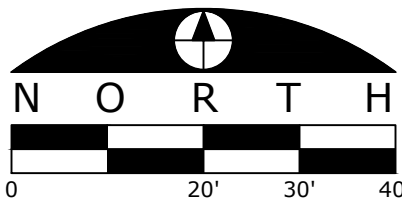
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT
- EXISTING FENCE
- SIDEWALK PAVEMENT
- CONCRETE PAVEMENT WITH INTEGRAL CURB
- 7" HEAVY DUTY CONCRETE/DRIVEWAYS (UGST)
- TURF/LANDSCAPED AREA
- PROPOSED CONCRETE CURB
- EXISTING CONCRETE CURB AND GUTTER
- PROPOSED SITE LIGHT POLE
- BENCHMARK

LAYOUT NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
- SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
- COORDINATE ANY WORK WITHIN McHUGH ROAD WITH THE CITY OF YORKVILLE. TRAFFIC CONTROL SHALL CONFORM TO IDOT STANDARDS FOR WORK WITHIN THE R.O.W.
- COORDINATE WORK WITHIN U.S. HIGHWAY 34 WITH THE CITY OF YORKVILLE. TRAFFIC CONTROL SHALL CONFORM TO IDOT STANDARDS OF WORK WITHIN THE R.O.W.
- ALL RADII AND DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
- ALL CURB AND GUTTER IS INTEGRAL TO PAVEMENT UNLESS NOTED OTHERWISE. REFER TO THE DETAIL SHEETS FOR CURB DETAILS.
- SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.
- ELECTRICAL CIRCUITRY TO SITE LIGHTING AND PYLON SIGN SHOWN ON ARCHITECTURAL PLANS.
- FOR REQUIRED PAVEMENT REMOVAL ADJACENT TO THE CURB AND GUTTER REMOVAL WITHIN RIGHT OF WAY, A FULL DEPTH SAWCUT SHALL BE UTILIZED AND SHALL NOT BE LESS THAN 2' IN WIDTH.
- FOR ALL PAVEMENT PATCHING WITHIN THE RIGHT OF WAY THE BACKFILL MATERIAL USED SHALL BE CONTROLLED LOW STRENGTH MATERIAL UP TO THE BOTTOM OF THE PAVEMENT. THE THICKNESS OF THE HMA PAVEMENT REPLACEMENT SHALL BE A MINIMUM OF THE SAME THICKNESS AS THE EXISTING PAVEMENT STRUCTURE. THE MIXES USED SHALL BE HMA BINDER COURSE, IL 19.0 NSD, AND HMA SURFACE COURSE, MIX D NSD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION, COORDINATION AND OBTAINING APPROVAL OF A TRAFFIC MANAGEMENT PLAN IF CLOSURES OF LANES EXCEED THE CRITERIA ESTABLISHED IN THE BDE MANUAL.

BENCHMARKS

DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 Top Bury Bolt on a fire hydrant located Southwest of the intersection of US Route 34 and McHugh Road	643.52
BENCHMARK 2 Top Bury Bolt on a fire hydrant located along the East right of way McHugh Road being approximately 246' south of the intersection of US Route 34 and McHugh Road	645.22
BENCHMARK 3 Top Southwest Bolt on a fire hydrant located South of the intersection of Farmstead Drive and McHugh Road	645.22



ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

CASEY'S YORKVILLE, IL
1105 & 1107 McHugh Road and 9290 & 9230 Route 34
Yorkville, IL 60560

CASEY'S RETAIL COMPANY
ONE CONVENIENCE BLVD
ANKENY, IA 50021
RYAN STEVENS
(515) 446-6709

CONSULTANTS

ISSUED FOR		DATE
1. AGENCY REVIEW		05-26-2017
2.
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14.
15.
16.
17.
REVISIONS		DATE
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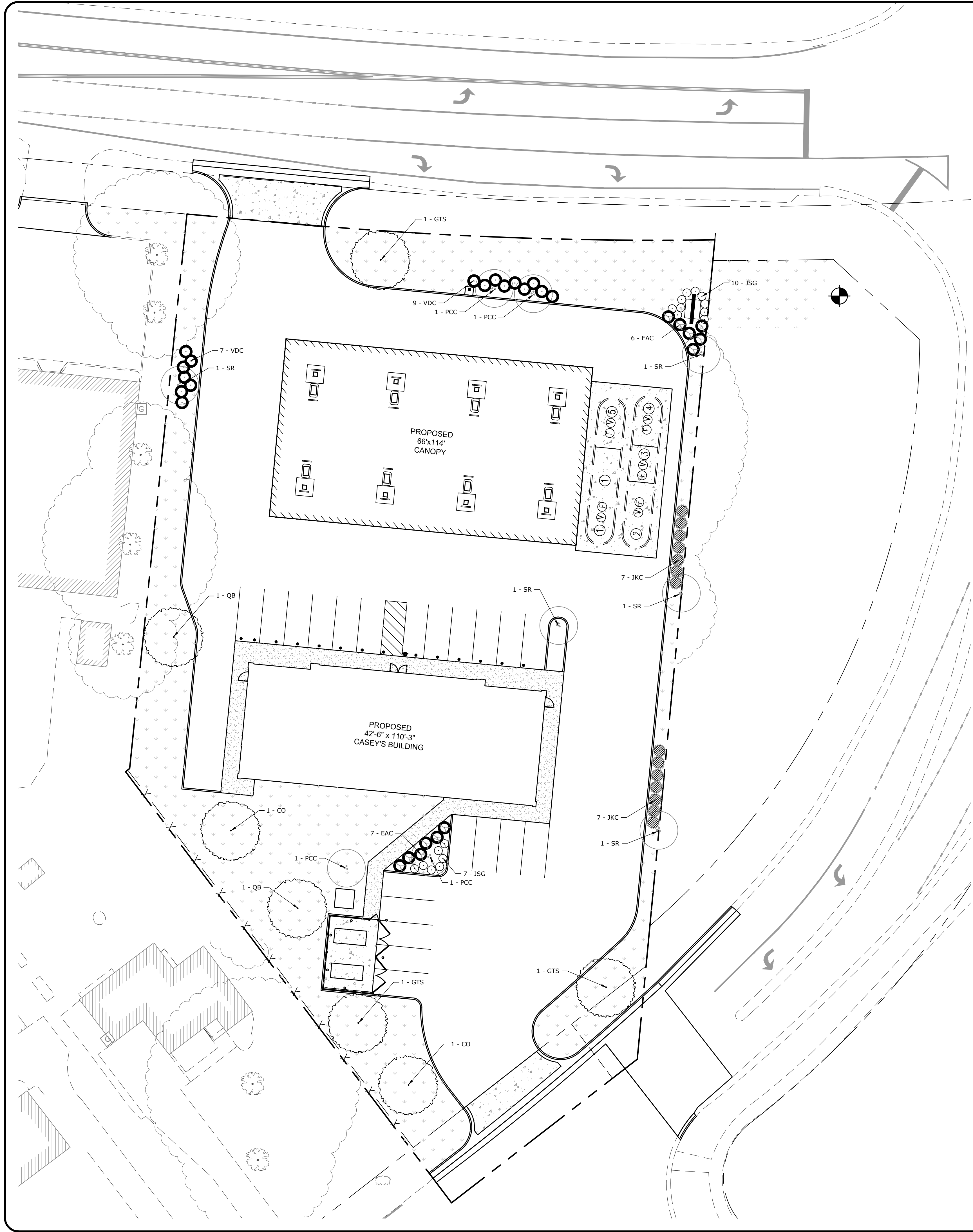
SHEET TITLE

LAYOUT PLAN

DRAWN	OSD
CHECKED	RGS
PM	RCS

PROJECT NUMBER
SHEET NUMBER

16110
C05



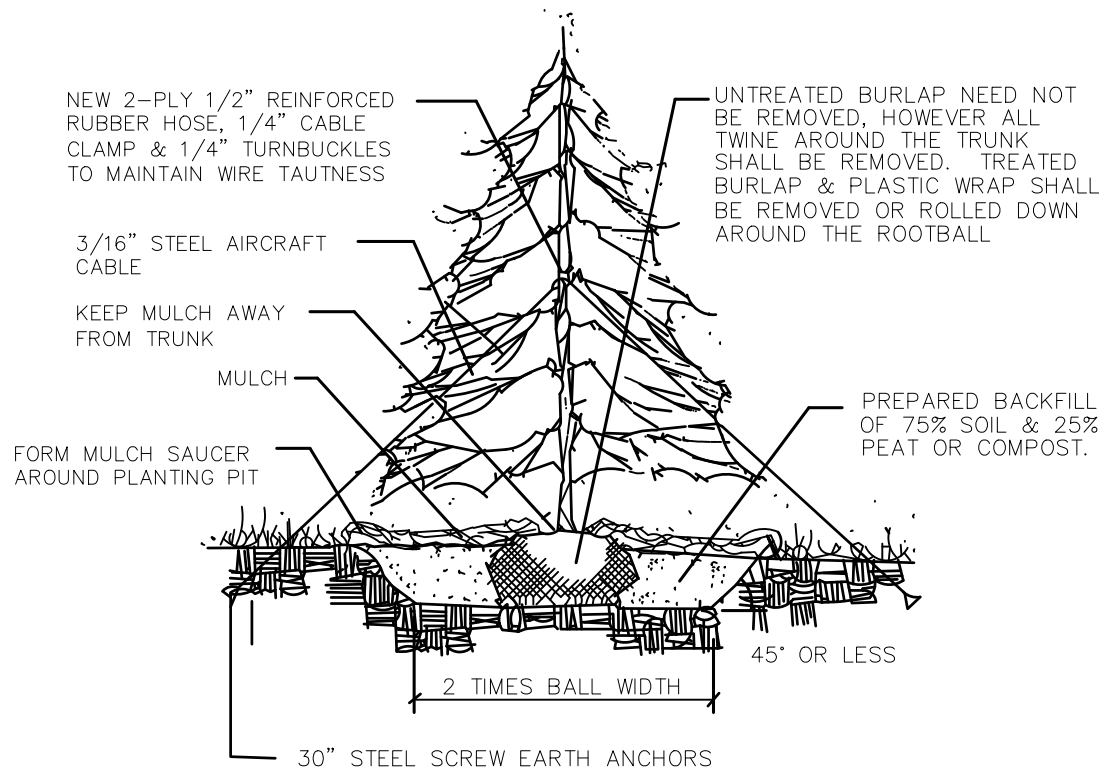
KEY	QUAN	BOTANICAL NAME	COMMON NAME	TYPE	SPACING
DECIDUOUS SHADE TREES					
CO	2	Celtis occidentalis	Hackberry	2.5'	BB As Shown
GT5	3	Gleditsia t.i.'Skyline'	Skyline Honeylocust	2.5'	BB As Shown
QB	2	Quercus bicolor	Swamp White Oak	2.5'	BB As Shown
ORNAMENTAL TREES					
SR	5	Syringa r. 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.5'	BB
PCC	4	Pyrus c. 'Chanticleer'	Chanticleer Flowering Pear	2.5'	BB
SHRUBS & SHRUB ROSES					
EAC	13	Euonymus a. 'Compactus'	Dwarf Burning Bush	30'	BB 4'- O.C.
VDC	16	Viburnum d. 'Christholm'	Blue Muffin Viburnum	36'	BB 4'- O.C.
JSJ	17	Juniperus c. 'Sea Green'	Sea Green Juniper	24'	BB 4'- O.C.
JKC	14	Juniperus c. 'Kallay's Compact'	Kally's Compact Juniper	24'	BB 4'- O.C.

NOTES:

1. TREE SPACING SHALL BE AS SHOWN.
2. ALL TREES SHALL RECEIVE A 4" MULCH RING FOLLOWING INSTALLATION.
3. PLANT LOCATION MAY VARY PENDING FINAL GRADING AND UTILITIES.
4. ALL ON-SITE AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED UNLESS INDICATED AS A PLANTING GET OR OTHERWISE DIRECTED BY OWNER.
5. MULCH BEDS SHALL BE STONE MULCH: 1-3" WASHED GRANULAR STONE (WASHED STONE OR BRICK CHIPS AS DIRECTED BY OWNER WITH WEED BARRIER FABRIC

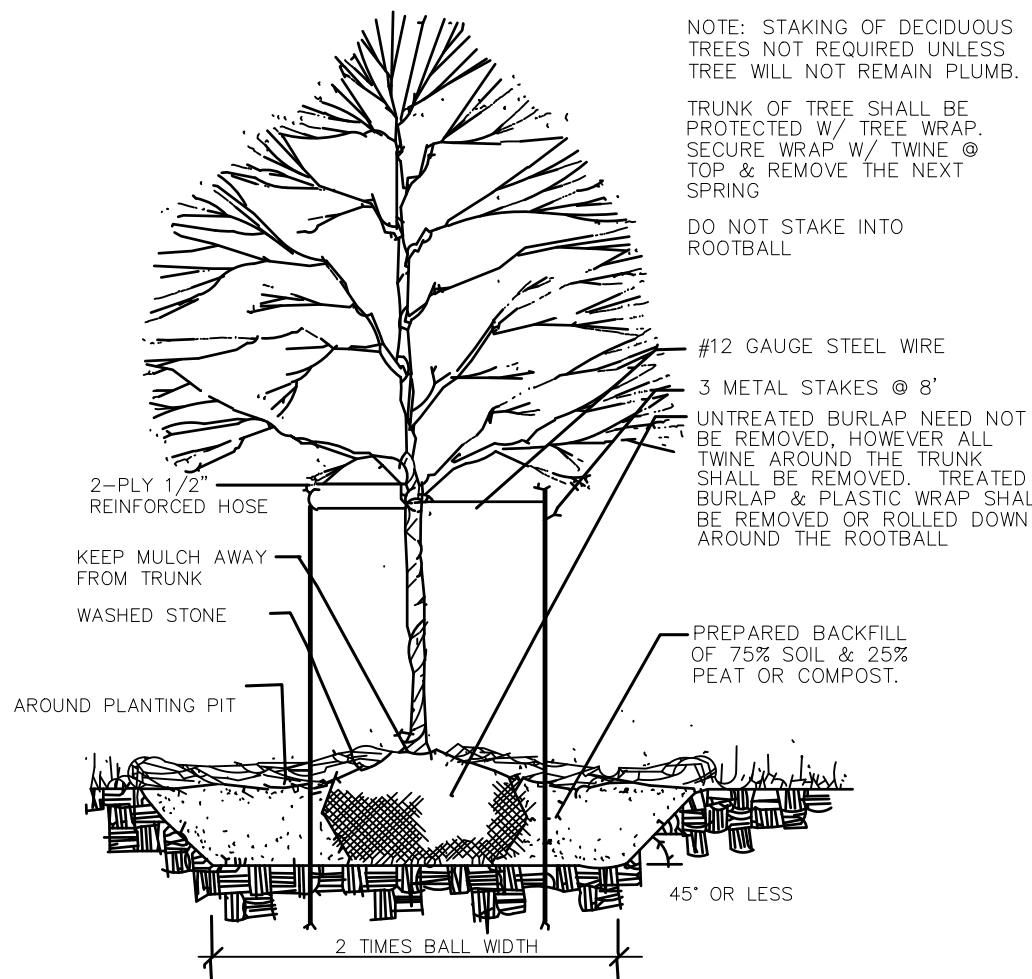
SOD ALL TURF AREAS SEED MIX

70% KENTUCKY BLUEGRASS-3 CULTIVARS BLEN & 30% PERENNIAL RYEGRASS



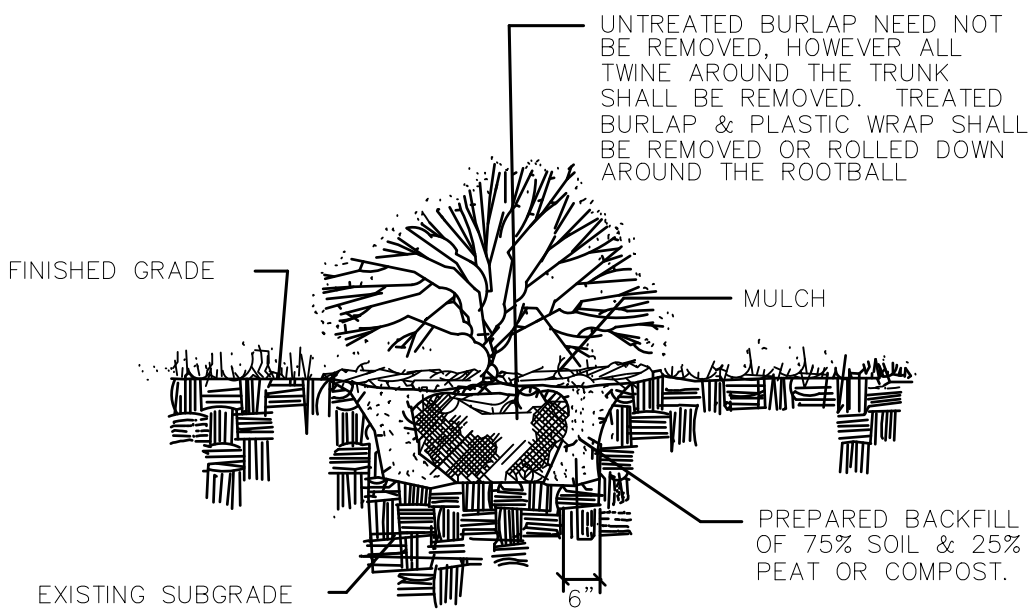
EVERGREEN TREE

NTS



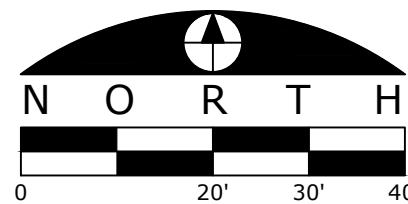
DECIDUOUS TREE

NTS

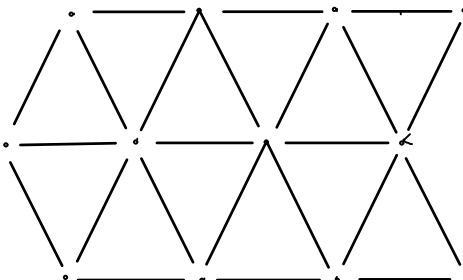


SHRUBS

NTS



ALL BED PLANTINGS SHALL BE INSTALLED WITH TRIANGULAR SPACING
SEE SPECIFIC SPACING DIMENSION ON DRAWINGS



CERTAIN BULBS/PERENNIALS MAY REQUIRE OTHER PLANTING DEPTHS. CONSULT BULB DISTRIBUTOR FOR PRECISE DEPTHS.

SLICE, CUT, OR SEPARATE EXTERIOR ROOTS ON ROOT-BOUND CONTAINER PLANTS TO PROMOTE ROOT GROWTH.

BED PLANTING DETAIL
(GROUND COVER, PERENNIALS, VINES & ANNUALS)

NTS

PROJECT NAME
OWNER'S NAME

CASEY'S
YORKVILLE, IL

1105 & 1107 McHugh
Road and 9290 &
9230 Route 34
Yorkville, IL 60560

CASEY'S RETAIL COMPANY
ONE CONVENIENCE BLVD
ANKENY, IA 50021
RYAN STEVENS
(515) 446-6709

CONSULTANTS

ISSUED FOR

1. AGENCY REVIEW	DATE
2.	05-26-2017
3.
4.
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15.
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17.

REVISIONS

ITEM	DATE
1.
2.
3.
4.
5.
6.
7.

SHEET TITLE

LANDSCAPE PLAN

DRAWN	OSD
CHECKED	RGS
PM	RCS

PROJECT NUMBER
SHEET NUMBER

16110

L01

Yorkville, IL

04 Flat Roof

- 5"CASEY'S"Channels
- 5'HouseLogo
- 4 Product Special Monument

CASEY'S GENERAL STORE SIGN PACKET

Building & Wall Signs (O4 Flat Roof)

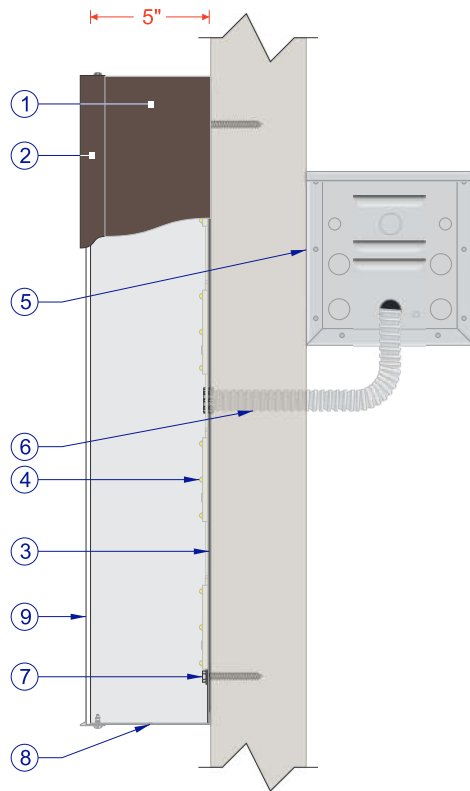
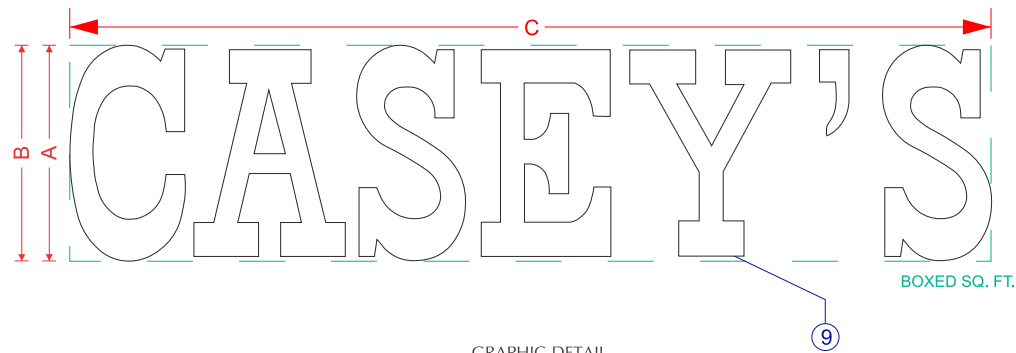
Sign #	Sign	Type	Location	Illumination	Dimensions				
					Bottom	Top	Width	Height	Area Ft²
1	"CASEY'S"	Surface	Building Front	Internal	12' 8"	17' 8"	21' 3-15/16"	5' 0"	44.15
2	House Logo	Surface	Building Front	Internal	12' 8"	17' 8"	7' 2-1/8"	5' 0"	17.485
3	Snap Frame	Advertising	Building Front	N/A	3' 4"	6' 8-1/2"	8' 0"	3' 0"	24
4	Snap Frame	Advertising	Building Front	N/A	2' 10"	6' 10-1/2"	2' 4"	3' 8"	8.56
5	House Logo	Surface	Canopy Side	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.485
5	House Logo	Surface	Canopy Side	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.485
5	House Logo	Surface	Canopy Front	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.485
4	Snap Frame	Advertising	Canopy Column	N/A	3' 0"	7' 0-1/2"	2' 4"	3' 8"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 0"	7' 0-1/2"	2' 4"	3' 8"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 0"	7' 0-1/2"	2' 4"	3' 8"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 0"	7' 0-1/2"	2' 4"	3' 8"	8.56
								Total	180.89

Monument Sign (Yorkville, IL - 4 Product)

Sign #	Sign	Type	Location	Illumination	Dimensions				
					Bottom	Top	Width	Height	Area Ft²
6	Price Sign	Freestanding	Street	Internal	2' 4"	6' 11"	10' 2"	4' 7"	46.6
								Total	46.6

SIGNS 1, 2, 3, 4





CASEY'S REMOTE CHANNEL LETTER SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	.040" x 5" PREFINISHED BRONZE ALUMINUM RETURNS
2	1" BRONZE TRIM CAP
3	.063" ALUMINUM BACK
4	WHITE LED'S AS REQUIRED
5	REMOTE POWER SUPPLIES AS REQUIRED
6	ELECTRICAL OUT PROVISION: THROUGH BACK, CENTER
7	MOUNTING HARDWARE AS DETERMINED BY SITE CONDITIONS
8	DRAIN HOLES AS REQUIRED
9	1/8" 7328 WHITE ACRYLIC FACE

NOTES:

- CHANNEL LETTER INTERIORS TO BE PAINTED REFLECTIVE WHITE
- CHANNEL LETTERS TO USE 120 VOLT STANDARD POWER
- U.L. LISTED

CASEY'S REMOTE CHANNEL LETTERS						
LETTER HEIGHT "C"	OVERALL HEIGHT	OVERALL LENGTH	AMP LOAD	LUMEN OUTPUT	BOXED SQUARE FOOTAGE	ACTUAL SQUARE FOOTAGE
A	B	C				

60"	5'-0"	21'-3 15/16"	TBD	TBD	106.65	44.15
-----	-------	--------------	-----	-----	--------	-------

Customer:
CASEY'S GENERAL STORES

Date:
12/16/16

Prepared By:
RM

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

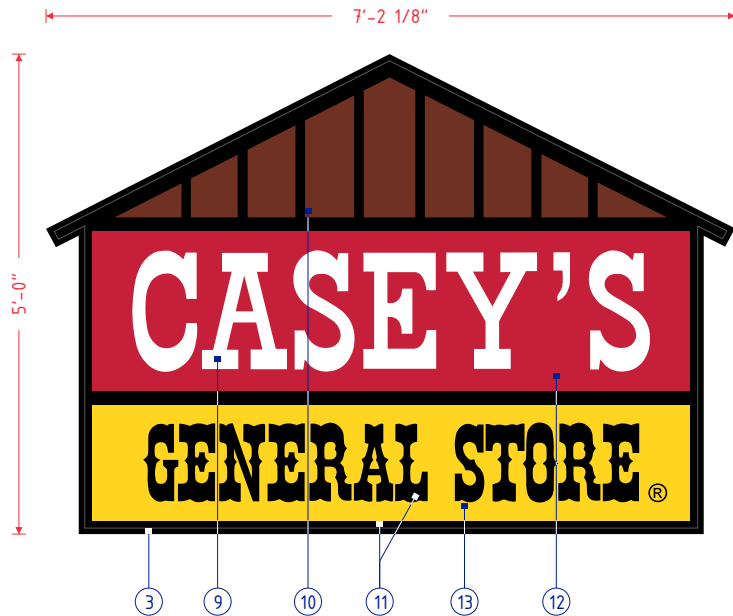
Item Number: TBD

File Name:
CASEY'S REMOTE CHANNEL LETTERS

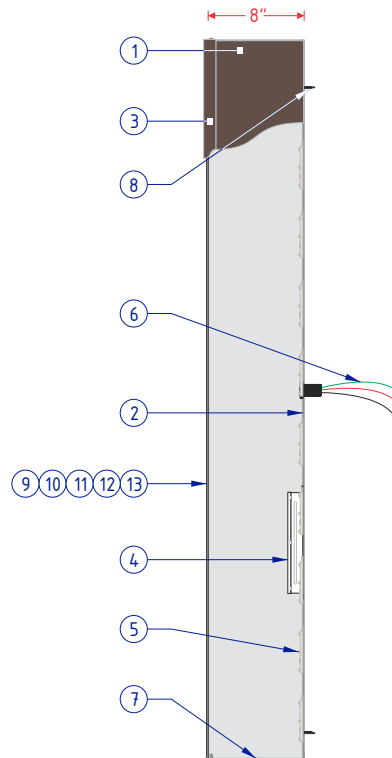
Revision:
3

persona
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com



GRAPHIC DETAIL
SCALE: 1/2" = 1'-0"



LOGO PROFILE
SCALE: 3/4" = 1'-0"

SIGN 2

CASEY'S 5 X 7 CHANNEL LETTER LOGO SPECIFICATIONS

NO.	PART/DESCRIPTION
1	.040" x 8" PREFINISHED BRONZE ALUMINUM RETURNS
2	.063" ALUMINUM BACK
3	3/4" ROUTED RETAINER; FACE PAINTED BLACK, RETURN PAINTED BRONZE
4	LED POWER SUPPLIES AS REQUIRED
5	WHITE LED'S AS REQUIRED (LUMEN OUTPUT = 335 NITS)
6	ELECTRICAL OUT PROVISION: THRU BACK, CENTER
7	DRAIN HOLES AS REQUIRED
8	MOUNTING HARDWARE AS DETERMINED BY SITE CONDITIONS
9	1/8" 7328 WHITE ACRYLIC FACE
10	3M 3630-59 BROWN TRANSLUCENT FILM (1ST SURFACE)
11	3M 3630-22 BLACK TRANSLUCENT FILM (1ST SURFACE)
12	3M 3630-33 RED TRANSLUCENT FILM (1ST SURFACE)
13	3M 3630-015 YELLOW TRANSLUCENT FILM (1ST SURFACE)

NOTES:

- EXTERIOR FINISH: PAINTED TO MATCH PMS 313 BRONZE
- INTERIOR FINISH: PAINTED REFLECTIVE WHITE
- FACE REMOVABLE FOR SERVICE ACCESS
- U.L. LISTED
- ELECTRICAL: 120 VOLTS / AMPS TBD
- SQUARE FOOTAGE:
BOXED = 35.89
ACTUAL = 27.32

Customer: CASEY'S	Date: 1/4/17	Prepared By: CM	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: ANKENY, IA	File Name: 152451 - 36" AND 60" LOGO C-PRINTS	Eng: -	

persona
SIGNS | LIGHTING | IMAGE

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INSTALLATION INSTRUCTIONS

PLEASE READ COMPLETELY BEFORE ASSEMBLY

SNAPFRAME WALL SIGN

IMPORTANT NOTE

- * This sign is designed for repeated changing of inserts and must be securely fastened to the wall in order to open and close the spring loaded frame members.
- * USE CAUTION WHEN CLOSING SNAP FRAME MEMBERS! Hold frame by outer edge and keep finger tips away from poster grip edge.

TOOLS NEEDED

- * Bubble type level (or string line) for sign positioning.
- * Pencil for hole location marking.
- * Drill with 5/16" masonry bit for masonry application only.
- * 7/32" Metal drill bit for hole in frame
- * Phillips screwdriver.

PARTS LIST

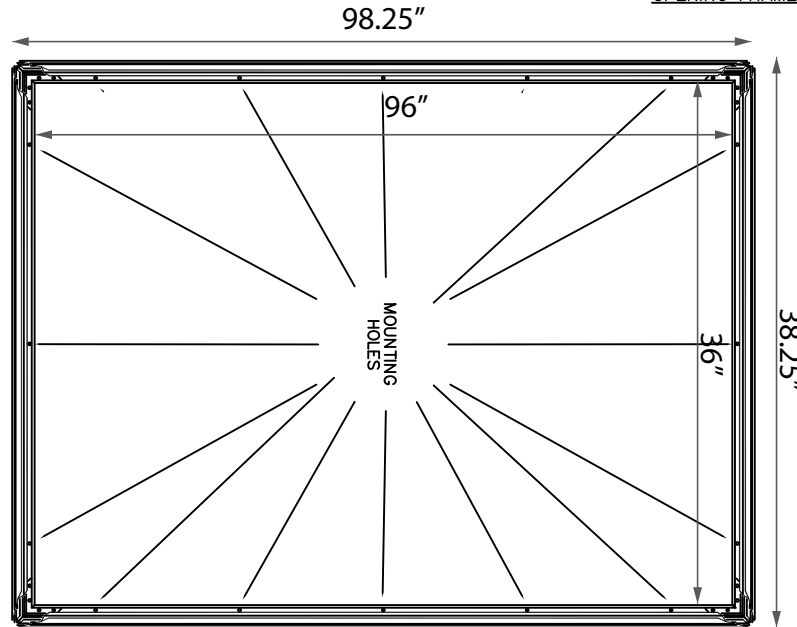
- [A] Snap frame with metal backer

STOUT.
| sign company |

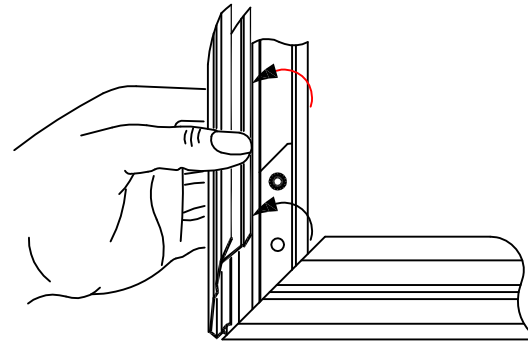
A • DIVISION • OF • STOUT • INDUSTRIES

FOR ASSISTANCE CALL: 1-800-325-8530

BACKER SHEET WITH FRAME
IN OPEN POSITION



26.1 SQ FT TOTAL



— FIGURE 1 —
OPENING FRAME MEMBERS

STEP-BY-STEP INSTALLATION PROCEEDURE

- ① Open all four sides of the snap frame by pulling the inside edge of the frame up and out (see figure 1).
- ② Mark hole locations on the inside of the Extrusion at the locations shown to the left. Holes should be drilled in the location indicated in Figure 2. Use a 7/32" drill bit to drill the holes for a #10 screw.
- ③ Hold sign against the wall in desired position and mark hole locations on the wall through holes in the frame. **SIGN MUST BE SECURED TO THE WALL WITH ALL (16) HOLES.**
- ④ Set sign aside and drill or punch starting holes into wall. On masonry walls, drill 5/16" holes into mortar (where possible) approx. 2" deep and insert lead expansion anchor until end is flush with the wall.
- ⑤ Hold sign against wall, align all holes and secure with screws. If you are going into wood or metal, you can still use a No.10 screw. But make sure to use the appropriate one for the material you fasten to.

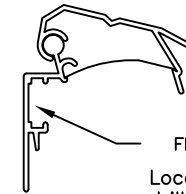
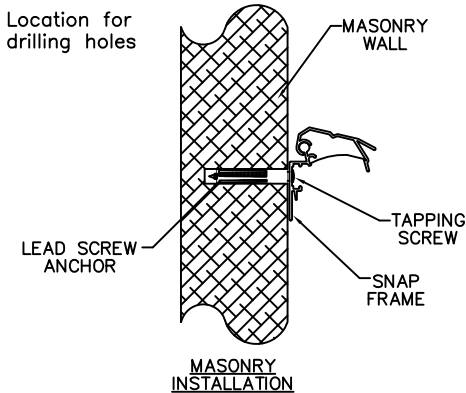


FIGURE 2 —
Location for drilling holes



MASONRY
INSTALLATION

inside dimensions = (96"x36")
outside dimensions = (98.25"x38.25")

INSTALLATION INSTRUCTIONS

PLEASE READ
COMPLETELY BEFORE
ASSEMBLY

SNAPFRAME WALL SIGN

IMPORTANT NOTE

- * This sign is designed for repeated changing of inserts and must be securely fastened to the wall in order to open and close the spring loaded frame members.
- * USE CAUTION WHEN CLOSING SNAP FRAME MEMBERS! Hold frame by outer edge and keep finger tips away from poster grip edge.

TOOLS NEEDED

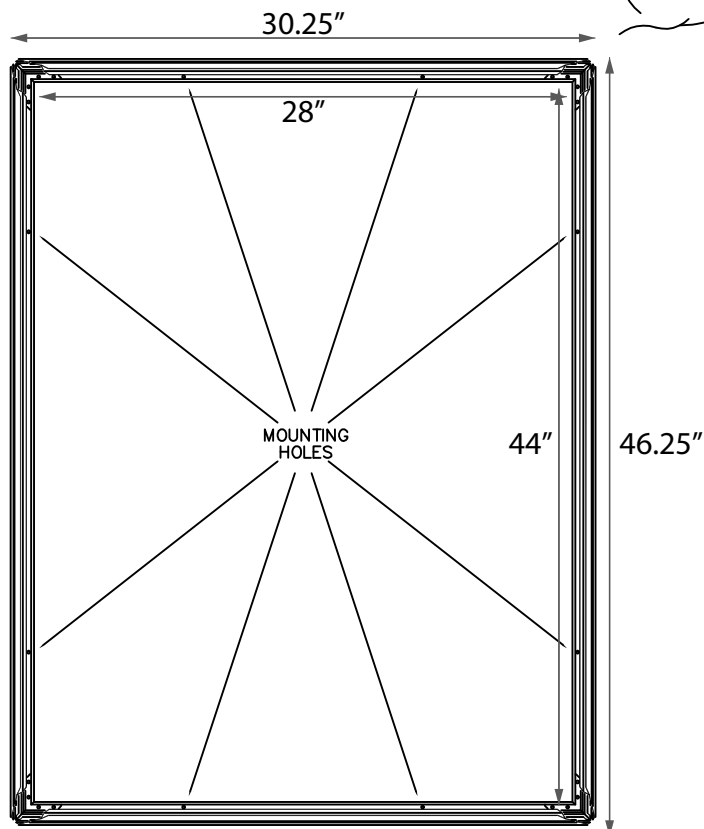
- * Bubble type level (or string line) for sign positioning.
- * Pencil for hole location marking.
- * Drill with 5/16" masonry bit for masonry application only.
- * Phillips screwdriver.

PARTS LIST

- [A] Sign face with snap frame
- [B] #10 x 1-3/4" tapping screws (8)
- [C] #10-12 x 1" lead anchors (8)

STOUT.
| sign company |

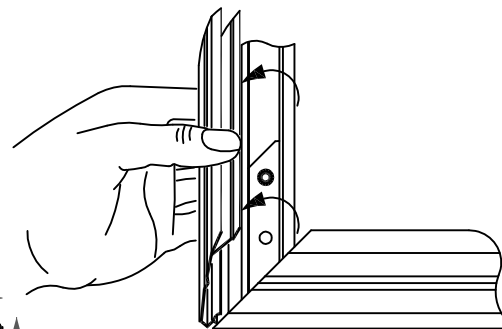
A • DIVISION • OF • STOUT • INDUSTRIES
FOR ASSISTANCE CALL: 1-800-325-8530



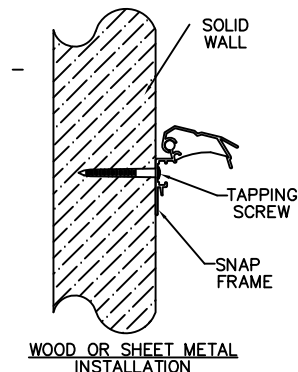
— FIGURE 2 —
SIGN WITH FRAME
IN OPEN POSITION

inside dimensions = (28"x44")
outside dimensions = (30.25"x46.25")

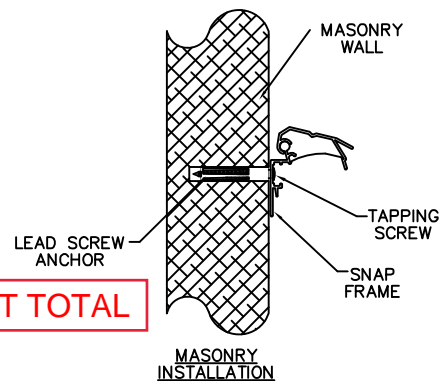
9.72 SQ FT TOTAL



— FIGURE 1 —
OPENING FRAME MEMBERS



WOOD OR SHEET METAL
INSTALLATION



MASONRY
INSTALLATION

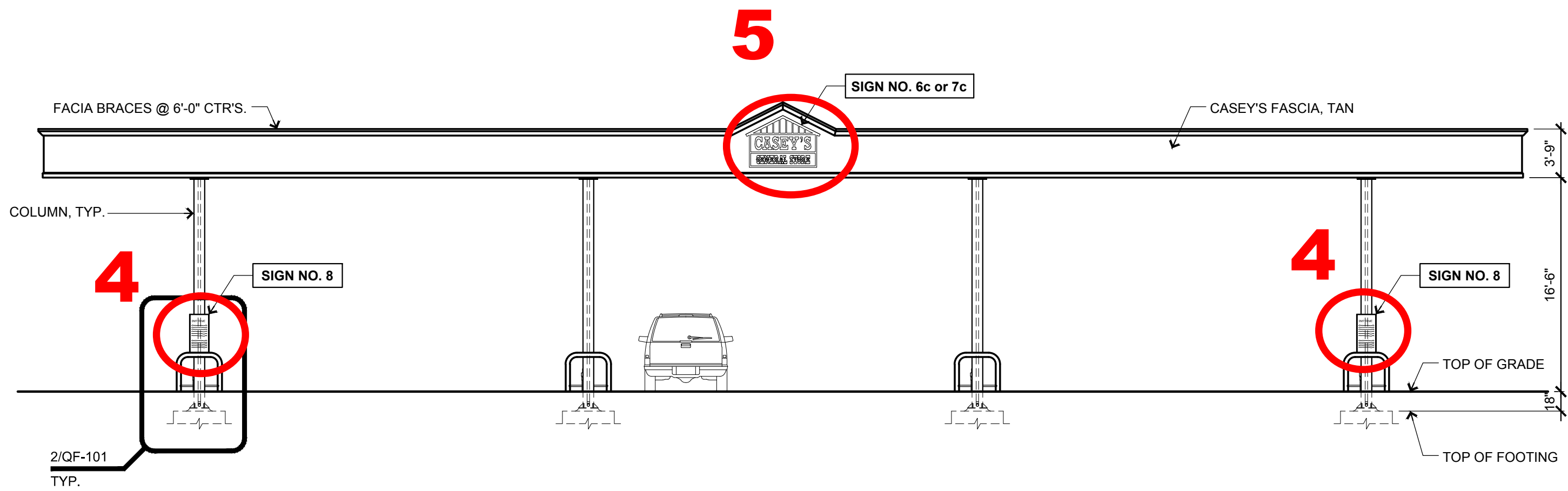
STEP-BY-STEP INSTALLATION PROCEEDURE

- ① Open all four sides of the snap frame by pulling the inside edge of the frame up and out (see figure 1).
- ② Hold sign against the wall in desired position and mark hole locations on the wall through holes in the frame.
- ③ Set sign aside and drill or punch starting holes into wall: On wood or sheet metal walls, use 1-3/4" tapping screws only.

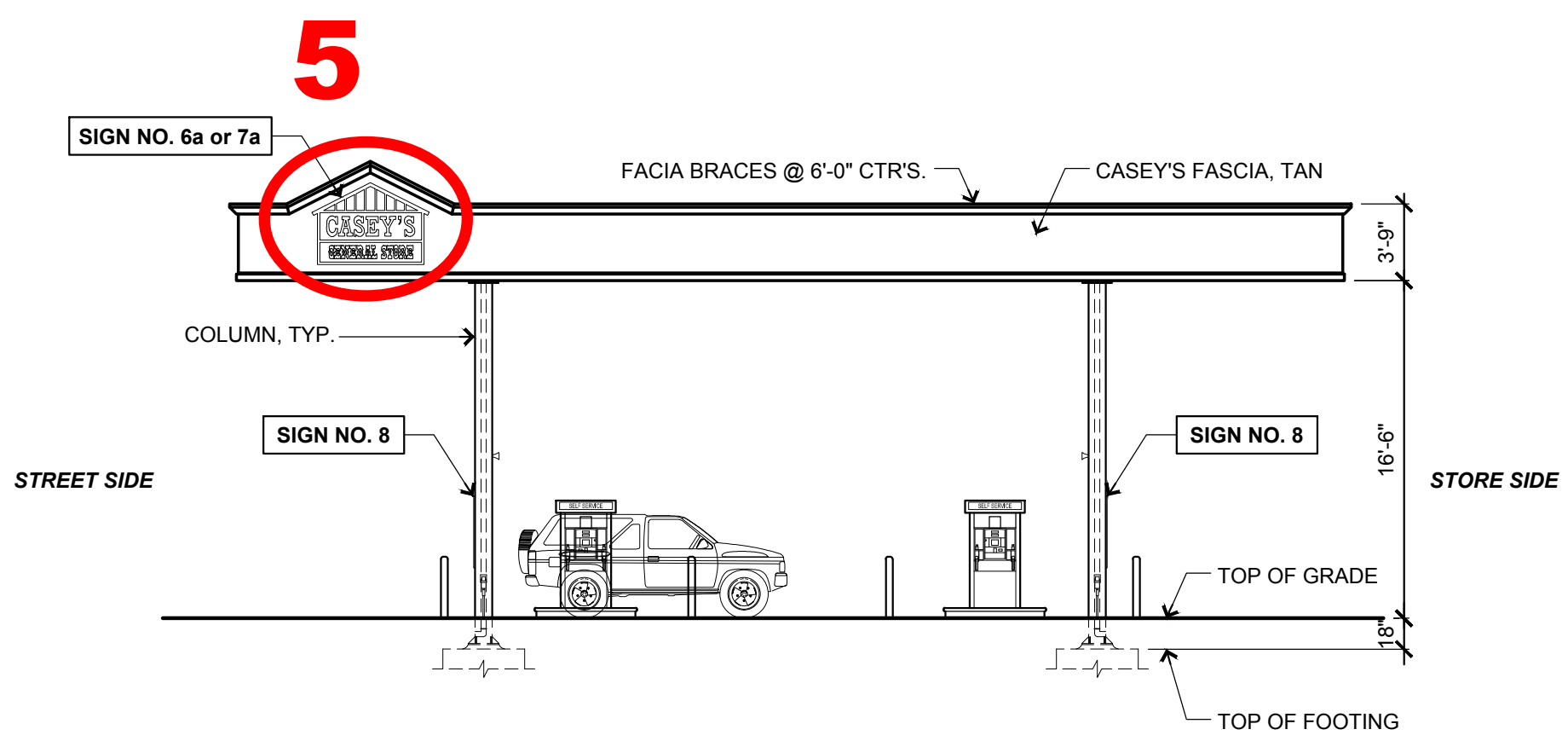
On masonry walls, drill 5/16" holes into mortar (where possible) approx. 2" deep and insert lead expansion anchor until end is flush with the wall.
- ④ Hold sign against wall, align all holes and secure with screws.

****VERIFY ALL SIGNAGE WITH SIGN PERMITS****

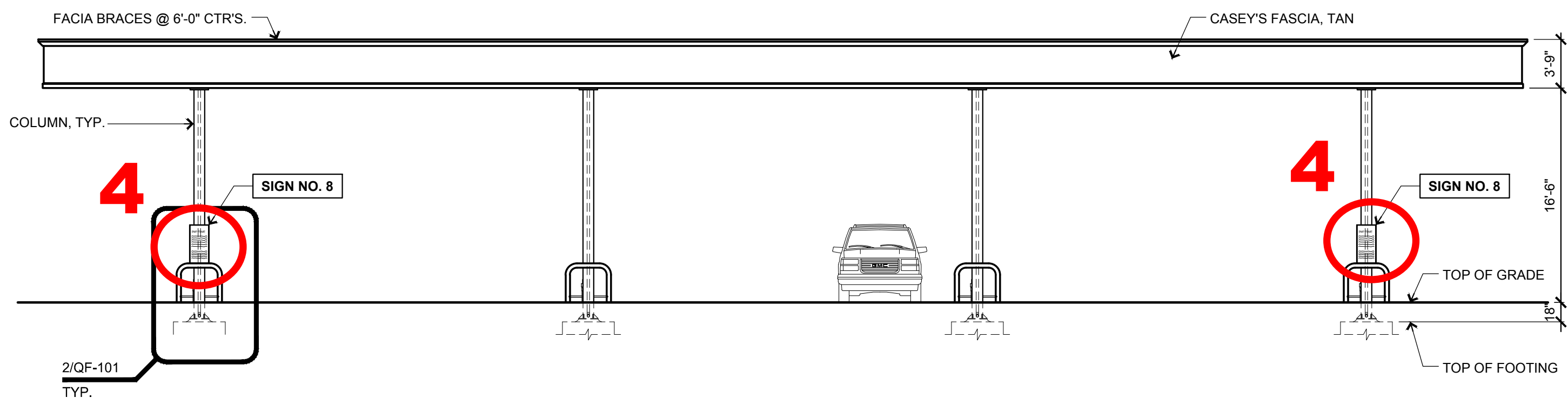
SIGNS 4, 5



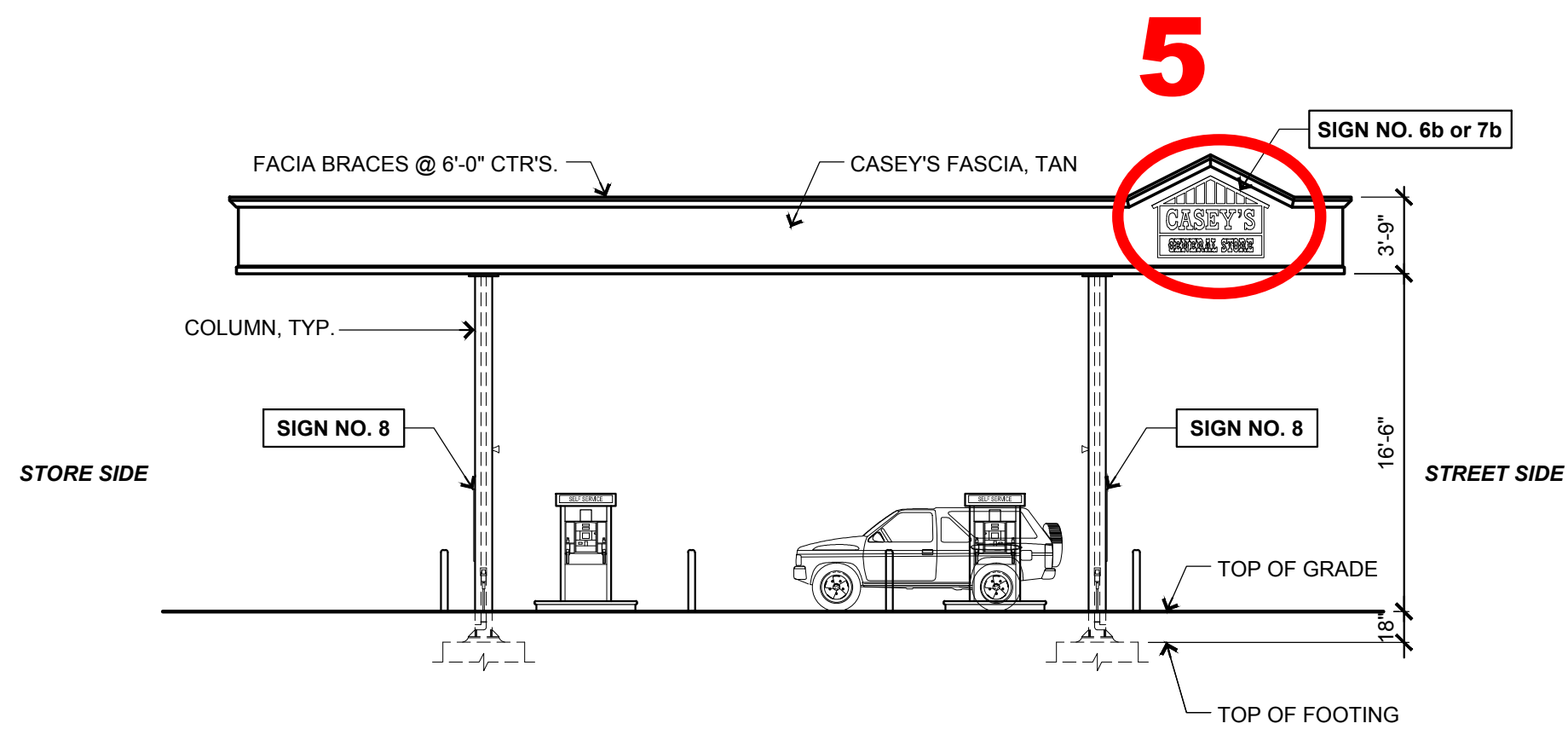
4 Pump Island Canopy - (Street Side)
1/8" = 1'-0"



3 Pump Island Canopy - Right Side Elevation
1/8" = 1'-0"



2 Pump Island Canopy - (Store Side)
1/8" = 1'-0"



1 Pump Island Canopy - Left Side Elevation
1/8" = 1'-0"

SIGN 6

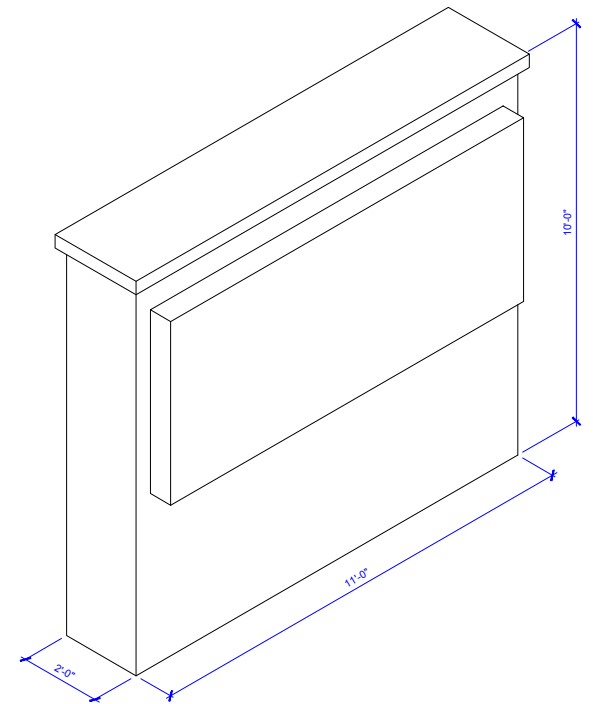
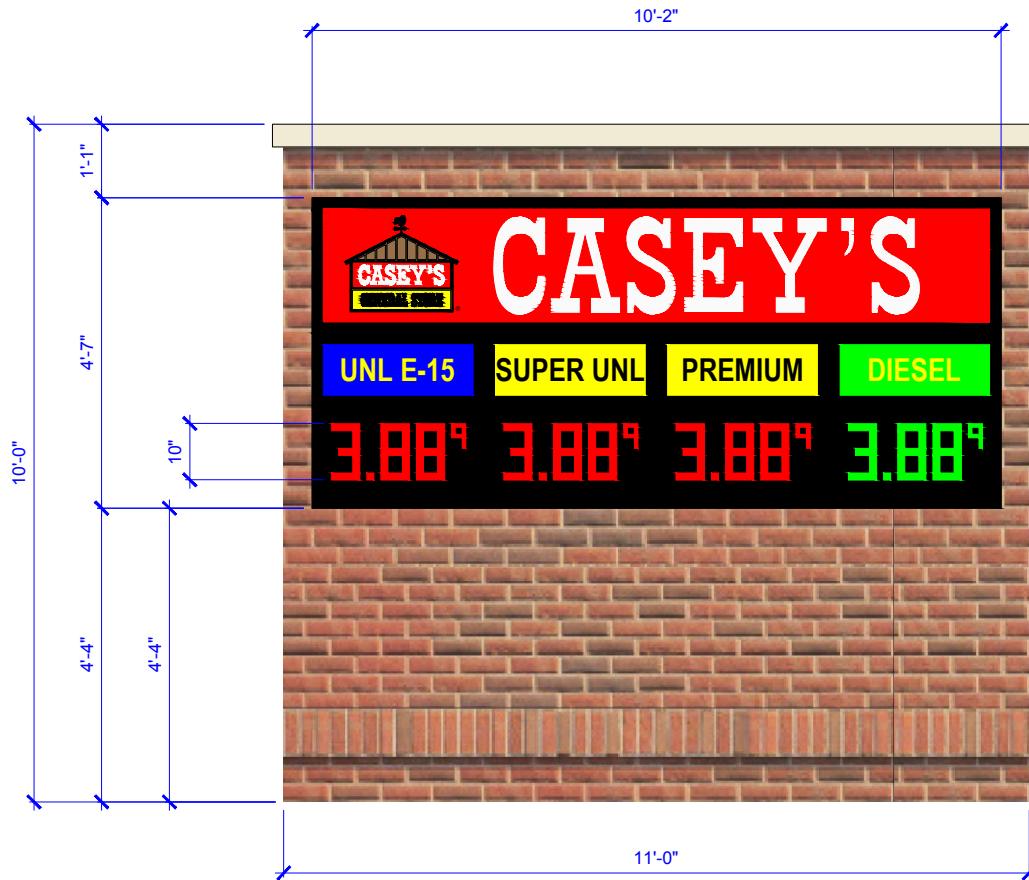
SIGN	TYPE	HEIGHT	WIDTH	TOP	BOTTOM	BOX FT²	TRUE FT²
PRICE SIGN	SURFACE	4'-7"	10'-2"	8'-11"	4'-4"	46.6 FT²	46.6 FT²
					TOTAL AREA		46.6 FT²

PRICER NOTES:

- 10" RED & GREEN LED
- STATIC LABELS: UNL E-15, SUPER UNL, PREM UNL, DIESEL
- DIESEL ON THE RIGHT, BOTH SIDES

OTHER NOTES

- CABINET IS BLACK IN COLOR
- 300' WIRELESS KEYPAD RANGE

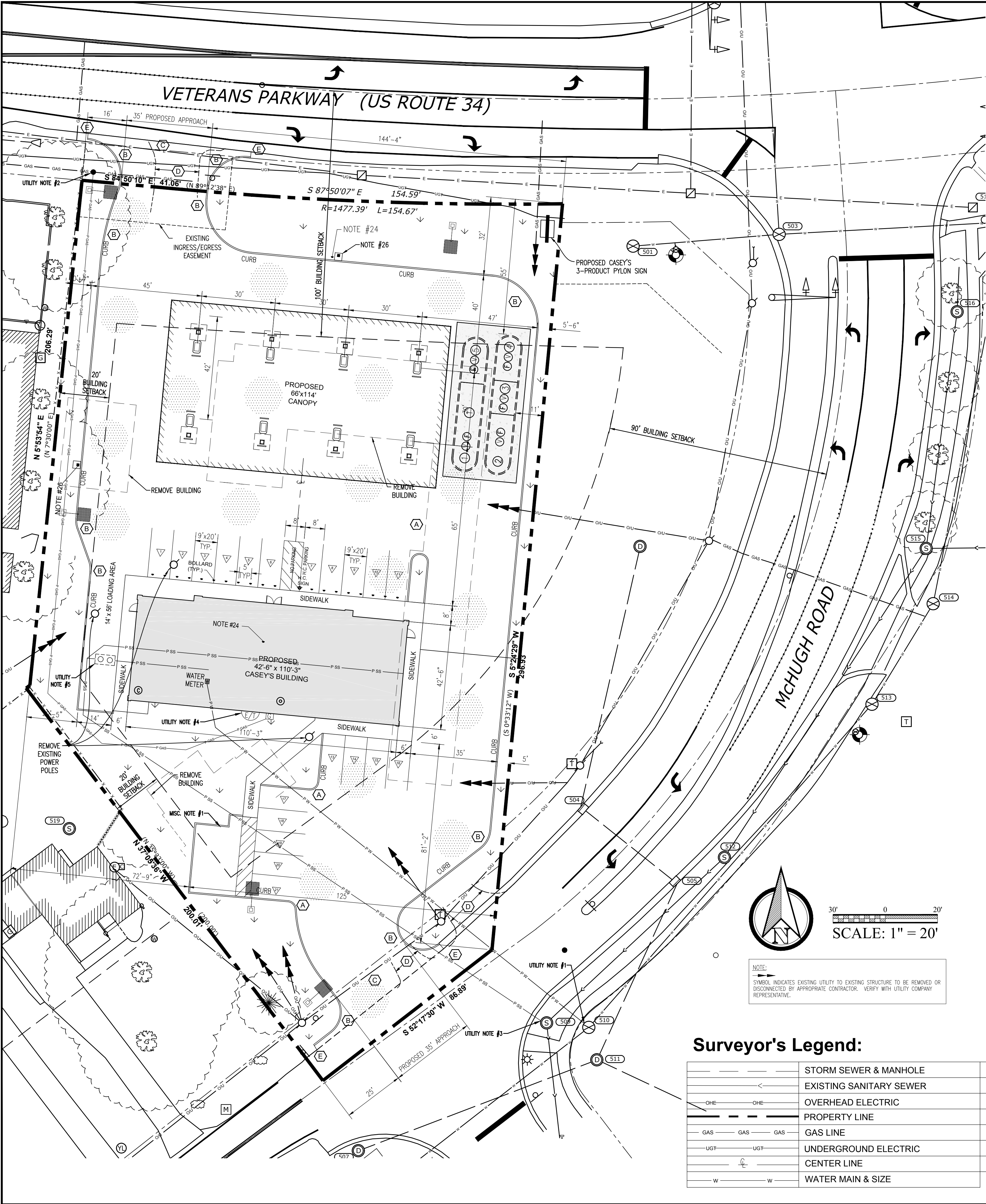


YORKVILLE, IL

VETERANS PKWY / MCHUCH RD

DRAWN BY:
J. CLARK

DATE:
05-23-17



LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD
PRINCIPAL MERIDIAN. KENDALL COUNTY, ILLINOIS.

Contact Information

City Hall of Yorkville, IL 630-553-4350
Nicom Gas 888-642-6748
Yorkville-Bristol Sanitary District 630-553-7567
ComEd (Electric) 800-426-6331
AT&T 800-680-3000
J.U.L.I.E. 800-892-0123

Referenced Sheets

CIVIL PLANS BY ARC DESIGN
* to be created
LIGHTING PLANS BY RED LEONARD ASSOCIATES.
* RL-4501-S1

Keyed Construction Notes

NOTICE: ALL WORK IN/ON THE R.O.W. AREA IS SUBJECT TO THE CITY OF
YORKVILLE & STATE OF ILLINOIS D.O.T. APPROVAL AND SPECIFICATIONS.

- PROPOSED 10' RADIUS.
- PROPOSED 15' RADIUS.
- 2% CROSS-SLOPE IN SIDEWALK AREA.
- REMOVE EXISTING APPROACH.
- 2' TAPER STUB TO CURB.

Miscellaneous Notes

- DUMPSTER 28'-0" (AL-401)
- CHAIN LINK WITH VINYL SLATES.
- (4) 6' GATES WITH 3' SERVICE GATE.

Utility Notes

- PROPOSED 1.5" WATER CONNECTION
- INTO EXISTING WATER MAIN.
- 1.5" CTS, SDR 9, PE
- VERIFY EXISTING WATER MAIN \geq 1.5"
- PROPOSED 1.5" NATURAL GAS CONNECTION
- VERIFY EXISTING NATURAL GAS MAIN
- 1.5" SCH. 40 BLACK IRON PIPE
- 680 MBH, 7" W.C. HOUSE PRESSURE
- PROPOSED 6" SANITARY SEWER CONNECTION
- INTO EXISTING SANITARY SEWER MAIN.
- 6" SCH 40 PVC
- PROPOSED SERVICE ENTRANCE
- ELECTRICAL 3 PHASE, 800 AMP
- 120/208 VOLTS - 4 WIRE
- TELEPHONE: 8 PAIR - 4 LINES
- PROPOSED 1,000-GAL. GREASE INTERCEPTOR.
- 2 MANHOLES.
- BELOW GRADE

Legend

MARKED PARKING SPACES (PAINT LINES AS INDICATED)

GASOLINE PUMP PARKING SPACES (DO NOT PAINT LINES OR OTHERWISE MARK)

CONCRETE PAVINGS OR SIDEWALKS
38,070s SQ. FT.

AREA LIGHTS (S) REFER TO LIGHTING PLAN RL-4501-S1 DONE BY RED LEONARD.

AREA TO BE SOD

SATELLITE DISH

CO₂ TANK

PROPOSED SANITARY SEWER LINE

PROPOSED GAS LINE

PROPOSED WATER LINE

EXISTING WATER WELL SETBACK

Surveyor's Legend:

	STORM SEWER & MANHOLE		CATCH BASIN
	EXISTING SANITARY SEWER		SIGN
	OVERHEAD ELECTRIC		UTILITY POLE
	PROPERTY LINE		LIGHT POLE
	GAS LINE		FIRE HYDRANT
	UNDERGROUND ELECTRIC		GATE VALVE
	CENTER LINE		SANITARY SEWER MANHOLE
	WATER MAIN & SIZE		

SWPPP Notes

NOTICE: EROSION CONTROL MEASURES
SUCH AS SILT FENCE, HAY BAILS, ETC., SHALL BE CONSTRUCTED
INSTALLED PRIOR TO OR IMMEDIATELY FOLLOWING THE REMOVAL
OF VEGETATION ON SITE. EROSION CONTROL AS SHOWN, SUBJECT
TO CHANGE, BUT SHALL BE DOCUMENTED ON PLAN THAT MUST BE
ON SITE DURING CONSTRUCTION OF THE PROJECT UNTIL PROJECT
IS COMPLETED. ILLINOIS STATE OPERATING GENERAL PERMIT
NUMBER xxxxxxxx.

VICINITY MAP



General Construction Notes

- 2 - 30,000 GALLON DOUBLE WALL FIBERGLASS CONTAINMENT SOLUTION TANKS.
TANK 1-22,000 GALLON (87E) 10'-6"x40'-2.5" (SPLIT 22,000 / 8,000)
TANK 2-14,000 GALLON (DIESEL) 10'-6"x23'-6" (SPLIT 14,000 / 8,000 / 8,000)
TANK 3-8,000 GALLON (91E) 10'-6"x18'-8.75"
TANK 4-8,000 GALLON (91C) 10'-6"x18'-8.75"
TANK 5-8,000 GALLON (E85) 10'-6"x18'-8.75"
PREMIUM/SUPER UNLEADED GASOLINE PRODUCTS
- TANK SETTING DETAILS PAGE QF-301
- FILL PIPE AND MANHOLE DETAIL PAGE QF-301
- CIRCUIT BREAKER PANEL PAGE E-501
- REFRIGERATION WIRING PAGE QR-601, QR-602, QR-603
- GILBARCO WIRING PAGE QF-601
- ISLAND SIZE - 3'x5' W/DUAL GUARD PIPE
- 8 - GILBARCO 700 S DISPENSERS (BLENDED)
4 - NG1, 4 NOZZLES & 8 METERS EACH
4 - NJ4, 4 NOZZLES & 6 METERS EACH
- ISLAND DETAILS PAGE AL-501
- ISLAND CONDUIT DETAIL PAGE E-602
- DO NOT PLACE PRODUCT PIPING UNDER ISLAND
- 18" MIN. FROM TANK PIPING TO FINISH SURFACE
- SIGN BASE DETAILS PAGE AL-601
- SIGN DETAILS PAGE AL-601
- DRIVEWAY JOINTS TO BE PACKED & CAULKED
- CONCRETE DRIVE TROWELED WITH LIGHT BROOM FINISH
- CONTROL JOINTS - MIN. 100 sq.ft. - MAX. 125 sq.ft. - 25% DEEP
- CONSTRUCTION JOINTS - PINNED 4" O.C. 12" EACH WAY WITH 1/2" REBAR #4
- APPROACHES TO BE 7" NON-REINFORCED OR AS PER STATE/CITY SPEC.
- BUILDING SIDEWALK 1:20 H.C PARKING 1:50 ALL DIRECTIONS
ALL ACCESS ISLE STRIPING AT 45 DEGREE ANGLE BEING MAX. 4' SEPARATION
- RUN VENT LINES UP SEPARATE CANOPY COLUMN, VERIFY
- VERIFY ALL UTILITY LOCATIONS AND DIMENSIONS.
- CANOPY FOOTING: SIZE 6'-3" LENGTH X 6'-3" WIDTH X 3'-0" DEPTH.
CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF FC-3000 p.s.i.
CONCRETE REINFORCING: ASTM A-615 GRADE 60.
REBAR CAGE: (8) #5 HORIZONTAL TIES LENGTH WISE TOP AND BOTTOM
12" MAXIMUM SPACING.
- ALL FUEL DISPENSERS FALL WITHIN A 100 FOOT RADIUS OF THE EMERGENCY
SHUT-OFF SWITCH LOCATED ON A POST AT THE CURB; A SECONDARY SHUTOFF
LOCATED INSIDE AT THE SALES COUNTER FOR THE CONVENIENCE OF STAFF.
- IRRIGATION SYSTEM INSTALLATION IS REQUIRED FOR ALL SOD/SEED WITHIN
PROPERTY, AND TO BE INSTALLED WITH RAIN SENSOR MOUNTED ON RAILING ON
THE BACK OF THE BUILDING.
- AIR COMPRESSOR BOX, MOUNTED TO POLE, INSTALLED ON 3'x3' CONCRETE PAD,
30" FROM FRONT OF CURB. 110 VOLT-60HZ-5.5 AMP. 8 GAUGE MINIMUM
RECOMMENDED.

U.G.S.T. Notes

- FILL CATCH BASIN W/ OVERSPILL PROTECTION (TYP.)
- TURBINE ENCLOSURE TYP. CONTAINS: SUB-PUMP W/LINE
DETECTION, TANK PROBE FOR FUEL MONITORING, INCLUDING
THE INTERSTITIAL SENSOR AND TANK SUMP SENSOR
- VENT EXTRACTOR W/BALL FLOAT FOR OVERFILL PROTECTION
- SUMP SENSOR @ EACH DISPENSER.

	CASEY'S General Store	
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100		
PROJECT: Yorkville, IL. O4 Store VETERANS PARKWAY & McHUGH ROAD	PUBLISHED: 10/13/16 REVISED ON: 10/14/16 10/24/16 12/09/16 03/23/17 03/30/17 03/31/17	SITE PLAN AL-101
DRAWING INFORMATION: CONSTRUCTION DIVISION DRAWN BY: R.STEVENS	CHECKED BY:	

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2017-07**

NOTICE IS HEREBY GIVEN THAT Casey's Retail Company, petitioner, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification, special use authorization, and a variance to sign regulations. The real property is located south of U.S. Route 34, west of McHugh Road. The petitioner is requesting rezoning approval from R-1 Suburban Residential District to B-3 General Business District (contingent on approved of an annexation agreement by the City Council). The petitioner is requesting special use permit approval pursuant to Section 10-6-0 of the Yorkville City Code for a gasoline service station with accessory convenience store. The petitioner is requesting to vary the requirement of City Code Section 10-20-9-A regarding permanent freestanding business signs to allow a new sign to be larger than a maximum of 32 square feet. The proposed monument sign would be a total of 47 square feet.

The legal description is as follows:

1107 McHugh Road | PIN# 02-28-252-008

THAT PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SAID SECTION 28, 40 LINKS EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 11 1/2 DEGREES EAST 34.82 CHAINS TO AN ANGLE IN THE CENTER LINE OF THE OSWEGO ROAD; THENCE NORTH 53 DEGREES 35 MINUTES EAST ALONG THE CENTER LINE OF SAID OSWEGO ROAD 912.64 FEET FOR A POINT OF BEGINNING; THENCE NORTH 53 DEGREES 35 MINUTES EAST ALONG THE CENTER LINE OF SAID ROAD 75 FEET; THENCE NORTH 35 DEGREES 33 MINUTES WEST 200 FEET; THENCE SOUTH 53 DEGREES 33 MINUTES EAST 200 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

9230 Route 34 | PIN# 02-28-252-026

THAT PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 40 LINKS (26.40 FEET) EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 11 DEGREES 30 MINUTES 00 SECONDS EAST 34.82 CHAINS (2298.12 FEET) TO AN ANGLE IN THE CENTER LINE OF OSWEGO ROAD (PRESENTLY KNOWN AS MCHUGH ROAD); THENCE NORTH 53 DEGREES 35 MINUTES 00 SECONDS EAST ALONG THE CENTER LINE OF OSWEGO ROAD 111.54 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 07 DEGREES 30 MINUTES 00 SECONDS EAST 608.90 FEET TO A POINT WHICH IS 340.00 FEET SOUTHERLY OF (AS MEASURED ALONG THE LAST DESCRIBED LINE EXTENDED) THE CENTER LINE OF U.S. ROUTE 34 (S.B.I. ROUTE NO. 18); THENCE EASTERLY PARALLEL WITH THE CENTER LINE OF U.S. ROUTE 34 A DISTANCE OF 334.00 FEET FOR THE POINT OF BEGINNING;

THENCE NORTH 07 DEGREES 30 MINUTES 00 SECONDS EAST 310.00 FEET TO THE SOUTHERLY LINE OF SAID U.S. ROUTE 34; THENCE SOUTH 83 DEGREES 27 MINUTES 03 SECONDS EAST 179.50 FEET ALONG SAID SOUTHERLY LINE TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE WHICH CURVES TO THE LEFT, HAVING A RADIUS OF 1462.39 FEET FOR AN ARC DISTANCE OF 121.00 FEET; THENCE SOUTH 07 DEGREES 00 MINUTES 00 SECONDS 316.09 FEET TO THE CENTER LINE OF OSWEGO ROAD; THENCE SOUTH 53 DEGREES 35 MINUTES 00 SECONDS WEST ALONG SAID CENTER LINE 12.52 FEET TO A POINT THAT IS 876.10 FEET NORTHEASTERLY OF POINT "A" AFORESAID; THENCE NORTH 35 DEGREES 33 MINUTES 00 SECONDS WEST 200.00 FEET; THENCE SOUTH 53 DEGREES 35 MINUTES 00 SECONDS WEST PARALLEL WITH THE CENTER LINE OF SAID OSWEGO ROAD 203.15 FEET TO A LINE DRAWN EASTERLY, PARALLEL WITH THE CENTER LINE OF SAID U.S. ROUTE 34 FROM THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID PARALLEL LINE 11.00 FEET TO THE POINT OF BEGINNING. EXCEPT THE WESTERLY 104.98 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS. ALSO EXCEPTING THEREFROM THAT PART OF THE LAND CONVEYED BY TRUSTEE'S DEED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION RECORDED DECEMBER 23, 2014 AS DOCUMENT NO. 201400018028.

A copy of the application is available for review during normal City business hours at the office of the Community Development Director.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a Public Hearing on said applications on **Wednesday, July 12, 2017 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 Community Development Department, 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

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING ON AN ANNEXATION AGREEMENT
BEFORE
UNITED CITY OF YORKVILLE
CITY COUNCIL**

NOTICE IS HEREBY GIVEN THAT Casey's Retail Company, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting annexation pursuant to an annexation agreement of a tract of property into the City's municipal boundary. The tract of property is generally located south of U.S. Route 34, west of McHugh Road. A total of two parcels are proposed to be annexed pursuant to the annexation agreement: 1107 McHugh Road and 9230 Route 34 (Veterans Highway). An existing single family home is located at 1107 McHugh Road and an existing apartment building is located at 9230 Route 34. The purpose of this annexation agreement is to provide Casey's Retail Company an opportunity to remove the existing structures and construct a gasoline service station with convenience store within City limits pursuant to the terms of that annexation agreement.

The legal description of the tract of property is as follows:

1107 McHugh Road | PIN# 02-28-252-008

THAT PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SAID SECTION 28, 40 LINKS EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 11 1/2 DEGREES EAST 34.82 CHAINS TO AN ANGLE IN THE CENTER LINE OF THE OSWEGO ROAD; THENCE NORTH 53 DEGREES 35 MINUTES EAST ALONG THE CENTER LINE OF SAID OSWEGO ROAD 912.64 FEET FOR A POINT OF BEGINNING; THENCE NORTH 53 DEGREES 35 MINUTES EAST ALONG THE CENTER LINE OF SAID ROAD 75 FEET; THENCE NORTH 35 DEGREES 33 MINUTES WEST 200 FEET; THENCE SOUTH 53 DEGREES 33 MINUTES EAST 200 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

9230 Route 34 | PIN# 02-28-252-026

THAT PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 40 LINKS (26.40 FEET) EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 11 DEGREES 30 MINUTES 00 SECONDS EAST 34.82 CHAINS (2298.12 FEET) TO AN ANGLE IN THE CENTER LINE OF OSWEGO ROAD (PRESENTLY KNOWN AS MCHUGH ROAD); THENCE NORTH 53 DEGREES 35 MINUTES 00 SECONDS EAST ALONG THE CENTER LINE OF OSWEGO ROAD 111.54 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 07 DEGREES 30 MINUTES 00 SECONDS EAST 608.90 FEET TO A POINT WHICH IS 340.00 FEET SOUTHERLY OF (AS MEASURED ALONG THE LAST DESCRIBED LINE EXTENDED) THE CENTER LINE OF U.S. ROUTE 34 (S.B.I. ROUTE NO. 18); THENCE EASTERLY PARALLEL WITH THE CENTER LINE OF U.S. ROUTE 34 A DISTANCE OF 334.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 07 DEGREES 30 MINUTES 00 SECONDS EAST 310.00 FEET TO THE SOUTHERLY LINE OF SAID U.S. ROUTE 34; THENCE SOUTH 83 DEGREES 27

MINUTES 03 SECONDS EAST 179.50 FEET ALONG SAID SOUTHERLY LINE TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE WHICH CURVES TO THE LEFT, HAVING A RADIUS OF 1462.39 FEET FOR AN ARC DISTANCE OF 121.00 FEET; THENCE SOUTH 07 DEGREES 00 MINUTES 00 SECONDS 316.09 FEET TO THE CENTER LINE OF OSWEGO ROAD; THENCE SOUTH 53 DEGREES 35 MINUTES 00 SECONDS WEST ALONG SAID CENTER LINE 12.52 FEET TO A POINT THAT IS 876.10 FEET NORTHEASTERLY OF POINT "A" AFORESAID; THENCE NORTH 35 DEGREES 33 MINUTES 00 SECONDS WEST 200.00 FEET; THENCE SOUTH 53 DEGREES 35 MINUTES 00 SECONDS WEST PARALLEL WITH THE CENTER LINE OF SAID OSWEGO ROAD 203.15 FEET TO A LINE DRAWN EASTERLY, PARALLEL WITH THE CENTER LINE OF SAID U.S. ROUTE 34 FROM THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID PARALLEL LINE 11.00 FEET TO THE POINT OF BEGINNING. EXCEPT THE WESTERLY 104.98 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS. ALSO EXCEPTING THEREFROM THAT PART OF THE LAND CONVEYED BY TRUSTEE'S DEED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION RECORDED DECEMBER 23, 2014 AS DOCUMENT NO. 201400018028.

NOTICE IS HEREWITH GIVEN THAT the City Council for the United City of Yorkville will conduct a Public Hearing for the purpose of considering and hearing testimony as to an ordinance authorizing the execution of an annexation agreement in regard to the annexation to the City of the above described tract of property for a gasoline service station and convenience store on **Tuesday, July 25, 2017 at 7 p.m.** at the United City of Yorkville, City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560. An accurate map of the property proposed to be annexed to the City and form of the proposed annexation agreement are on file in the office of the Community Development Director.

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 Community Development Department, 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 checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" 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

New Business #8

Tracking Number

EDC 2017-49

Agenda Item Summary Memo

Title: 1995 Meadowlark Court – Rear Yard Setback Variance Request

Meeting and Date: Economic Development Committee - July 5, 2017

Synopsis: Summary of the proposed variance requested by Dale Larson for 1995 Meadowlark Court

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: None

Submitted by: Jason Engberg Community Development
Name Department

Agenda Item Notes:

Informational Item. See attached memorandum.

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: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: June 26, 2017
Subject: **1995 Meadowlark Court – Rear Yard Setback Variance**

SUMMARY:

The petitioner, Dale Larson, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a rear yard setback variance for 1995 Meadowlark Court in the Country Hills Subdivision of Yorkville to reduce the rear yard setback from 40 feet to 30 feet. The purpose for this request is to allow a single family home to be built on this lot within the Country Hills Subdivision which will be consistent with surrounding homes. This memorandum summarizes the submitted materials which will be reviewed by the Planning and Zoning Commission.

PROPERTY BACKGROUND:

The property is located within the Country Hills Subdivision in Yorkville off of Route 126. The property is surrounded on all sides of single family homes which are zoned R-2 Traditional Residence District. The parcel is an undeveloped lot within the subdivision with existing homes adjacent to the rear yard (west) and side yard (south).

PROJECT DESCRIPTION:

As proposed, the petitioner is seeking to construct a ranch style single family home on the site. The dimensions of the lot and required setbacks create a small and thin building envelope for development. Therefore, the petitioner is requesting relief from the R-2 Traditional Residence District requirement of a minimum of forty foot (40') rear yard setback.

The petitioner is requesting a 30 foot rear yard setback for this property. With a 30 foot setback, the petitioner may construct the planned ranch style single family home on the property. The unusual shape is not the only hardship on this parcel. The unusual topography and grading adds an additional issue when placing a house on the property.



This parcel has a significantly higher elevation in the front yard adjacent to the street than the rear yard. While the building envelope may be able to fit a two story home, the height of a house that size would make it inconsistent with neighboring properties in the rear yard. This essentially makes the first floor of this proposed house at the same elevation as the second stories to the houses behind it. A two story building would stand out and not keep the neighborhood's cohesive style.

Since the petitioner is planning to reduce the minimum requirement from forty feet (40') to thirty feet (30'), it will only be reviewed and approved by the Planning and Zoning Commission. Section 4-7-D of the Yorkville Zoning Ordinance states variations from the regulations of the Zoning Ordinance may be granted by the Zoning Board of Appeals (now Planning and Zoning Commission) if it follows certain instances. Section 4-7-D-1-e states an authorized variation includes "*To permit any yard or setback less than the yard or setback required by the applicable regulations, but by no more than twenty five percent (25%).*" Therefore, this variance will be reviewed and action will be taken by the Planning and Zoning Commission.

STAFF COMMENTS:

While this request will not go to City Council, staff has provided the committee with this information to ensure all projects and requests are properly reviewed. Staff is seeking comments from the Economic Development Committee in regards to this proposed variance. A public hearing for the variance will be held at the Planning and Zoning Commission meeting on July 12, 2017.

ATTACHMENTS:

1. Petitioner Application



United City of Yorkville

800 Game Farm Road
Yorkville, Illinois 60560
Telephone: 630-553-4350
Fax: 630-553-3436

APPLICATION FOR VARIANCE REQUEST

Purpose of Application

The purpose of a variance is to provide relief from certain regulations of the zoning ordinance to permit the use of land in a way that is not otherwise permitted under the ordinance. A variance is granted when the terms of the zoning ordinance, if literally applied, would create an unreasonable hardship on the landowner, making the property virtually useless.

This packet explains the process to successfully submit and complete an Application for a Variance Request. It includes a detailed description of the process and the actual application itself (Pages 7 to 11). Please type the required information in the application on your computer. The application will need to be printed and be signed by the applicant. The only item that needs to be submitted to the city from this packet is the application. The rest of the packet is to help guide you through the process unto completion.

For a complete explanation of what is legally required throughout the Variance Request process, please refer to "Title 10, Chapter 4, Section 7 Variations" of the Yorkville, Illinois City Code.

Application Procedure

Procedure Flow Chart

Step 1
**Submit Application, Fees, and All Pertinent Information to
Community Development Department**



Step 2
**Zoning Board of Appeals Public Hearing
(1st Wednesday of the Month)**



Step 3
City Council Meeting
If Applicable
(2nd and 4th Tuesday of the Month)

Application Procedure

Step 1

Application Submittal

The following must be submitted to the Community Development Department:

- 2 original signed applications with legal description.
- 5 copies each of the application and exhibits, proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee. (See attached Fee Sheet on Page 6)
- 1 CD containing an electronic copy (pdf) of each of the signed application (complete with exhibit), proposed drawings, location map, and site plan. A Microsoft Word document with the legal description is required on the CD.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. These materials must be submitted a minimum of 45 days prior to the targeted Zoning Board of Appeals meeting. An incomplete submittal could delay the scheduling of the project.

The Kendall County Soil and Water Conservation District requires Natural Resource Inventory (NRI) applications from applicants seeking variances. A copy of this application can be found on the District's website (www.KendallSWCD.org).

Applicant will be 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 applicant will be required to establish a deposit account with the city to cover these fees. The Petitioner Deposit Account/Acknowledgement of Financial Responsibility form is attached to this document and must be submitted with the application.

Step 2

Zoning Board of Appeals

Applicant will attend a public hearing conducted by the Zoning Board of Appeals. The Zoning Board of Appeals meets on the 1st Wednesday of the Month at 7:00pm. Notice will be placed in the Kendall County Record by the United City of Yorkville. The applicant is responsible for sending certified public hearing notices to adjacent property owners within 500 feet of the subject property no less than 15 days and no more than 30 days prior to the public hearing date. Twenty Four (24) hours prior to the public hearing, a certified affidavit must be filed by the applicant with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document and must be submitted prior to the scheduled Zoning Board of Appeals meeting.

Application Procedure

Step 2 (cont.)

If the Zoning Board of Appeals decides that the requested variance adheres to the standards set forth by the Illinois municipal code (pages 9 and 10 of the application), then the variance may be granted under these instances and no others:

- To permit any yard or setback less than the yard or setback required by the applicable regulations, but by no more than twenty-five percent (25%).
- To permit the use of a lot or lots for a use otherwise prohibited solely because of insufficient area or widths of the lot or lots but in no event shall the respective area and width of the lot or lots be less than ninety percent (90%) of the required area and width. The percentage set forth in this subsection is not to be reduced by any other percentage for minimum lot width and area set forth in this title.
- To permit the same off street parking facility to qualify as required facilities for two (2) or more uses provided the substantial use of such facility by each use does not take place at approximately the same hours of the same days of the week.
- To reduce the applicable off street parking or loading facilities required by not more than one parking space or loading space, or twenty percent (20%) of the applicable regulations, whichever number is greater.
- To increase by not more than twenty five percent (25%) the maximum distance that required parking spaces are permitted to be located from the use served.
- To allow for the deferment, or land banking, of required parking facilities for a reasonable period of time, such period of time to be specified in the variance.
- To increase by not more than ten percent (10%) the maximum gross floor area of any use so limited by the applicable regulations.
- To exceed any of the authorized variations allowed under this subsection when a lot of record or a zoning lot, vacant or legally used on the effective date hereof, is, by reason of the exercise of the right of eminent domain by any authorized governmental domain proceeding, reduced in size so that the remainder of said lot of record or zoning lot or structure on said lot does not conform with one or more of the regulations of the district in which said lot of record or zoning lot or structure is located.

If the Zoning Board of Appeals decides the requested variance follows the Illinois standards but is not included in the list of instances above, then the variance must be approved by City Council.

Step 3

City Council (If Applicable)

If necessary, the applicant will attend a City Council public hearing where the Zoning Board of Appeals decision will be discussed and reviewed. The City Council meets on the 2nd and 4th Tuesdays of the month at 7:00pm. Variations other than those listed above may be granted by the City Council, but only after a public hearing for an authorized variation. The concurring vote of two-thirds (2/3) of all members of the City Council shall be necessary to reverse the recommendations of the Zoning Board of Appeals.

Application Procedure

Dormant Applications

The Community Development Director shall determine if an application meets or fails to meet the requirements stated above. 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 plan 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)



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, plus \$10/acre for each acre over 5.
of acres: _____ - 5 = _____ x \$10 = _____ + \$250

Zoning Variance: \$85.00 ☒ Yes ☐ No \$ 585.00
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 \$ _____
Legal, Land Planner, Zoning Coordinator, Envirning Coordinator 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: \$ _____
Word/ O Drive/ Dev. Dep. ARO/ Fee Sheet Wkst

Application For Variance Request

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	RESIDENTIAL
East	RESIDENTIAL
South	RESIDENTIAL
West	RESIDENTIAL

Current Zoning Classification

Kendall County Parcel Number(s) of Property

05-04-406-015-0000	

Application For Variance Request

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	MORRISON SURVEYING		
Address	P.O. BOX 863		
City	MORRIS	State	IL
		ZIP	60450
Phone	815-954-5676	Fax	
E-mail	MALL2710@COMCAST.NET		

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 Variance Request

Variance Standards

Please state the variance requested and the City Ordinance including the section numbers to be varied:

TITLE 10 IN CHAPTER 7-1
DIMENSIONS AND BULK TABLE

Please state how the particular surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of regulations was carried out:

BASED ON THE DEPTH OF THE BUILDING ENVELOPE A VARIANCE IS REQUESTED OF 10' ACROSS THE BAC OF THE BUILDING ENVELOPE TO MAKE IT 10' DEEPER.

Please state how the conditions upon which the application for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classification:

THE SIZE AND SHAPE OF LOT 111 MAKE THE BUILDING SET BACKS IMPOSSIBLE TO STAY INSIDE OF AND STILL BUILD A RANCH. A TWO STORY WOULD BE IMPOSING ON THE PROPERTIES BELOW AND INFRINGE ON THEIR PRIVACY.

Please state how the alleged difficulty or hardship is caused by this Title and has not been created by any person presently having an interest in the property:

HARDSHIP WAS CAUSED WHEN ORIGINALLY PLATTED, APPROVED AND RECORDED.



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:	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 type="checkbox"/> Special Use	<input type="checkbox"/> Mile and ½ 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:	Address:	City:	State:	Zip Code:
Dale Larson	1120 Maple St	Aurora	IL	60506
Telephone:	Mobile:	Fax:	E-mail:	
630 885 4104		N/A	Dale.Larson 63@gmail.com	

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: DALE M LARSON	Title: _____
Signature*:	Date: 05/23/2017

**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: _____	<input type="checkbox"/> Completed <input type="checkbox"/> Inactive
Print Name: _____	<input type="checkbox"/> Withdrawn <input type="checkbox"/> Collections
Signature: _____	<input type="checkbox"/> Other

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

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

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

Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

Notary Public

Legal description Exhibit "A"

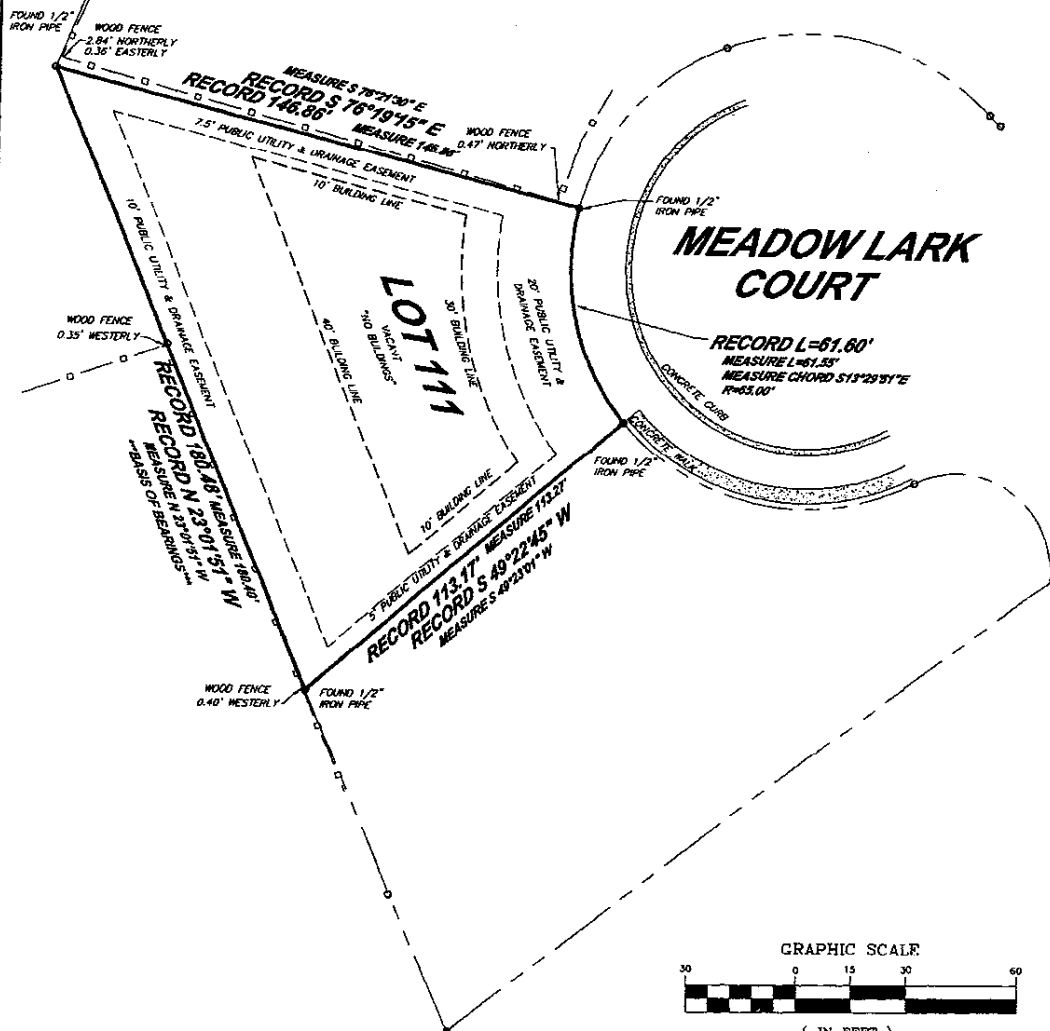
WORKMAN
LAND SURVEYORS
P.O. BOX 757 DOWNERS GROVE, IL 60515
PHONE 630-541-0176 FAX 630-541-0177

PLAT OF SURVEY

LOT 111 OF PLAT OF COUNTRY HILLS SUBDIVISION - PHASE II,
ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2002 AS
DOCUMENT 200200031248, IN THE UNITED CITY OF YORKVILLE, IN
KENDALL TOWNSHIP, IN KENDALL COUNTY, ILLINOIS.



ASSUMED MERIDIAN



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

GENERAL NOTES

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS
BEFORE ANY CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
ONLY PORTIONS OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED OFFICIAL
COPIES. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT AS STATED
HEREON AND IS NON-TRANSFERABLE.
DO NOT SCALE DIMENSIONS FROM THIS PLAT.
NO COPIES SHALL BE MADE WITHOUT PERMISSION.
THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED
UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE
TITLE COMMITMENT. THE PARCELS WHICH IS DEPICTED MAY NOT REFLECT ACTUAL OWNERSHIP,
BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT
BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN.
ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE
TITLE COMMITMENT HAVE BEEN SHOWN.
THERE ARE NO NEW STREET CHANGES THAT THE SURVEYOR IS AWARE OF.
ALL BUILDING DIMENSIONS AND TIES ARE TO CURRENT EXISTING MATERIAL AND NOT TO FOUNDATION.
R.O.W. = RIGHT OF WAY
RECORD L = RECORD ARC LENGTH
MEASURE L = MEASURE ARC LENGTH
R = RADIUS

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, WILLIAM A. WORKMAN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY
CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION.
ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF JUNE, A.D., 2011.

Address: 1995 MEADOW LARK COURT
YORKVILLE, ILLINOIS

CLIENT: WAYNE MULAR

DATE OF COMPLETION OF FIELD WORK

JUNE 2, 2011

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003501
MY LICENSE EXPIRES ON NOVEMBER 30, 2012.

COPYRIGHT © 2011

Exhibit "B"

Addresses_2017, 5/18/2017, Page 1-2

PREFIX_DIR	STREET_NAM	STREET_SUF	POST_DIREC	STREET	ADDRESS
	GREENFIELD	TURN			614 GREENFIELD TURN
	GREENFIELD	TURN			618 GREENFIELD TURN
	SUNNY DELL	CT			1953 SUNNY DELL CT
	SUNNY DELL	CT			1962 SUNNY DELL CT
	GREENFIELD	TURN			732 GREENFIELD TURN
	MEADOWLARK	CT			1997 MEADOWLARK CT
	MEADOWLARK	CT			1989 MEADOWLARK CT
	MEADOWLARK	LN			1981 MEADOWLARK LN
	GREENFIELD	TURN			731 GREENFIELD TURN
	GREENFIELD	TURN			721 GREENFIELD TURN
	GREENFIELD	TURN			711 GREENFIELD TURN
	RAINTREE	RD			2002 RAIN TREE RD
	GREENFIELD	TURN			751 GREENFIELD TURN
	RAINTREE	RD			2020 RAIN TREE RD
	SUNNY DELL	CT			1958 SUNNY DELL CT
	SUNNY DELL	CT			1956 SUNNY DELL CT
	GREENFIELD	TURN			722 GREENFIELD TURN
	GREENFIELD	TURN			828 GREENFIELD TURN
	GREENFIELD	TURN			807 GREENFIELD TURN
	GREENFIELD	TURN			795 GREENFIELD TURN
	GREENFIELD	TURN			791 GREENFIELD TURN
	RAINTREE	RD			2042 RAIN TREE RD
	GREENFIELD	TURN			782 GREENFIELD TURN
	SUNNY DELL	CT			1957 SUNNY DELL CT
	RAINTREE	RD			2052 RAIN TREE RD
	MEADOWLARK	LN			1999 MEADOWLARK LN
	GREENFIELD	TURN			763 GREENFIELD TURN
	GREENFIELD	TURN			771 GREENFIELD TURN
	GREENFIELD	TURN			712 GREENFIELD TURN
	MEADOWLARK	LN			1992 MEADOWLARK LN
	MEADOWLARK	LN			1985 MEADOWLARK LN
	GREENFIELD	TURN			752 GREENFIELD TURN
	MEADOWLARK	LN			2002 MEADOWLARK LN
	GREENFIELD	TURN			822 GREENFIELD TURN
	GREENFIELD	TURN			701 GREENFIELD TURN
	SUNNY DELL	CT			1961 SUNNY DELL CT
	MEADOWLARK	CT			1995 MEADOWLARK CT
	SUNNY DELL	CT			1964 SUNNY DELL CT
	GREENFIELD	TURN			792 GREENFIELD TURN
	GREENFIELD	TURN			801 GREENFIELD TURN
	COUNTRY HILLS	DR			1809 COUNTRY HILLS DR
	SUNNY DELL	CT			1955 SUNNY DELL CT
	GREENFIELD	TURN			742 GREENFIELD TURN
	MEADOWLARK	CT			1991 MEADOWLARK CT
	MEADOWLARK	LN			1982 MEADOWLARK LN
	GREENFIELD	TURN			781 GREENFIELD TURN
	RAINTREE	RD			2032 RAIN TREE RD
	GREENFIELD	TURN			772 GREENFIELD TURN
	MEADOWLARK	LN			1996 MEADOWLARK LN
	GREENFIELD	TURN			762 GREENFIELD TURN
	GREENFIELD	TURN			761 GREENFIELD TURN
	GREENFIELD	TURN			621 GREENFIELD TURN
	GREENFIELD	TURN			702 GREENFIELD TURN
	MEADOWLARK	LN			1986 MEADOWLARK LN
	MEADOWLARK	CT			1993 MEADOWLARK CT
	GREENFIELD	TURN			747 GREENFIELD TURN
	SUNNY DELL	CT			1954 SUNNY DELL CT
	RAINTREE	RD			2012 RAIN TREE RD
	RAINTREE	RD			2008 RAIN TREE RD



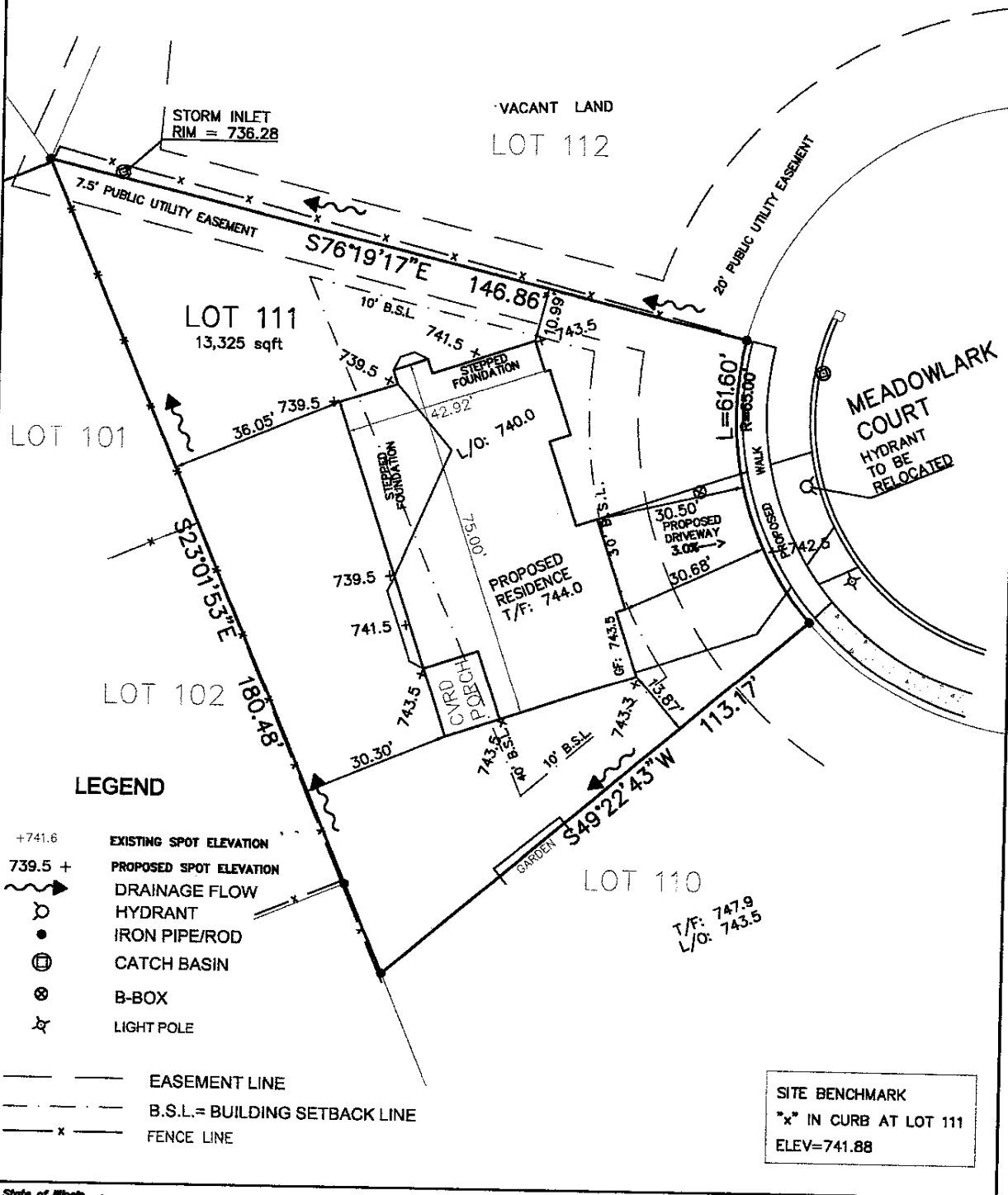
SITE PLAN

MORRISON SURVEYING CO., INC.

8710 N. L. St. 47, Morris, Illinois 60450
Phone (815) 941-2520 FAX (815) 941-2520



LOT 111 IN COUNTRY HILLS SUBDIVISION - PHASE II, TO THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

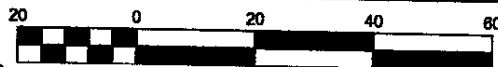


State of Illinois } s.s.
County of Grundy

We, MORRISON SURVEYING CO INC. (P.O. License #104-003915) do hereby certify that we have surveyed the property described in the caption to the plat hereon drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees Fahrenheit. Dimensions shown on buildings are to the outside of buildings. Given under my hand and seal at Morris, Illinois.

Date: 5/19/17

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3735 License Expires 11/30/18



Scale 1" = 20'

Compare All Dimensions Before Building And Report Any Discrepancies At Once. For Building Lines, Easements and other restrictions not shown herein refer to your Deed, Title Policy, Zoning ordinances, ETC...

ORDERED BY: DALE LARSON
SCALE: 1" = 20' ORDER NO. 4325

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2017-08**

NOTICE IS HEREBY GIVEN THAT Dale Larson, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a rear yard setback variance for 1995 Meadowlark Court in the Country Hills Subdivision of Yorkville to reduce the rear yard setback from 40 feet to 30 feet. The purpose for this request is to allow a single family home to be built on this lot within the Country Hills Subdivision which will be consistent with surrounding homes.

The legal description is as follows:

LOT 111 OF PLAT OF COUNTRY HILLS SUBDIVISION – PHASE II,
ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2002
AS DOCUMENT 200200031248, IN THE UNITED CITY OF YORKVILLE, IN
KENDALL TOWNSHIP, IN KENDALL COUNTY, ILLINOIS.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing on said application on **Wednesday, July 12, 2017 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 Community Development Department, 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 checked="" 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

New Business #9

Tracking Number

EDC 2017-50

Agenda Item Summary Memo

Title: Heustis Street RFP Results

Meeting and Date: Economic Development Committee - July 5, 2017

Synopsis: Review of RFP proposal for recommended contractor to perform property
maintenance work at 206 Heustis Street.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

Submitted by: Erin Willrett Administration
Name Department

Agenda Item Notes:

See attached memo and report.

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: Erin Willrett, Assistant City Administrator
CC: Krysti Noble, Community Development Director
Date: July 5, 2017
Subject: RFP Results and Recommendation 206 Heustis Street

Summary

Discussion of the proposals received for the maintenance, repair and removal work related to the property located at 206 Heustis Street in Yorkville, IL.

Background

The City first went out for proposal on September 23, 2016. No proposals were received within the time frame listed. However, after the proposal was closed 2 proposals were received and both amounts were higher than those authorized by the adjudicator for the Findings, Decision and Order for the property at 206 Heustis Street. The City went through the adjudication process a second time and the owner did not comply with the property maintenance issues and another Findings, Decision and Order was issued on the property on April 10, 2017 in the amount of \$154,520.00. The City went out for proposal on May 3, 2017 and received 3 proposals on June 1, 2017. Proposals were received from:

- All Union Fence Co., Inc.
- Louder Enterprises, Inc.
- S & K Excavating & Trucking, Inc.

A summary of the bid results is attached for your reference. The RFP scope includes removal and disposal of a wood rack for firewood, various small snipe signs within the public right-of-way, a dilapidated wooden fence, towing and storage of approximately 12 inoperable and unlicensed vehicles, and installation of a new fence. This project is not part of the FY18 budget. The Order approved by the adjudicator seeks reimbursement of all costs incurred by the City associated with the abatement of the code violations including the costs of the administrative hearings, attorney's fees and fines imposed. The bids ranged from \$121,662.35 up to \$221,000.00. Staff has completed a phone interview and reference check on each bidder and all came back favorable.

Recommendation

Staff recommends moving forward with a contract for the lowest proposer, All Union Fence Co., Inc for the maintenance, repair and removal work related to the property located at 206 Heustis Street in Yorkville, IL in the amount not to exceed \$121,662.35. If the Committee agrees, staff would forward with the attached contract and resolution for approval at a future City Council meeting.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

206 Heustis Street

United City of Yorkville, Illinois
Yorkville GIS 2017



Name	Email	Address	Phone	Wooden Fence	PVC/Vinyl Fence	Building #'s	Vehicles	Waste	(Add) Payment/Perf Bond	(Add) Brush/Tree Removal	Total w/ Wooden Fence	Total with PVC Fence
S & K Excavating & Trucking, Inc.	jessica@skexcavating.com	P.O. Box 655 Newark, IL 60541	815-695-1100	\$62,000.00	n/a	\$500.00	\$15,000.00	\$110,000.00	\$3,500.00	\$30,000.00	\$221,000.00	n/a
Louder Enterprises, Inc.	louderentinc@gmail.com	6700 Lorraine Drive, Countryside, IL	708-588-1250	\$110,173.00	\$152,323.00	\$250.00	\$2,418.00	\$232.00			\$113,073.00	\$118,335.00
All Union Fence Co., Inc.	mike@allunionfence.com	907 Rowell Avenue, Joliet, IL 60433	815-726-6995	\$56,864.35	\$82,872.35	\$350.00	\$3,750.00	\$34,690.00			\$95,654.35	\$121,662.35

**UNITED CITY OF YORKVILLE
800 GAME FARM ROAD, YORKVILLE ILLINOIS 60560**

CONTRACT

THIS CONTRACT made this ____ day of _____, 2017, by and between the United City of Yorkville, an Illinois municipal corporation hereinafter called the "City" and All Union Fence Company, Inc. located at 907 Rowell Avenue, Joliet, IL, 60433 hereinafter called the "Contractor".

WITNESSETH:

WHEREAS, the City has heretofore solicited Request for Proposals for maintenance, repair and removal work related to the property located at 206 Heustis Street, Yorkville, Illinois necessary to complete the work specified in the City's Request for Proposals issued May 1, 2017 by the City; and,

WHEREAS, based upon a review of the bids received and determination as to the qualifications of the bidders, the corporate authorities of the City have determined that All Union Fence Company, Inc. having submitted a bid in the amount of \$121,662.35 is the lowest responsible bidder for the maintenance, repair and removal work related to the property located at 206 Heustis Street.

NOW, THEREFORE, for and in consideration of their mutual promises and agreements, the parties hereto do hereby agree as follows:

1. The Contractor agrees to furnish all materials, supplies, tools, equipment, labor and other services necessary to commence and complete the City's maintenance, repair and removal services in accordance with the terms and conditions stated in the *REQUEST FOR PROPOSALS FOR MAINTENANCE, REPAIR AND REMOVAL WORK RELATED TO THE PROPERTY AT 206 HEUSTIS STREET, YORKVILLE, IL*, including Specifications, Special Conditions and General Conditions attached hereto and made a part hereof as Exhibit A, and the Contractor's transmittal letter and detailed bid proposal attached hereto and made a part hereof as Exhibit B all of which are made a part hereof and herein called the "*Contract Documents*".
2. The City shall pay the Contractor in the amounts, manner and at times as set forth in the Contract Documents.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Contract as of the day and year first above written:

UNITED CITY OF YORKVILLE

By: _____
Mayor

Attest:

City Clerk

CONTRACTOR:

By: _____
Signature

Print Name and Title

Attest: _____

A RESOLUTION AUTHORIZING A CONTRACT WITH ALL UNION FENCE COMPANY, INC. FOR THE MAINTENANCE, REPAIR AND REMOVAL PROJECT FOR THE PROPERTY AT 206 HEUSTIS STREET

WHEREAS, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the City has previously advertised for bids on May 1, 2017 for the maintenance, repair and removal project for the property at 206 Heustis Street; and,

WHEREAS, based upon a review of the bids received and determination as to the qualifications of the bidders, the corporate authorities of the United City of Yorkville have determined that All Union Fence Company, Inc. of Joliet, Illinois, having submitted a bid in the amount of \$121,662.35 is the lowest responsible bidder.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1: That the bid submitted by All Union Fence Company, Inc. in the amount not to exceed \$121, 662.35 is hereby accepted, and the Mayor and City Clerk are hereby authorized and directed on behalf of the United City of Yorkville to execute a *CONTRACT* with All Union Fence Company, Inc. as attached hereto and made a part hereof as Exhibit A.

Section 2: That this resolution shall be in full force and effect from and after its passage and approval according to law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, 2017.

CITY CLERK

CARLO COLOSIMO _____

JACKIE MILSCHEWSKI _____

CHRIS FUNKHOUSER _____

SEAVER TARULIS _____

KEN KOCH _____

ARDEN JOE PLOCHER _____

JOEL FRIEDERS _____

ALEX HERNANDEZ _____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this ____
day of _____, 2017.

United City of Yorkville, Illinois
800 Game Farm Road, Yorkville, Illinois 60560
Request for Proposals

The United City of Yorkville, Illinois will accept proposals for the following scope of services for maintenance, repair and removal work related to the property located at 206 Heustis Street in Yorkville, Illinois:

1. Removal and disposal, at the contractor's expense, of a wood rack for firewood located within a public right-of-way along the 200 block of Heustis Street.
2. Removal and disposal, at the contractor's expense, of various small snipe signs located within a public right-of-way along Heustis Street.
3. Towing and storage of approximately twelve (12) inoperable and unlicensed motor vehicles (as verified by the United City of Yorkville) to an auto yard.
4. Removal and disposal, at the contractor's expense, of a dilapidated approximately 6' tall wooden fence.
5. Installation of new approximately 900 linear foot 8' tall fence and 2 gates. The fence should enclose the storage yard, but not the building. Please provide a proposal for a natural rot resistant solid wood privacy fence and an optional proposal for a natural rot resistant solid wood or composite wood and/or plastic privacy fence with lattice at the top. The gates should be approximately twelve (12) feet in width to allow ingress/egress of vehicles into the storage yard. There are 2 existing ingress/egress locations where the gates should be located, one on Heustis Street and one on Mill Street.
6. Installation of new building mounted address numbers.
7. Removal and disposal, at the contractor's expense, of all various rubbish and garbage, included but not limited to such items as inoperable equipment, numerous large metallic items, pallets, piles of tree branches, boxes, etc. City staff will walk through the site with the contractor, once the bid has been awarded to outline specific items for removal and disposal.

Proposals will be received at the Office of the Administrator, at 800 Game Farm Road, Yorkville, Illinois 60560 **until 4:00 PM on June 1, 2017 (the closing date).**

General questions regarding this Request for Proposals shall be directed to Krysti Barksdale-Noble, Director of Community Development at 630-553-8573. All detailed questions concerning the actual specifications are to be forwarded by email to Peter Ratos, Building Code Official, at pratos@yorkville.il.us by May 22, 2017.

The person or firm submitting the proposal shall at all times observe and conform to all laws, ordinances, and regulations of the Federal, State, and City which may in any manner affect the proposal.

SPECIFICATIONS

Towing and Storage of Vehicle Standards

1. All tows will be considered Police Department tows and Chapter 5 "Towing of Vehicles" of the United City of Yorkville's Codified Ordinance as well as Chapter 625 of the Illinois Compiled Statutes, Act 5, Illinois Vehicle Code shall be followed.

Fencing Standards

1. All fences must be erected so that the finished side of the fence faces outward or away from the lot on which the fence is erected.
2. No more than two different types of fencing material are permitted per fence.

Placement

1. Fences may be built up to the property line, but shall not extend beyond the front plane of the primary structure facade in residential and business districts, and must be located entirely on 206 Heustis Street. The fence shall enclose the storage yard only, not the building.
2. The City is responsible for locating property lines, prior to the installation of the fence.
3. Fences, walls or hedges shall not encroach on any public right-of-way.
4. It shall be the responsibility of the City to insure that a fence does not block or obstruct the flow of stormwater.
5. No solid fence, wall, hedge or shrubbery which exceeds 3 feet above the street grade shall be permitted within the sight distance triangle formed at the intersection of any two street right-of-way lines.
6. The intersection of any street right-of-way lines with any service entrance drive (both sides of such drive), by a line drawn between such right-of-way lines, and/or such right-of-way line and service entrance drive line, at a distance along such line of 25 feet from the point of intersection thereof.

Materials

The following materials are acceptable:

- Natural Rot Resistant Wood (Cedar, Cypress, Redwood)
- Plastic
- Composite Wood and Plastic

These materials are an example of acceptable fencing. The Community Development Director has the right to approve similar materials not listed as long as they are consistent with the surrounding land use.

Examples:



Address Number Standards

1. The numbers should be positioned in plain view and visible from the street or road fronting the property. The numbers should contrast with their background and shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inches (12.7 mm).

Placement

1. The numbers should be positioned in plain view and visible from the street or road fronting the property.

Conditions:

Anyone investigating the site prior to submitting the proposal should drive-by ONLY. No trespassing will be permitted to examine the site. All work requiring a building permit shall be applied for and issued by the United City of Yorkville prior to the commencement of said work. A pre-construction meeting shall be held with the City of Yorkville and the contractor no less than five (5) business days before the start of any work. All work shall be conducted between the hours of seven o'clock (7:00) am and five o'clock (5:00) pm, Monday through Friday. Police presence may be required and if determined to be a requirement will be provided by the United City of Yorkville during the hours of work on the site. The contractor must be in communication with the City to determine the need of Police presence. All work items shall be completed in full and to the satisfaction of the City of Yorkville Building Code Official within seven (7) business days. All inoperable motor vehicles towed from the property to an auto-yard must be held for at least 35 days for claim or title of ownership prior to permanent disposal.

Bid Selection:

The City of Yorkville will select contractors, which in its opinion, best meets the intention of the project scope and budget. The selected proposals may be required to adjust the work items to accommodate project scope and budget constraints at the direction of the City.

UNITED CITY OF YORKVILLE, ILLINOIS SPECIAL CONDITIONS

1. *Persons submitting proposals Qualifications.* If requested, the interested Person submitting the proposal must provide a detailed statement regarding the business and technical organization of the Person submitting the proposal that is available for the work that is contemplated. Information pertaining to financial resources, experiences of personnel, previously completed projects, plant facilities, and other data may also be required to satisfy the City that the Person submitting the proposal is equipped and prepared to fulfill the Contract should the Contract be awarded to him. The competency and responsibility of Persons submitting proposals and of their proposed subcontractors will be considered in making awards.

If requested by the City, the Person submitting the proposal shall include a complete list of all equipment and manpower available to perform the work intended on the Plans and Specifications. The list of equipment and manpower must prove to the City that the Person submitting the proposal is well qualified and able to perform the work, and it shall be taken into consideration in awarding the Contract.

The City may make such investigations as it deems necessary, and the Person submitting the proposal shall furnish to the City all such information and data for this purpose as the City may request. A responsible Person submitting the proposal is one who meets all of the following requirements:

- Have adequate financial resources or the ability to secure such resources.
- Have the necessary experience, organization, and technical qualifications, and has or can acquire, the necessary equipment to perform the proposed Contract.
- Is able to comply with the required performance schedule or completion date, taking into account all existing commitments.
- Has a satisfactory record of performance, integrity, judgment, and skills.
- Is qualified and eligible under all applicable laws and regulations.

If the Person submitting the proposal possesses a current Illinois Department of Transportation "Certificate of Eligibility" with an amount for the work specified at least equal to the minimum amount of qualification indicated on the Legal Notice he may choose to provide the City a copy of the certificate in lieu of providing the above mentioned Persons submitting proposals Qualification requirements.

2. *Basis of Payment:* the Contractor shall submit with each payment request the Contractor's Partial Waiver of Lien for the full amount of the requested payment. Beginning with the second payment request, and with each succeeding payment request, the Contractor shall submit partial waivers of lien for each subcontractor and supplier showing that the amount paid to date to each is at least equivalent to the total value of that subcontractor's work, less retainage, included on the previous payment request. The Contractor's request for final payment shall include the Contractor's Final Waiver of Lien which shall be for the full amount of his Contract, including any change orders thereto, and Final Waivers of Lien from all subcontractors and suppliers for which Final Waivers of Lien have not previously been submitted.

3. *Project Acceptance Procedures:* All final pay item quantities shall be agreed upon between the City and the Contractor, and a final invoice shall be submitted by the Contractor, complete with all required waivers of lien and surety. Approval of the final pay estimate by the Director of Community Development shall constitute acceptance of the project by the United City of Yorkville, and written notice of such action shall be given to the Contractor. The date of approval of the final pay estimate shall be the Date of Acceptance, and shall also be the date of the Start of Guarantee.

Prior to the required Date(s) of Substantial Completion, a partial project acceptance may be granted in accordance with the foregoing procedure for entire project acceptance, with the exception that the pay estimate for the quantities of items included in the partial project acceptance shall not be the final pay estimate for the entire project. In the case of the City's acceptance of any portion of the work as may be required because of the inclusion of a Date of Substantial Completion requirement, or for other reasons as may be agreed to by the United City of Yorkville, such

partial acceptance action shall not constitute acceptance of any other portion of the project not noted in the written notice of partial acceptance which shall be provided to the Contractor by the Director of Parks and Recreation.

4. *General Guarantee:* Neither the final certificate of payment nor any provision in the Contractor Documents, nor partial or entire occupancy of the premises by the City, shall constitute an acceptance of work not done in accordance with the Contract Documents or relieve the Contractor of liability in respect to any express warranties or responsibility for faulty materials or workmanship. The Contractor shall remedy any defects in the work and pay for any damage to other work resulting therefrom, which shall appear within a period of one (1) year from the date of final acceptance of the work unless a longer period is specified. The United City of Yorkville will give notice of observed defects with reasonable promptness. The Contractor shall guarantee all materials and workmanship as defined by the Performance Bond, Labor and Material Payment Bond, and Maintenance Bond requirements, if required.

Unless otherwise amended in writing by the Director of Community Development, the date of the Start of any Guarantees, Warranties and Maintenance Bonds shall be coincident with the Date of Acceptance of the entire project.

5. *Termination of Contract:* the United City of Yorkville reserves the right to terminate the whole or any part of this Contract, upon written notice to the Contractor, in the event that sufficient funds to complete the Contract are not appropriated by the corporate authorities of the United City of Yorkville.

The United City of Yorkville further reserves the right to terminate the whole or any part of this Contract, upon written notice to the Contractor, in the event of default by the Contractor. Default is defined as failure of the Contractor to perform any of the provisions of this Contract, or failure to make sufficient progress so as to endanger performance of this Contract in accordance with its terms. In the event of default and termination, the United City of Yorkville may procure, upon such terms and in such manner as the United City of Yorkville may deem appropriate, supplies or services similar to those so terminated.

The Contractor shall be liable for any excess costs for such similar supplies or service unless acceptable evidence is submitted to the United City of Yorkville that failure to perform the Contract was due to causes beyond the control and without the fault or negligence of the Contractor.

6. *Notification of Work:* The Contractor shall notify the City's Director of Community Development 48 hours prior to commencement of work.

7. *Cleaning:* During construction, the Contractor and his subcontractors shall remove from the premises, rubbish, waste material, and accumulations, and shall keep the premises clean. The Contractor shall keep the premises clean during construction to the satisfaction of the Director of Community Development.

8. *Restoration:* the calculation of quantities and limits of Restoration which will be allowed for payment will be in accordance with the "Standard Specifications." Restoration, fill sand, stone, etc., required outside of the limits as indicated in the Contract Documents will be considered incidental to the Contract. The Contractor shall at all times maintain all equipment and materials within the limits of restoration as specified.

9. *Removal and Replacement:* all removal and replacement items will be marked and measured for payment prior to removal by the Contractor. Any removal beyond these lines will be replaced to the satisfaction of the Director of Community Development with no additional compensation.

10. *Business/Resident Notification:* The Contractor shall not close any street or private driveway without the consent of the Director of Community Development, and the proper notification of the affected business/resident.

11. *Use of Fire Hydrants:* no fire hydrants shall be used to obtain water for non-emergency use. Water can be purchased and obtained at the City's Public Works Building.

UNITED CITY OF YORKVILLE, ILLINOIS

GENERAL CONDITIONS

These General Conditions apply to all proposals requested and accepted by the City and become a part of the contract unless otherwise specified. Persons submitting proposals or their authorized representatives are expected to fully inform themselves as to the conditions, requirements, and specifications before submitting proposals. The City assumes that submission of a proposal means that the person submitting the proposal has familiarized himself with all conditions and intends to comply with them unless noted otherwise.

1. **Forms** – All proposals must be submitted on the forms provided, complete with all blank spaces filled in and properly signed in ink in the proper spaces. All proposal forms may be obtained from the **Office of the Administrator, 800 Game Farm Road, Yorkville, Illinois 60560** and when completed delivered to the same Office prior to the proposal closing date and time. Persons submitting proposals may attach separate sheets for the purpose of explanation, exception, or alternative proposal and to cover required unit prices.
2. **Submittal of Proposal** – Proposals must be submitted to the attention of the Director of Community Development.
3. **Examination of Proposal Forms, Specifications, and Site** – The person submitting the proposal shall carefully examine the proposal forms which may include the request for proposal, instruction to Persons submitting proposals, general conditions, special conditions, plans, specifications, proposal form, bond, and any addenda to them, and sites of the proposed work (when known) before submitting the proposal. The person submitting the proposal shall verify all measurements relative to the work, shall be responsible for the correctness of same. The person submitting the proposal will examine the site and the premises and satisfy themselves as to the existing conditions under which the person submitting the proposal will be obligated to operate. Failure of the person submitting the proposal to notify the City, in writing, of any condition(s) or measurement(s) making it impossible to carry out the work as shown and specified, will be construed as meaning no such conditions exist and no additional moneys will be added to the contract. The successful person submitting the proposal must notify all utility companies that are a part of J.U.L.I.E. of the responsibility of each utility company to locate its utilities.

The submission of the proposal shall be considered conclusive evidence that the person submitting the proposal has investigated and is satisfied as to all conditions to be encountered in performing the work, and is fully informed as to character, quality, quantities, and costs of work to be performed and materials to be furnished, and as to the requirements of the proposal forms. If the proposal is accepted, the person submitting the proposal will be responsible for all errors in his proposal resulting from his failure or neglect to comply with these instructions, and the City shall not be responsible for any charge for extra work or change in anticipated profits resulting from such failure or neglect.

4. **Scope of Work** – The person submitting the proposal shall supply all required supervision, skilled labor, transportation, new materials, apparatus, and tools necessary for the entire and proper completion of the work. The person submitting the proposal shall supply, maintain and remove all equipment for the performance of the work and be responsible for the safe, proper and lawful construction, maintenance and use of the same. This work shall be completed to the satisfaction of the City. The person submitting the proposal shall provide adequate protection of the job site to protect the general public and adjacent property. The City is not responsible for site safety. The person submitting the proposal is solely and exclusively responsible for construction means, methods, technologies and site safety.
5. **Completeness** – All information required by the Request for Proposal must be supplied to constitute a responsive proposal. The Person submitting the proposal shall include the completed Proposal Sheet. The

City will strictly hold the person submitting the proposal to the terms of the proposal. The proposal must be executed by a person having the legal right and authority to bind the person submitting the proposal.

6. **Error in Proposals** – When an error is made in extending total prices, the unit proposal price and/or written words shall govern. Otherwise, the person submitting the proposal is not relieved from errors in proposal preparation. Erasures in proposals must be explained over signature of person submitting the proposal.
7. **Withdrawal of Proposals** – A written request for the withdrawal of a proposal or any part thereof may be granted if the request is received by the Director of Community Development prior to the Closing Date.
8. **Person submitting the proposal Interested in More than One Proposal** – Unless otherwise specified, if more than one proposal is offered by any one party, by or in the name of his or their agent, partner, or other persons, all such proposals may be rejected. A party who has quoted prices on work, materials, or supplies to other Persons submitting proposals is not thereby disqualified from quoting prices to other Persons submitting proposals or from submitting a proposal directly for the work, materials, or supplies.
9. **Person submitting the proposal's qualifications** – No award will be made to any person submitting the proposal who cannot satisfy to the City that they have sufficient ability and experience in this class of work, as well as sufficient capital and equipment to do the job and complete the work successfully within the time named (i.e. responsible). The City's decision or judgment on these matters shall be final and binding. The City may make such investigations as it deems necessary. The person submitting the proposal shall furnish to the City all information and data the City may request for the purpose of investigation.
10. **Proposal Award for All or Part** – Unless otherwise specified, proposals shall be submitted for all of the work or items for which proposals are requested. The City reserves the right to make award on all items, or any of the items, according to the best interests of the City.
11. **Samples** – Samples or drawings requested shall be delivered and removed at no cost to the City. The City shall not be responsible for damage to samples. Samples shall be removed by the person submitting the proposal within thirty (30) days after notification. Samples must be submitted prior to the time set for the opening of proposals.
12. **Equipment or Materials** – Each person submitting the proposal shall submit catalogs, descriptive literature, and detailed drawings necessary to fully describe those features or the material or work not covered in the specifications. The parts and materials proposals must be of current date (latest model) and meet specifications. This provision excludes surplus, remanufactured, and used products except as an alternate proposal. The brand name and/or manufacturer of each item proposed must be clearly stated in the proposal. Guarantee and/or warranty information must be included with this proposal.
13. **Toxic Substance** – Prior to delivery of any material which is caustic, corrosive, flammable or dangerous to handle, the supplier shall provide written directions as to methods of handling such products, as well as the antidote or neutralizing material required for its first aid (Material Safety Data Sheet).
14. **Delivery** – Where applicable all materials shipped to the City must be shipped F.O.B. delivered, designated location, Yorkville, Illinois. If delivery is made by truck, arrangements must be made in advance by the person submitting the proposal, with concurrence by the City, for receipt of the materials. The materials must be delivered where directed.
15. **Estimated Proposal Quantities** – On "Estimated Quantities", the City may purchase more or less than the estimates. The Contractor shall not be required to deliver more than ten (10) percent in excess of the estimated quantity of each item, unless otherwise agreed upon.
16. **Trade Names – Alternative Proposal** – When an item is identified in the specifications by a manufacturer's or trade name or catalog number, the person submitting an alternative shall identify that item.

If the specifications state “or equal” proposals on other items will be considered provided the person submitting the proposal clearly identifies in his proposal the item to be furnished, together with any descriptive matter which will indicate the character of the item.

Persons submitting proposals which deviate from these specifications, but which they believe are equivalent, are requested to submit alternate proposals. However, **ALTERNATE PROPOSALS MUST BE CLEARLY INDICATED AS SUCH AND DEVIATIONS FROM THE APPLICABLE SPECIFICATIONS PLAINLY NOTED.** The proposal must be accompanied by complete specifications for the items offered. Persons submitting proposals wishing to submit a secondary proposal must submit it as an alternate proposal.

The City shall be the sole and final judge unequivocally as to whether any substitute from the specifications is of equivalent or better quality.

17. **Price** – Unit prices shall be shown for each unit on which there is a proposal as well as the aggregate price and shall include all packing, crating, freight and shipping charges, and cost of unloading at the destination unless otherwise stated in the proposal.

Unit prices shall not include any local, state, or federal taxes. The City is exempt, by law, from paying State and City Retailer’s Occupation Tax, State Service Occupation and Use Tax and Federal Excise Tax. The City will supply the successful person submitting the proposal with its tax exemption number.

Cash discounts will not be considered in determining overall price, but may be used in an overall evaluation.

18. **Consideration of Proposal** – No proposal will be accepted from or contract awarded to any person, firm or corporation that is in arrears or is in default to the City upon any debt or contract, or that is a defaulter, as surety or otherwise, upon any obligation to the City or had failed to perform faithfully any previous contract with the City.

The person submitting the proposal, if requested, shall present within 48 hours evidence satisfactory to the City of performance ability and possession of necessary facilities, pecuniary resources and adequate insurance to comply with the terms of these specifications and contract documents.

19. **Execution of Contract** – The successful person submitting the proposal shall, within fourteen (14) days after notification of the award: (a) enter into a contract in writing with the City covering all matters and things as are set forth in the specifications and his proposal and (b) carry insurance acceptable to the City, covering public liability, property damage, and workmen’s compensation.

After the acceptance and award of the proposal and upon receipt of a written purchase order executed by the proper officials of the City, this Instruction to Persons submitting proposals, including the specifications, will constitute part of the legal contract between the United City of Yorkville and the successful person submitting the proposal.

20. **Performance and Labor and Material Payment Bonds** – Unless specifically waived or amended in the Special Conditions, the successful person submitting the proposal shall furnish at the time of execution of the contract a performance bond for the full amount of the contract acceptable in form and surety to the City to guarantee the completion of any work to be performed by the contractor under the contract.

Unless specifically waived or amended in the Special Conditions, the successful person submitting the proposal shall furnish at the time of execution of the contract a bond for the full amount of the contract acceptable in form and surety to the City conditioned upon the faithful performance and completion of the contract, payment of material used in such work, and for all labor performed in such work including by subcontractors.

In the event that the person submitting the proposal fails to furnish the bonds within 14 days after notification of the award, then the proposal guarantee shall be retained by the City as liquidated damages and not as a penalty. It is agreed that the sum is a fair estimate of the amount of damages that the City will sustain due to the person submitting the proposal's failure to furnish the bonds.

21. **Compliance with All Laws** – All work under the contract must be executed in accordance with all applicable federal, state, and local laws, ordinances, rules, and regulations which may in any manner affect the preparation of the proposal or performance of the contract.
22. **Prevailing Wage** – Not less than the prevailing rate of wages as established by the City shall be paid by the Contractor and each subcontractor to its laborers, workers, and mechanics constructing public works under this contract as determined by the Illinois Department of Labor pursuant to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.). It shall be the responsibility of the Contractor to monitor the prevailing wage rates for any increase in rates during the contract and adjust wage rates accordingly. The current prevailing wage rates are available on the Illinois Department of Labor web site at www.state.il.us/agency/idol or by calling the United City of Yorkville at 708-283-4950.

The Contractor and its subcontractors shall comply with Section 5 of the Act that requires the Contractor and its subcontractors to submit to the City monthly certified payroll records along with a statement affirming that such records are true and accurate, that the wages paid to each worker are not less than the required prevailing rate and that the Contractor or subcontractor is aware that filing records it knows to be false is a Class B misdemeanor. Each month's certified payroll(s) must be filed with the City before the end of the next month or prior to payment by the City for work that includes that payroll.

23. **Compliance with the Substance Abuse Prevention on Public Works Projects Act** – The Contractor and its Subcontractors shall comply with the Substance Abuse Prevention on Public Works projects Act (820 ILCS 265/1 et seq.) and prior to commencing work on a “public works” project (as defined in the Prevailing Wage Act) file with the City its program to comply with the Act or file that portion of its collective bargaining agreement that deals with the matters covered by the Act.
24. **Equal Employment Opportunity** – During the performance of the contract and/or supplying of materials, equipment, and suppliers, person submitting the proposal must be in full compliance with all provisions of the Acts of the General Assembly of the State of Illinois relating to employment, including equal opportunity requirements.
25. **Contract Alterations** – No amendment of a contract shall be valid unless made in writing and signed by the City Administrator or his authorized agent.
26. **Notices** – All notices required by the contract shall be given in writing.
27. **Nonassignability** – The Contractor shall not assign the contract, or any part thereof, to any other person, firm, or corporation without the previous written consent of the City Administrator. Such assignment shall not relieve the Contractor from his obligations, or change the terms of the contract.
28. **Indemnity** – To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify, and hold harmless the City, its officials, agents, and employees, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost, and expenses, which may in anywise accrue against the City, its officials, agents, and employees, arising in whole or in part or in consequence of the performance of this work by the Contractor, its employees, or subcontractors, or which may anywise result therefore, except that arising out of the sole legal cause of the City, its agents, or employees, the Contractor shall, at its own expense, appear, defend, and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the City, its officials, agents, and employees, in any such action, the Contractor shall, at its own expense, satisfy and discharge the same.

Contractor expressly understands and agrees that any performance bond or insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep, and save harmless and defend the City, its officials, agents, and employees as herein provided.

29. **Insurance** – In submission of a proposal, the person submitting the proposal is certifying that he has all insurance coverages required by law or would normally be expected for person submitting the proposal's type of business. In addition, the person submitting the proposal is certifying that he has or will obtain at least the insurance coverage that are required by law or would normally be expected for person submitting the proposal's type of business. Commercial General Liability Insurance: Contractor shall provide commercial general liability insurance policy that includes products, operations and completed operations (with no exclusion for sexual abuse or molestation). Limits should be at least: Bodily injury & property damage with an occurrence limit of \$1,000,000: Personal & advertising injury limit of \$1,000,000 per occurrence: General aggregate limit of \$2,000,000 (other than products and completed operations): Products and completed operations aggregate limit of \$2,000,000. The policy shall name the City as an additional insured. Such coverage will be provided on an occurrence basis and will be primary and shall not contribute in any way to any insurance or self-insured retention carried by the City. Such coverage shall contain a broad form contractual liability endorsement or similar wording within the policy form.

30. **Default** – The City may terminate a contract by written notice of default to the Contractor if:
- a. The Contractor fails to make delivery of the materials or perform the services within the time specified in the proposal, or
 - b. fails to make progress so as to endanger performance of the contract, or
 - c. fails to provide or maintain in full force and effect, the liability and indemnification coverages or performance bond as required.

If the City terminates the contract, the City may procure supplies or services similar to those so terminated, and the Contractor shall be liable to the City for any excess costs for similar supplies and services, unless the Contractor provides acceptable evidence that failure to perform the contract was due to causes beyond the control and without the fault or negligence of the Contractor.

31. **Inspection** – The City shall have a right to inspect, by its authorized representative, any material, components, or workmanship as herein specified. Materials, components, or workmanship that has been rejected by the authorized representative as not in accordance with the terms of the specifications shall be replaced by the Contractor at no cost to the City.
32. **Supplementary Conditions** – Wherever special conditions are written into the specifications or supplementary conditions which are in conflict with conditions stated in these Instructions to Person submitting the proposal, the conditions stated in the specifications or supplementary conditions shall take precedence.
33. **Permits and Licenses** – The successful person submitting the proposal and their subcontractor(s) shall obtain, at their own expense, all permits and licenses which may be required to complete the contract. Fees for all City permits and licenses shall be waived.
34. **Person submitting the proposal's Certification** – - In compliance with the Illinois State Law that requires each person submitting the proposal to file a certification regarding proposal rigging and proposal rotating and that it is not delinquent in its taxes.
35. **Change Orders** – After the contract award, changes in or additions to the work and/or a change in the amount of money to be paid to the person submitting the proposal must be the result of an approved change order first ordered by the Director of Community Development and approved by the City Administrator and/ or City Council.

36. **Time of Completion** – The successful person submitting the proposal shall completely perform its proposal in strict accordance with its terms and conditions within the number of consecutive calendar days after notification of award of the contract as stated in the proposal proposal.
37. **Payment** – Payment will be made within thirty (30) days after acceptance of the job by the City after the completion of the work as covered within the contract documents.
38. **Guarantees and Warranties** – All guarantees and warranties required shall be furnished by the successful person submitting the proposal and shall be delivered to the City before final payment on the contract is issued.
39. **Waiver of Lien** – where applicable a waiver of lien and contractor's affidavit must be submitted by the successful person submitting the proposal, verifying that all subcontractors and material invoices have been paid prior to the City approving final payment.

PROPOSAL

Note: The Person submitting the proposal must complete all portions of this Proposal

The undersigned, having examined the specifications, and all conditions affecting the specified project, offer to furnish all services, labor and incidentals specified for the price below.

It is understood that the City reserves the right to reject any and all proposals and to waive any irregularities and that the prices contained herein will remain valid for a period of not less than ninety (90) days.

I (We) propose to complete the following project as more fully described in the specifications for the following:

- | | |
|--|-----------------|
| 1. Furnish, Deliver and Install Fence Structure Including 2 Gates | \$ _____ |
| 2. Furnish, Deliver and Install Building Numbers | \$ _____ |
| 3. Towing and Storage of Vehicles | \$ _____ |
| 4. Removal and Disposal of Additional Items
Per Cubic Yard of Waste | \$ _____ |
| SUBTOTAL: | \$ _____ |

I, _____, do represent that I am (title) _____ of (company) _____, and that the attached submittal complies in all respects with the safety and accessibility standards as set forth in this request for proposals either by inclusion or by reference. **Please attach required submittals and any additional supporting information.**

____ Our firm has not altered any of the written texts within this document. Only those areas requiring input by the respondent have been changed or completed.

____ Our firm will comply with the Prevailing Wage requirements as outlined in section entitled "A. *General Conditions*" and Public Act 095-0635.

If it is the Contractor's intention to utilize a subcontractor(s) to fulfill the requirements of the Contract, the City must be advised of the subcontractor's company name, address, telephone and fax numbers, and a contact person's name at the time of proposal submittal.

	<u>YES</u>	<u>NO</u>
Will you be utilizing a subcontractor?	_____	_____
If yes, have you included all required Information with your proposal submittal?	_____	_____
or		
NO PROPOSAL – Keep our company on your Persons submitting proposals List	_____	
	Signature	

	Date	
NO PROPOSAL – Remove our company from Your Persons submitting proposals List	_____	
	Signature	

	Date	

I hereby certify that the item(s) proposed is/are in accordance with the specifications as noted and that the prices quoted are not subject to change; and that

The Person submitting the proposal is not barred by law from submitting a proposal to the City for the project contemplated herein because of a conviction for prior violations of either Illinois Compiled Statutes, 720 ILCS 5/33E-3 (Proposal Rigging) or 720 ILCS 5/33-4 (Proposal Rotating); and that

The Person submitting the proposal is not delinquent in payment of any taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1; and that

The Person submitting the proposal provides a drug free workplace pursuant to 30 ILCS 580/1, *et seq.*, and that

The Person submitting the proposal certifies they have a substance-abuse program and provide drug testing in accordance with 820 ILCS 130/11G, Public Act 095-0635; and that

The Person submitting the proposal is in compliance with the Illinois Human Rights Act 775 ILCS 5/1.101 *et seq.* including establishment and maintenance of sexual harassment policies and program.

Firm Name

Signed Name and Title

Street Address

Print Name and Title

City State Zip

E-mail Address

Phone Number

Fax Number

Date



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input checked="" 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"/>

Agenda Item Number

New Business #10

Tracking Number

EDC 2017-51

City Council Agenda Item Summary Memo

Title: Imperial Investments TIF inducement resolution

Meeting and Date: Economic Development Committee – July 5, 2017

Synopsis: See attached memo.

Council Action Previously Taken:

Date of Action: N / A Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:



Memorandum

To: Economic Development Committee
From: Bart Olson, City Administrator
CC:
Date: June 28, 2017
Subject: Imperial Investments TIF inducement resolution

Summary

Approval of a TIF inducement resolution for various properties currently under ownership by Imperial Investments.

Background

City staff has been in contact with various representatives of Imperial Investments in the past few months, discussing upcoming City projects and plans for extension of the Downtown TIF area. Imperial Investments has been discussing the acquisition and redevelopment of the properties at 222 S Bridge St (old Kendall County Record building) and the grain silos at the SW corner of Mill and Hydraulic. While there are no plans for development of the properties, the owner has said that the ability to proceed in the future with any project will require TIF assistance and a TIF extension.

In order to preserve the right to request future reimbursement of any eligible redevelopment project costs being incurred prior to the negotiation and approval of a Development Plan and a Redevelopment Agreement, State law mandates that the Corporate Authority acknowledge that a development plan is being undertaken in order to permit these expenses to be “potentially” reimbursable from future revenues received as a result of the approved plan and project. As you are aware, this TIF inducement resolution makes no guarantee as to the amount or type of assistance to the owner, as these items will get negotiated with the City at a later date. Finally, the resolution specifically states that all undertakings by the City are contingent upon the City’s approval of an agreement for the development of the property.

Recommendation

Staff recommends approval of the TIF inducement resolution with Imperial Investments.

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY,
ILLINOIS, TO INDUCE THE REDEVELOPMENT OF CERTAIN PROPERTIES
WITHIN THE YORKVILLE DOWNTOWN TAX INCREMENT REDEVELOPMENT
PROJECT AREA**

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the “City”) is a duly organized and validly existing municipality of the State of Illinois pursuant to the 1970 Illinois Constitution and the Illinois Municipal Code, as from time to time amended (the “*Municipal Code*”)(65 ILCS 5/65-1-1-2, *et seq.*); and,

WHEREAS, the Mayor and City Council of the City (the “*Corporate Authorities*”), as authorized by the Municipal Code, undertook an eligibility study and report with respect to a redevelopment project and plan for a certain area and based on said report approved a redevelopment project and plan pursuant to Ordinance No. 2006-46 for said specific area designated by Ordinance No. 2006-47 as the Yorkville Downtown Redevelopment Project Area (the “*Project Area*”) and adopted tax increment financing for the payment and financing of redevelopment project costs incurred within the Project Area by Ordinance No. 2006-48, adopted by the Corporate Authorities on June 13, 2006, pursuant to the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1, *et seq.*, (the “*TIF Act*”); and,

WHEREAS, the City has been informed by Imperial Investments, Inc., an Illinois corporation (the “*Developer*”), that it intends to acquire certain properties within the Project Area, commonly known as 222 Bridge Street, identified by parcel numbers 02-33-154-027 and 02-33-154-028, and land located at LT 1-2 (Stewart Silos), identified by parcel number 02-33-155-003 (the “*Subject Properties*”), and that it intends to develop or redevelop said properties (the “*Projects*”); and,

WHEREAS, the Developer has also informed the City that the ability to proceed with the Projects shall require financial assistance from the City for certain costs for improvements that would be incurred in connection with the Projects, which costs would constitute “*Redevelopment Project Costs*” as such term is defined in the TIF Act; and,

WHEREAS, the Developer would like to incur certain costs in connection with the Projects prior to the approval of any ordinance authorizing the execution of redevelopment

agreements with the City, wherein reimbursement for such costs may be considered between the parties subject to certain conditions; and,

WHEREAS, the Developer desires such costs related to the redevelopment of the Subject Properties be able to qualify for consideration as Redevelopment Project Costs that can be reimbursed utilizing tax increment financing, provided that such costs constitute Redevelopment Project Costs under the TIF Act; and,

WHEREAS, this Resolution is intended to allow the Developer to incur certain costs relating to the redevelopment of the Subject Properties that may be considered Redevelopment Project Costs under the TIF Act, prior to the approval of any ordinance authorizing the execution of redevelopment agreements with the City pertaining to the Subject Properties, subject to the conditions set forth in Section 3 of this Resolution

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. That the above recitals are incorporated herein and made a part hereof.

Section 2. That the City Council may consider expenditures that are Redevelopment Project Costs under the TIF Act, in connection with the redevelopment of the Subject Properties incurred prior to the approval and execution of redevelopment agreements with the Developer, or a successor or assignee of the Developer, to be expenditures that are eligible for reimbursement through the TIF Act in accordance with the redevelopment project and plan for the Project Area, provided that such costs constitute “redevelopment project costs” as defined by the TIF Act; and, that the redevelopment of the Subject Properties shall be consistent with the redevelopment project and plan for the overall Project Area.

Section 3. That all undertakings of the City set forth in this Resolution are specifically contingent upon the City approving and executing redevelopment agreements with the Developer, or a successor or assignee of the Developer which provides for the redevelopment of the Subject Properties in accordance with the terms and conditions to be negotiated by the parties.

Section 4. That any financial assistance rendered to the Developer by the City shall be contingent upon the authority, restrictions, terms and conditions imposed by the TIF Act.

Section 5. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this
____ day of _____, 2017.

CITY CLERK

CARLO COLOSIMO _____

KEN KOCH _____

JACKIE MILSCHEWSKI _____

ARDEN JOE PLOCHER _____

CHRIS FUNKHOUSER _____

JOEL FRIEDERS _____

SEAVER TARULIS _____

ALEX HERNANDEZ _____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this
____ day of _____, 2017.

MAYOR

Attest:

City Clerk



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" 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

New Business #11

Tracking Number

EDC 2017-52

Agenda Item Summary Memo

Title: Downtown TIF – Timeline of Events Memorandum

Meeting and Date: Economic Development Committee - July 5, 2017

Synopsis: Summary of the proposed new Downtown TIF project schedule

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: None

Submitted by: Jason Engberg Community Development
Name Department

Agenda Item Notes:

Informational Item. See attached memorandum.

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: Bart Olson, City Administrator
CC:
Date: June 29, 2017
Subject: Downtown TIF

Summary

Review of timeline for creation of Downtown TIF 2 and process for extension of Downtown TIF

1.

Background

This item was last discussed by the Economic Development Committee at the May meeting. At that meeting, the committee reviewed a general outline of next steps required in the downtown TIF process, including a concept map of boundaries for both downtown TIF districts. The committee directed staff to proceed with the data gathering and study using in-house staff and resources. Since that meeting, staff has been compiling information and has drafted a potential timeline for the creation of the second downtown TIF. That timeline is included in the memo from Senior Planner Jason Engberg. Of note, Jason has built extra time into the process to accommodate extended discussion at City meetings.

The extension of the first downtown TIF will occur somewhat simultaneously with the creation of the second TIF. The City will need to delete the properties from the first TIF prior to the start of the creation of the second TIF. Under our current timelines, we would expect a deletion ordinance to appear in front of the Economic Development Committee in August and in front of City Council by the end of August.

For the outreach to the taxing entities on the downtown TIF extension, we would recommend notifying the entities formally at the end of July. We have drafted a sample letter and spreadsheet for your review. Tweaks to this letter can be made without much effort – either stylistically or content. If we send the letter at the end of July, we would expect to be in front of each taxing entity in August, September or October. This gives each entity multiple meetings to consider our request before the Spring 2018 state legislative session.

Recommendation

This is an informational item.



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

DATE

ENTITY

ADDRESS

ADDRESS

Dear CHAIRMAN OF ENTITY

The United City of Yorkville is interested in extending our downtown tax increment financing district (Downtown TIF) through 2041, and we need your participation to do so. This TIF has not lived up to its expectations for a variety of reasons, and it will not generate large tax revenues for your organization unless it is extended beyond its current expiration in 2029. Please accept this letter as a formal introduction into the request and an offer for the City to formally and/or informally engage you on the matter.

The Downtown TIF was approved in 2006 with your participation, and was expected to produce over \$35,000,000 in new EAV in the downtown area over a 23 year period. Because of the recession, private investment was not successful in any format until Imperial Investments came to the City in 2011 and was able to do several successful and modest projects. Even with the success of Imperial Investments, public and private investment has been a fraction of what was expected. With \$35,000,000 in new EAV over a 23 period, we would have expected to generate over \$4,000,000 in new property taxes for all entities per year and over \$2,700,000 [VARIABLE AMOUNT] in new property taxes just for school district [GOVT NAME]. As of tax year 2016, we are only generating \$67,000 in new property taxes for all entities per year, and \$45,000 [VARIABLE AMOUNT] in new property taxes for school district [GOVT NAME].

	<u>Expected</u>	<u>Actual</u>	<u>Difference</u>
Total EAV from Investment	\$ 35,000,000	\$ 572,752	\$ 34,427,248
Estimated Annual Property Taxes, All Entities	\$ 4,094,265	\$ 67,000	\$ 4,027,265
Estimated Annual Property Taxes for Entity	\$ 2,754,955	\$ 45,083	\$ 2,709,872

This is a significant underperformance of our expectations for the TIF.

While there are still 12 years left on the Downtown TIF, we have heard from both Imperial Investments and other prospective developers that the TIF can not support significant, new projects. Using a fictional development as an example of why the TIF is no longer that helpful to new developments, if someone decided in December 2017 to do a development in the

downtown the earliest they would receive any TIF benefit would likely be in 2020, just nine years short of the close of the TIF. Typical TIF benefits for a large project need to be 12-18 years in order to recoup additional costs associated with downtown redevelopment – whether the City or the developer takes the risk to do so.

The City Council has been discussing ways to offset the impact of the recession and accelerate downtown redevelopment. Some of the properties in the downtown TIF have actually decreased in value since the creation of the TIF In 2006. This means that not only is the property not generating TIF increment for the TIF district, but that your individual property taxes from those properties may be lower than they were in 2006. This negative equity in property values poses a further hurdle for the TIF district by making the time period between redevelopment and positive TIF increment longer than usual. To solve this issue, the City Council has preliminarily discussed a three part TIF process:

- 1) Delete many of the underperforming properties from the existing downtown TIF district
- 2) Seeking an extension of the existing downtown TIF district through 2041
- 3) Creation of a second, larger, and contiguous downtown TIF district that would end in 2041

The City has the authority and resources to complete the first item. The City has the authority and resources to complete the third item, subject to a significant amount of public participation and input – including from your governmental entity. The creation of the second TIF district will be a parallel but separate process for which you will receive notification at a later date. The second item, extension of the existing downtown TIF, requires your formal assistance.

In order to extend any TIF district, special legislation must be approved by the Illinois State Legislature. TIF extensions of up 12 years can be granted through legislation if all taxing entities covered by the TIF District consent to the extension. We think that there is a business case to be made for each taxing entity to consent to the extension of the existing TIF – that business case is illustrated above through the historical underperformance of the TIF district, the potentially large amount of annual revenues should the district develop fully, and the immaterial amounts currently generated by the TIF that would normally go to each taxing entities. We are prepared to present the options to your board at a future meeting, to any depth you wish. We can prepare a detailed presentation which includes everything from TIF basics and long-term strategy, or simply make ourselves available to answer questions. Our staff will reach out to you in the coming weeks to assist.

I appreciate your consideration of this matter. I understand it may be a difficult and complex discussion for each of your board, but I'm optimistic that our efforts will result in a fully developed, thriving downtown.

Sincerely,

Original TIF**Study**

Total estimated EAV	35,000,000
2016 Tax Rate	11.6979
Expected 2016 Tax Revenue	4,094,265

	<u>2016 Tax Rate</u>	<u>% of total</u>	<u>Total Revenue</u> <u>in 2016</u>	<u>Entity Revenue in</u> <u>2016</u>	<u>Entity Revenue</u> <u>Expected</u>	<u>Difference</u>
City	\$ 0.7361	6.293%	\$ 67,000	\$ 4,216	\$ 257,635	\$ 253,419
Kendall County	\$ 0.7909	6.761%		\$ 4,530	\$ 276,815	\$ 272,285
Forest Preserve	\$ 0.1787	1.528%		\$ 1,024	\$ 62,545	\$ 61,521
Bristol Township	\$ 0.3960	3.385%		\$ 2,268	\$ 138,600	\$ 136,332
BKFD	\$ 0.8077	6.905%		\$ 4,626	\$ 282,695	\$ 278,069
YBSD	\$ -	0.000%		\$ -	\$ -	\$ -
School	\$ 7.8713	67.288%		\$ 45,083	\$ 2,754,955	\$ 2,709,872
Waubonsee	\$ 0.5885	5.031%		\$ 3,371	\$ 205,975	\$ 202,604
Library	\$ 0.3287	2.810%		\$ 1,883	\$ 115,045	\$ 113,162
	\$ 11.6979	100%		\$ 67,000	\$ 4,094,265	\$ 4,027,265



Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: June 27, 2017
Subject: **Downtown TIF – Proposed Timeline**

SUMMARY:

Over the course of the past year, staff has been evaluating the status and condition of the existing Downtown TIF District which was established in 2006. As discussed in the previous Economic Development Meeting held on May 2, 2017, staff has reviewed the increment generated, the types of developments which have happened within the TIF, and possible extensions for the TIF district. After positive feedback from that initial meeting, staff has begun to move forward with a plan and projected timeline for the Downtown TIF Project. This memorandum will detail the proposed timeline of events and outreach strategies for the project.

PROPOSED TIMELINE OF EVENTS:

The following table illustrates the projected timeline for necessary events within the TIF designation process. The City's attorney has verified the following events:

Date/Range	Event	Notes
6/19/2017-7/14/2017	Conduct Eligibility Study Research and Housing Study Impact Studies	
7/10/2017-7/21/2017	Final Eligibility and Housing Study drafted and distributed for review	
8/1/2017	Economic Development Committee Meeting to review Eligibility and Housing Studies	
7/23/2017-8/7/2017	Certified Mail Notice of Public Meeting to all taxing districts, interested parties, and to all residential addresses within project area and persons in whose name taxes were paid	<i>Must occur at least 15-30 days prior to Public Meeting</i>
Latest 8/11/2017	Eligibility Report must be on file at Village Clerk's office at least 10 days prior to Village Board's approval of ordinance setting date for public hearing	
8/22/2017	Public Meeting on Housing Study and TIF Process at City Council Meeting Adopt ordinance establishing date & time of Public Hearing and Joint Review Board Meeting	
8/23/2017-8/30/2017	Draft of Redevelopment Plan finished by City Attorney	

8/23/2017-8/30/2017	Regular Mail Notice of availability of plan to all residential addresses within 750 feet of Project Area	
9/5/2017	Economic Development Committee Meeting to review final redevelopment plan	
Latest 9/8/2017	Certified Mail Notice of Public Hearing to all taxing districts & Department of Commerce and Economic Opportunity (DCEO)(draft copy of eligibility report and TIF plan shall be included)	<i>Must occur at least 45 days prior to public hearing</i>
Latest 9/8/2017	Certified Mail Notice of first meeting of JRB sent at same time as notice above (notice of JRB may be included in same mailing). JRB shall consist of rep selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, and county that will have the authority to directly levy taxes on the property within the project area, a representative selected by the municipality and a public member.	<i>Same day as above</i>
9/28/2017	Joint Review Board Meeting TIME TBD; Within 30 days of JRB, JRB shall make advisory non-binding recommendation	<i>Must occur 14-28 days from previous mail notice. Said board must select chair and public member that is a resident of the proposed TIF area</i>
9/24/2017-10/10/2017	Certified Mail Notice of Public Hearing to all taxpayers in proposed TIF & interested parties	<i>Must occur 10-30 days prior to public hearing</i>
9/24/2017-10/10/2017	1st Newspaper Notice of Public Hearing	<i>Must occur 10-30 days prior to public hearing</i>
9/24/2017-10/10/2017	2nd Newspaper Notice of Public Hearing	<i>Must occur 10-30 days prior to public hearing</i>
10/24/2017	Public Hearing on proposed TIF Redevelopment Plan	
11/14/2017	City Council Meeting to adopt TIF ordinances	<i>Must occur 14-90 days after public hearing</i>

STAFF COMMENTS:

Staff is recommending this schedule of events for the proposed downtown TIF project. This is the process to determine the new TIF #2. The changes to the existing TIF will coincide with some of the proposed meetings. To change the existing TIF boundary, PINs and increment generated by those PINs will need to be gathered. This data will be collected during the Eligibility and Housing Study phase. Additionally, Staff is planning on reaching out to those who are located in the existing TIF, will be included in the new TIF, taxing bodies, and other interested parties shortly. This projected timeline allows for potential delays in the process which would still allow the project to be finished in 2017.



Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: April 26, 2017
Subject: **Downtown TIF – Proposed Changes**

Summary

Over the course of the past year, staff has been evaluating the status and condition of the existing Downtown TIF District which was established in 2006. Staff has reviewed the increment generated, the types of developments which have happened within the TIF, and possible extensions for the TIF district. The following memo will discuss staff's current analysis of the Downtown TIF and steps moving forward which will help with Yorkville's long term downtown redevelopment.

Background

Staff was considering applying to extend the lifespan of the TIF District an additional 10 years (currently in year 11 of 23) but wanted to evaluate the increment generated by the properties first to determine the health of the district. As seen in Exhibit A, there are many properties which have a "negative" increment generated. While the numbers are negative, they do not take any money out of the TIF fund but the properties are not generating any increment because the Equalized Assessed Values (EAVs) of the properties are below their base values when the Downtown TIF District was established. This means that while those properties are paying higher tax rates since 2006, there is no increment generated because the difference of their EAVs is negative.

Proposed Course of Action

Due to this issue, staff is proposing to change the boundaries of the existing Downtown TIF to offset the negative impacts the lower EAVs have caused and create a new TIF District with additional properties to help assist in downtown redevelopment and drive increment generation (Exhibit B). An additional bonus of creating a new TIF District is that districts which share a boundary may also share funds. This will allow the increment generated in the new TIF District to assist the existing district which will be less likely to generate a large amount of increment. Since funds can be shared between the two TIFs, an extension for the existing TIF District will be proposed so both TIFs will have a similar lifespan where funds may be shared.

To modify the boundaries of the existing TIF and create a new TIF, staff is proposing to do all the work in house. The following requirements will need to be met to establish a new TIF District:

- Complete an Eligibility Report
- Complete a Housing Study
- Complete a Redevelopment Plan
- Hold a public meeting for the Housing Study
- Hold a public hearing for the Redevelopment Plan

The City's Senior Planner has experience from his previous employment establishing TIF Districts in several communities including Berkeley, Bedford Park, Olympia Fields, and Warrenville. The City Attorney has extensive knowledge in the TIF Act and establishing TIF Districts throughout Illinois. These two staff members will be responsible for drafting documents, setting up public hearings, and completing all documentation required in the TIF Act.

The Senior Planner will conduct the eligibility field analysis, draft the Eligibility Study, research and draft the Housing Study, and will provide all necessary maps for the project. The City Attorney will draft the Redevelopment Plan, ensure all legal requirements are met, draft legal descriptions, and draft ordinances. With the work being done by existing City employees, the cost to create a new TIF District will be significantly lower than hiring a consultant to complete all of the necessary work.

Initial Eligibility Criteria

Staff has already conducted preliminary research on the viability of a new Downtown TIF District. Staff believes the properties selected in the new TIF District will qualify for designation under the TIF Act. Staff has also compiled the number of residential units within the proposed new TIF District and has determined a Housing Study will need to be completed. An estimated 98 residential units will be within the new TIF and the Act requires that if there are more than 75 dwelling units within the proposed TIF District a Housing Study must be completed. Staff's initial research illustrates that investing time in this project will result in the creation of a new TIF District.

Project Timeline

In terms of the time it will take to complete all these tasks, staff is predicting a 5-7 month process with the TIF being established before 2018. While the Eligibility Report, Housing Study, and Redevelopment Plan may be drafted in a couple of months time, the two separate public meetings and levels of review by committees and elected officials will add to the overall timeline of the project. Once recommendation to move forward with this project is given, a formal dated timeline will be drafted and distributed to the EDC and other essential bodies.

Staff Recommendation

Staff believes the creation of a new Downtown TIF District will assist in offsetting the existing non-increment producing Downtown TIF as well as add additional properties for redevelopment of the downtown which will generate funds Staff is seeking initial feedback from the Economic Development Committee on this proposal.

EXHIBIT A

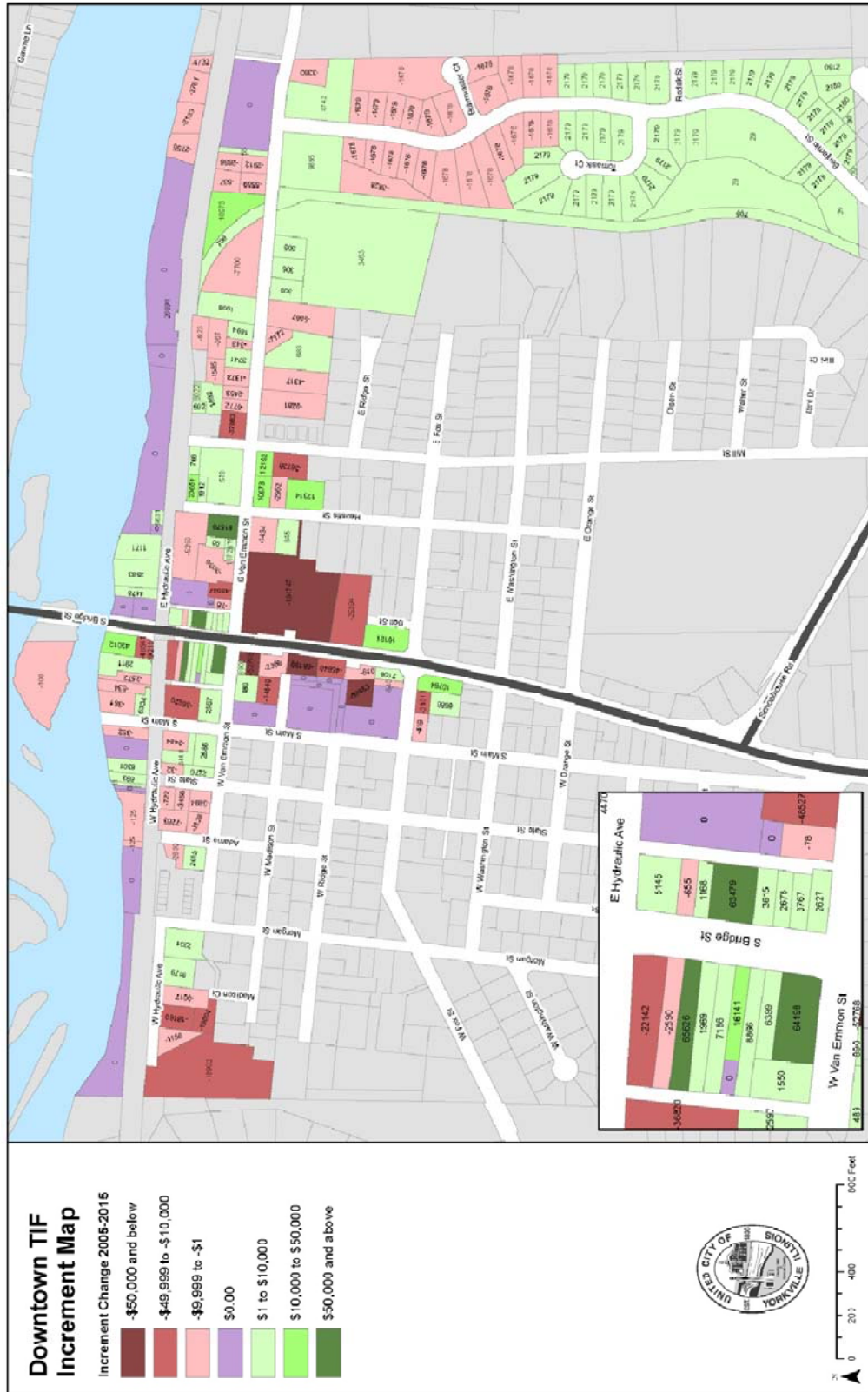


EXHIBIT B

