



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

AGENDA
ECONOMIC DEVELOPMENT COMMITTEE MEETING
Tuesday, October 3, 2017
6:00 p.m.
City Hall Conference Room
800 Game Farm Road, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: September 5, 2017

New Business:

1. EDC 2017-60 Building Permit Report for August 2017
2. EDC 2017-61 Building Inspection Report for August 2017
3. EDC 2017-62 Property Maintenance Report for August 2017
4. EDC 2017-63 Economic Development Update
5. EDC 2017-64 Meeting Schedule for 2018
6. EDC 2017-65 Extension of B.U.I.L.D. Program
7. PZC 2017-12 104 N. Bridge Street – Rezoning and Variance

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
Tuesday, October 3, 2017
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. September 5, 2017
 - Approved _____
 - As presented
 - With corrections

NEW BUSINESS:

1. EDC 2017-60 Building Permit Report for August 2017
 - Moved forward to CC _____ consent agenda? Y N
 - Approved by Committee _____
 - Bring back to Committee _____
 - Informational Item
 - Notes _____
-
-
-

2. EDC 2017-61 Building Inspection Report for August 2017

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

3. EDC 2017-62 Property Maintenance Report for August 2017

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

4. EDC 2017-63 Economic Development Update

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

5. EDC 2017-64 Meeting Schedule for 2018

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

6. EDC 2017-65 Extension of B.U.I.L.D. Program

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

7. PZC 2017-12 104 N. Bridge Street – Rezoning and Variance

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 – September 5, 2017

Meeting and Date: Economic Development Committee – October 3, 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:

DRAFT

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, September 5, 2017, 6:00pm
City Conference Room**

In Attendance:

Committee Members

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

Other City Officials

Mayor Gary Golinski (left 6:45pm)
City Administrator Bart Olson
Interim Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Alderman Chris Funkhouser
Senior Planner Jason Engberg

Other Guests

Lynn Dubajic, City Consultant
Boyd Ingemunson, Law Office Music Hall

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

Citizen Comments: None

Minutes for Correction/Approval: July 5, 2017

The minutes were approved on a unanimous voice vote.

New Business

1. EDC 2017-53 Building Permit Report for June and July 2017

Ms. Noble reported the same number of permits were issued this June and last June, but the calendar increase was 9 more permits in 2017. July 2016 had more permits than 2017, but overall there were 7 more permits issued this year.

2. EDC 2017-54 Building Inspection Report for June and July 2017

In June there were 338 inspections and most were final inspections for homes. In July there were 274, averaging 6-7 per day, per inspector. Most of the inspectors' time is spent in the field, said Ms. Noble.

3. EDC 2017-55 Property Maintenance Report for June and July 2017

In June, there were 106 property maintenance inspections and 44 in July. Alderman Colosimo questioned property violations on Morgan St. which staff is still researching.

4. EDC 2017-56 Economic Development Update

Ms. Dubajic reported the following:

1. Working with entrepreneur (owner of Fisherman's Inn & Encap) on proposed restaurant along Fox River
2. Yorkville Dairy Queen is the only official training facility in Illinois and employees will come to Yorkville for training. They have partnered with Hampton Inn to create 750 stays there.
3. A builder is purchasing 28 lots in Kendall Marketplace and will close the end of month.
4. Go For It Sports will have trusses raised this week. Mr. Olson added that an agreement has been reached with the developer for an easement off Galena Rd. to access the park site. A left turn lane will be constructed and the City will pay for half the cost.
5. Many other sites on Rt. 47 & 34 are being considered

5. EDC 2017-57 Overlap District RFP

Ms. Noble said staff has been working on some of the goals established in the Comprehensive Plan, one of which is to create a streetscape for the downtown. The RFP will allow the City to bring in professionals to help with the design process. She hopes to have the RFP on the September 12 Council agenda and after interviews in early October, will bring this back to EDC on October 7 to award a contract. There is \$25,000 budgeted this FY for the project.

7. EDC 2017-59 Sidewalk/Parklet Café Ordinance (out of sequence)

Ms. Noble said a business has inquired about outside seating, however, the area would be in the public way. The City does have an ordinance allowing outside uses, however, they were on private property. An ordinance was drafted to allow this as a temporary use during business hours. There would be separate components relating to liquor licenses in this setting. Staff felt this was a good opportunity for a downtown outside cafe and parklet (built out into parking spaces). Not more than half of available parking spots can be used. Ms. Noble said this would be similar to Plainfield and would not be allowed on Rt. 34 or 47. Such requests will be reviewed on a case-by-case basis. Restrictions on smoking, loudspeakers and the hours of use were also discussed. Temporary items (tables/chairs) would need to be taken in after hours. This moves to the Public Safety Committee, Planning and Zoning Commission and City Council.

6. EDC 2017-58 Downtown TIF Districts

Mr. Olson said notifications to the taxing entities and other interested parties will be one of the first steps in the creation of a new district. He shared information about the boundaries and Attorney Orr's opinions about the process of forming a new TIF.

Mr. Engberg showed a map of the TIF boundaries and said 60 parcels from TIF #1 would be moved to TIF #2. He gave an overview of the following components:

Eligibility Report

He said there are several criterion for the eligibility report including age of the building, utilities, non-conforming structures and decline in EAV. He said a survey of the buildings had been done this summer and the eligibility report supported the creation of a new TIF.

Housing Study

This study was required and staff compiled a list of all units in the designated area. The demographics and housing availability of the area were also considered.

Redevelopment Plan

A plan was developed by Attorney Orr and shows why the TIF is being placed there, eligible activities, costs, what is trying to be accomplished, fiscal impacts, taxing bodies, effect if children are added and budgets for various projects.

TIF District Extension

Not discussed

The criterion for a historic structure and the TIF budget were also discussed. Alderman Funkhouser requested a breakdown of the \$14 million for the TIF project.

Mr. Olson presented a timeline of the key upcoming dates and said a vote would be taken at the October 10th Council meeting. The next steps will be to publish a notice for interested persons/landowners and a notice will be sent to the taxing entities. A Joint Review Board will be held in November and a required Public Hearing will be held in December. Mr. Olson outlined the formal process that will occur.

Old Business None

Additional Business None

There was no further business and the meeting adjourned at 7:07pm.

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 2017-60

Agenda Item Summary Memo

Title: Building Permit Report for August 2017

Meeting and Date: Economic Development Committee – October 3, 2017

Synopsis: All permits issued in August 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

AUGUST 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 |
|--------------------|--------------------------|--------------------------------------|--|--------------------------------------|--|---|------------|-------|-------------------|--------------|
| August 2017 | 124 | 18 | 15 | 0 | 0 | 18 | 0 | 73 | 9,447,701.00 | 433,123.77 |
| Calendar Year 2016 | 677 | 49 | 69 | 0 | 73 Unit | 101 | 0 | 385 | 52,234,220.00 | 1,960,213.80 |
| Fiscal Period 2016 | 444 | 33 | 41 | 0 | 73 Unit | 57 | 0 | 240 | 41,640,876.00 | 1,371,004.27 |
| August 2016 | 111 | 14 | 8 | 0 | 0 | 5 | 0 | 84 | 4,629,520.00 | 222,365.74 |
| Calendar Year 2016 | 613 | 28 | 72 | 0 | 0 | 81 | 0 | 432 | 25,680,285.00 | 1,216,160.38 |
| Fiscal Period 2016 | 392 | 21 | 42 | 0 | 0 | 40 | 0 | 289 | 17,189,109.00 | 751,959.04 |
| August 2015 | 51 | 1 | 3 | 0 | 0 | 12 | 0 | 35 | 1,313,973.00 | 41,709.08 |
| Calendar Year 2015 | 419 | 6 | 50 | 0 | 0 | 75 | 0 | 288 | 43,166,375.00 | 791,403.17 |
| Fiscal Period 2015 | 274 | 5 | 28 | 0 | 0 | 38 | 0 | 203 | 7,660,365.00 | 401,472.71 |
| August 2014 | 57 | 0 | 13 | 0 | 0 | 14 | 0 | 30 | 7,706,799.00 | 223,516.73 |
| Calendar Year 2014 | 409 | 6 | 44 | 0 | 0 | 71 | 0 | 288 | 19,216,222.00 | 782,410.99 |
| Fiscal Period 2014 | 269 | 1 | 26 | 0 | 0 | 38 | 0 | 204 | 14,436,377.00 | 454,443.96 |



| 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 2017-61

Agenda Item Summary Memo

Title: Building Inspection Report for August 2017

Meeting and Date: Economic Development Committee – October 3, 2017

Synopsis: All inspections scheduled in August 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: 09/05/2017
TIME: 10:19:40
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 08/01/2017 TO 08/31/2017

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|----------|--|----------|-----------------------|-----|----------------|---------------|
| BC | 13:00 | 003-FIN FINAL INSPECTION | 20150233 | 402 MORGAN ST | 1 | | 08/15/2017 |
| PR | _____ | 001-FTG FOOTING | 20160258 | 652 WINDETT RIDGE RD | 154 | | 08/07/2017 |
| PR | _____ | 002-FOU FOUNDATION | | | | | 08/14/2017 |
| BC | _____ AM | 003-BKF BACKFILL | | | | | 08/16/2017 |
| PR | _____ | 004-ESW ENGINEERING - SEWER / WAT | | | | | 08/23/2017 |
| PR | _____ PM | 005-PLU PLUMBING - UNDERSLAB | | | | | 08/28/2017 |
| BC | _____ | 006-GAR GARAGE FLOOR Comments1: Basement and garage floor | | | | | 08/31/2017 |
| PR | _____ | 011-PLF PLUMBING - FINAL OSR READ | 20160260 | 662 KENTSHIRE DR | 122 | | 08/11/2017 |
| PR | _____ | 012-FIN FINAL INSPECTION | | | | | 08/11/2017 |
| TK | _____ | 013-EFL ENGINEERING - FINAL INSPE | | | | 08/11/2017 | |
| BC | _____ | 004-FIN FINAL INSPECTION | 20160369 | 102 STRAWBERRY LN | 17 | | 08/29/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20160376 | 306 E RIDGE ST | 11 | | 08/17/2017 |
| PR | _____ | 021-REI REINSPECTION Comments1: FINAL PLUMBING | 20160739 | 1163 CODY CT | 9 | | 08/09/2017 |
| TK | _____ | 022-EFL ENGINEERING - FINAL INSPE Comments1: UNABLE TO OPEN BBOX, CONCRETED SHUT, NO Comments2: PARKWAY TREE (WATER BAN) | | | | | 08/09/2017 |
| PR | _____ | 016-FIN FINAL INSPECTION | 20160882 | 2342 WINTERTHUR GREEN | 180 | 08/14/2017 | |
| PR | _____ | 017-PLF PLUMBING - FINAL OSR READ | | | | 08/14/2017 | |
| TK | _____ | 018-EFL ENGINEERING - FINAL INSPE | | | | 08/14/2017 | |
| PR | _____ | 004-FTG FOOTING | 20160894 | 1050 FREEMONT ST | | | 08/02/2017 |
| PR | _____ | 006-FOU FOUNDATION | | | | | 08/09/2017 |
| PR | _____ | 007-BKF BACKFILL | | | | | 08/09/2017 |
| PR | _____ AM | 008-BKF BACKFILL | | | | | 08/11/2017 |
| PR | _____ | 009-PLU PLUMBING - UNDERSLAB | | | | | 08/18/2017 |

DATE: 09/05/2017
TIME: 10:19:40
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 08/01/2017 TO 08/31/2017

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|--|----------|-----------------------|-----|----------------|---------------|
| PR | _____ | 010-FOU FOUNDATION | | | | | 08/18/2017 |
| PR | _____ | 011-BKF BACKFILL | | | | | 08/18/2017 |
| PR | _____ | 012-PPS PRE-POUR, SLAB ON GRADE | | | | | 08/18/2017 |
| PR | _____ | 013-FTG FOOTING | | | | | 08/16/2017 |
| PR | _____ | AM 014-UGE UNDERGROUND ELECTRIC | | | | | 08/22/2017 |
| PR | _____ | 015-UGE UNDERGROUND ELECTRIC | | | | | 08/30/2017 |
| PR | _____ | 016-PLU PLUMBING - UNDERSLAB | | | | | 08/30/2017 |
| PR | _____ | 034-FIN FINAL INSPECTION Comments1: Unit C | 20170003 | 520 E KENDALL DR | 3 | | 08/31/2017 |
| BC | _____ | 008-GAR GARAGE FLOOR | 20170041 | 205 OAKWOOD ST | 21 | | 08/02/2017 |
| BC | _____ | 009-STP STOOP | | | | | 08/02/2017 |
| BC | _____ | PM 009-REL ROUGH ELECTRICAL | 20170061 | 2004 PRAIRIE GRASS LN | 50 | | 08/10/2017 |
| BC | _____ | PM 010-RMC ROUGH MECHANICAL | | | | | 08/10/2017 |
| BC | _____ | 011-RFR ROUGH FRAMING | | | | | 08/17/2017 |
| PR | _____ | PM 012-INS INSULATION | | | | | 08/25/2017 |
| BC | _____ | 003-PHF POST HOLE - FENCE | 20170085 | 2475 FAIRFAX WAY | 246 | | 08/01/2017 |
| PR | _____ | 017-PLF PLUMBING - FINAL OSR READ Comments1: CAP 1.5 PIPE IN BASEMENT BATH ROUGH COVE Comments2: R FAN BOX IN MASTER | 20170114 | 957 N CARLY CIR | 125 | | 08/02/2017 |
| PR | _____ | 018-FIN FINAL INSPECTION | | | | | 08/02/2017 |
| TK | _____ | 019-EFL ENGINEERING - FINAL INSPE | | | | 08/02/2017 | |
| PR | _____ | 014-FIN FINAL INSPECTION | 20170123 | 2662 BURR ST | 5 | | 08/25/2017 |
| PR | _____ | 015-PLF PLUMBING - FINAL OSR READ | | | | | 08/25/2017 |
| PR | _____ | 013-FIN FINAL INSPECTION | 20170128 | 2995 GRANDE TR | 393 | | 08/01/2017 |
| PR | _____ | 014-PLF PLUMBING - FINAL OSR READ | | | | | 08/01/2017 |
| TK | _____ | 015-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE/WATER BAN TEMP OCC | | | | | 08/01/2017 |

DATE: 09/05/2017
TIME: 10:19:40
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 08/01/2017 TO 08/31/2017

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|--|----------|-----------------------|-----|----------------|---------------|
| PR | _____ | 014-FIN FINAL INSPECTION | 20170131 | 2905 GRANDE TR | 375 | | 08/03/2017 |
| PR | _____ | 015-PLF PLUMBING - FINAL OSR READ | | | | | 08/03/2017 |
| TK | _____ | 016-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE WATERING BAN | | | | | 08/03/2017 |
| PR | _____ | 013-FIN FINAL INSPECTION | 20170133 | 2924 GRANDE TRAIL CT | 415 | 08/03/2017 | |
| PR | _____ | 014-PLF PLUMBING - FINAL OSR READ | | | | 08/03/2017 | |
| TK | _____ | 015-EFL ENGINEERING - FINAL INSPE | | | | 08/03/2017 | |
| PR | _____ | 016-FIN FINAL INSPECTION | | | | | 08/03/2017 |
| BC | _____ | 014-WKS PUBLIC & SERVICE WALKS | 20170136 | 2673 FAIRFAX WAY | 259 | | 08/10/2017 |
| PR | _____ | 015-FIN FINAL INSPECTION | | | | | 08/23/2017 |
| PR | _____ | 016-PLF PLUMBING - FINAL OSR READ | | | | | 08/23/2017 |
| TK | _____ | 017-EFL ENGINEERING - FINAL INSPE | | | | | 08/23/2017 |
| PR | _____ | 015-FIN FINAL INSPECTION | 20170137 | 2423 FAIRFAX WAY | 241 | | 08/22/2017 |
| PR | _____ | 016-PLF PLUMBING - FINAL OSR READ | | | | | 08/22/2017 |
| TK | _____ | 017-EFL ENGINEERING - FINAL INSPE | | | | | 08/22/2017 |
| PR | _____ | 016-FIN FINAL INSPECTION | 20170138 | 2301 WINTERTHUR GREEN | 189 | | 08/07/2017 |
| PR | _____ | 017-PLF PLUMBING - FINAL OSR READ | | | | | 08/07/2017 |
| TK | _____ | 018-EFL ENGINEERING - FINAL INSPE Comments1: ADA PORTION OF SIDEWALK OUT OF ALIGNMENT Comments2: . | | | | | 08/07/2017 |
| BC | _____ | 019-REI REINSPECTION Comments1: ADA SIDEWALK | | | | | 08/11/2017 |
| BC | _____ | 016-WKS PUBLIC & SERVICE WALKS Comments1: RAMPS & LANDING SLOPES MEET ADA REQUIREM Comments2: ENTS | 20170141 | 877 GREENFIELD TURN | 41 | | 08/17/2017 |
| BC | _____ | 017-STP STOOP | | | | | 08/17/2017 |
| TK | _____ | 015-EFL ENGINEERING - FINAL INSPE Comments1: BROKEN SQUARE WEST END OF SIDEWALK | 20170145 | 977 N CARLY CIR | 123 | | 08/02/2017 |

DATE: 09/05/2017
TIME: 10:19:40
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 08/01/2017 TO 08/31/2017

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|---|----------|--------------------|-----|----------------|---------------|
| TK | _____ | 016-REI REINSPECTION | | | | | 08/04/2017 |
| _____ | _____ | 001-FIN FINAL INSPECTION | 20170151 | 6359 ROUTE 47 | | | 08/16/2017 |
| PR | _____ | 016-FIN FINAL INSPECTION | 20170172 | 2447 FAIRFAX WAY | 243 | | 08/11/2017 |
| PR | _____ | 017-PLF PLUMBING - FINAL OSR READ | | | | | 08/11/2017 |
| TK | _____ | 018-EFL ENGINEERING - FINAL INSPE | | | | | 08/11/2017 |
| _____ | _____ | AM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: AVOID COVERING SUMP DISCHARGE COVER WITH Comments2: CEMENT DURING POUR | 20170173 | 2639 LILAC WAY | 315 | | 08/03/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170174 | 4692 PLYMOUTH AVE | 979 | | 08/24/2017 |
| PR | _____ | 002-FIN FINAL INSPECTION | | | | | 08/31/2017 |
| PR | _____ | 014-FIN FINAL INSPECTION | 20170194 | 602 KENTSHIRE DR | 124 | | 08/29/2017 |
| PR | _____ | 015-PLF PLUMBING - FINAL OSR READ | | | | | 08/29/2017 |
| PR | _____ | 016-FIN FINAL INSPECTION | 20170198 | 1031 S CARLY CIR | 85 | | 08/21/2017 |
| PR | _____ | 017-PLF PLUMBING - FINAL OSR READ | | | | | 08/21/2017 |
| PR | _____ | 012-FIN FINAL INSPECTION | 20170200 | 931 PURCELL ST | 63 | | 08/09/2017 |
| PR | _____ | 013-PLF PLUMBING - FINAL OSR READ | | | | | 08/09/2017 |
| TK | _____ | 014-EFL ENGINEERING - FINAL INSPE | | | | | 08/09/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION Comments1: R507.2 DECK LEDGER CONNECTION FASTENER S Comments2: PACING FOR LEDGER LOK SCREWS ON DECK 14- Comments3: 16 FT IS 9" INA VEE PATTERN CURRENT SPACI Comments4: NG IS 15 32", ALL LOCATED HIGH ON THE LE | 20170203 | 567 PARKSIDE LN | 99 | | 08/22/2017 |
| BC | _____ | 013-WKS PUBLIC & SERVICE WALKS | 20170205 | 2648 MCLELLAN BLVD | 56 | | 08/21/2017 |
| BC | _____ | PM 006-STP STOOP | 20170210 | 855 CARLY CT | 36 | | 08/01/2017 |
| BC | _____ | PM 007-GAR GARAGE FLOOR | | | | | 08/01/2017 |
| PR | _____ | 008-RFR ROUGH FRAMING | | | | | 08/10/2017 |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | | 08/10/2017 |

DATE: 09/05/2017
TIME: 10:19:40
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 08/01/2017 TO 08/31/2017

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|---|----------|----------------------|-----|----------------|---------------|
| PR | _____ | 010-RMC ROUGH MECHANICAL | | | | | 08/10/2017 |
| PR | _____ | 011-PLR PLUMBING - ROUGH | | | | | 08/10/2017 |
| PR | _____ | AM 012-INS INSULATION | | | | | 08/14/2017 |
| BC | _____ | 013-WKS PUBLIC & SERVICE WALKS | | | | | 08/22/2017 |
| BC | _____ | 014-PPS PRE-POUR, SLAB ON GRADE | | | | | 08/22/2017 |
| BC | _____ | 014-EDA ENGINEERING - DRIVEWAY AP | 20170212 | 2884 CRYDER WAY | 441 | | 08/10/2017 |
| _____ | _____ | 015-PPS PRE-POUR, SLAB ON GRADE | | | | | 08/10/2017 |
| BC | _____ | 003-FIN FINAL INSPECTION | 20170233 | 2792 ELDEN DR | 283 | | 08/07/2017 |
| PR | _____ | 016-FIN FINAL INSPECTION | 20170254 | 2924 ELLSWORTH DR | 370 | | 08/11/2017 |
| PR | _____ | 017-PLF PLUMBING - FINAL OSR READ | | | | | 08/11/2017 |
| TK | _____ | 018-EFL ENGINEERING - FINAL INSPE | | | | | 08/11/2017 |
| BC | _____ | 001-EDA ENGINEERING - DRIVEWAY AP | 20170257 | 304 E ORANGE ST | 10 | | 08/01/2017 |
| | | Comments1: STOOP DECK PIERS, SVC WALK ALL ONE POUR. | | | | | |
| BC | _____ | 002-FIN FINAL INSPECTION | 20170263 | 681 WINDETT RIDGE RD | 83 | | 08/17/2017 |
| PR | _____ | 008-PLU PLUMBING - UNDERSLAB | 20170265 | 512 E MAIN ST | 2 | | 08/08/2017 |
| PR | _____ | 010-REI REINSPECTION | | | | | 08/17/2017 |
| | | Comments1: GARAGE FLOOR & STOOPS | | | | | |
| PR | _____ | 013-PLU PLUMBING - UNDERSLAB | 20170266 | 1033 N CARLY CIR | 117 | | 08/08/2017 |
| PR | _____ | 008-RFR ROUGH FRAMING | 20170280 | 2685 FAIRFAX WAY | 260 | | 08/04/2017 |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | | 08/04/2017 |
| PR | _____ | 010-RMC ROUGH MECHANICAL | | | | | 08/04/2017 |
| PR | _____ | 011-PLR PLUMBING - ROUGH | | | | | 08/04/2017 |
| BC | _____ | 012-INS INSULATION | | | | | 08/08/2017 |
| | | Comments1: WINDOW ON SECOND FLOOR WEST SIDE NOT SEA | | | | | |
| | | Comments2: LED WITH FOAM SEALANT. ONLY WINDOW ON WE | | | | | |
| | | Comments3: ST SIDE. | | | | | |
| BC | _____ | 013-STP STOOP | | | | | 08/10/2017 |

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| BC | _____ | 015-WKS PUBLIC & SERVICE WALKS | | | | | 08/23/2017 |
| BC | _____ | 016-FTG FOOTING Comments1: Deck | | | | | 08/31/2017 |
| PR | _____ | 009-RFR ROUGH FRAMING | 20170283 | 1012 N CARLY CIR | 58 | 08/03/2017 | |
| PR | _____ | 010-REL ROUGH ELECTRICAL | | | | 08/03/2017 | |
| PR | _____ | 011-RMC ROUGH MECHANICAL | | | | 08/03/2017 | |
| PR | _____ | 012-PLR PLUMBING - ROUGH | | | | 08/03/2017 | |
| BC | _____ | 013-INS INSULATION | | | | | 08/08/2017 |
| PR | _____ | PM 001-PPS PRE-POUR, SLAB ON GRADE | 20170301 | 1690 CANNONBALL TR | | 08/14/2017 | |
| PR | _____ | 002-FOU FOUNDATION | | | | | 08/17/2017 |
| PR | _____ | 003-PPS PRE-POUR, SLAB ON GRADE | | | | 08/24/2017 | |
| PR | _____ | 004-FOU FOUNDATION | | | | | 08/28/2017 |
| PR | _____ | 008-RFR ROUGH FRAMING | 20170309 | 2295 GRANDE TR | 171 | | 08/15/2017 |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | | 08/15/2017 |
| PR | _____ | 010-RMC ROUGH MECHANICAL | | | | | 08/15/2017 |
| PR | _____ | 011-PLR PLUMBING - ROUGH Comments1: REVENT HALL BATH LAV | | | | | 08/15/2017 |
| PR | _____ | 012-INS INSULATION | | | | | 08/17/2017 |
| PR | _____ | 007-RFR ROUGH FRAMING | 20170311 | 2738 CRANSTON CIR | 116 | | 08/24/2017 |
| PR | _____ | 008-REL ROUGH ELECTRICAL | | | | | 08/24/2017 |
| PR | _____ | 009-RMC ROUGH MECHANICAL | | | | | 08/24/2017 |
| PR | _____ | 010-PLR PLUMBING - ROUGH | | | | | 08/24/2017 |
| PR | _____ | 011-INS INSULATION | | | | | 08/29/2017 |
| PR | _____ | 007-RFR ROUGH FRAMING | 20170312 | 2742 CRANSTON CIR | 115 | | 08/29/2017 |
| PR | _____ | 008-REL ROUGH ELECTRICAL | | | | | 08/29/2017 |

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| PR | _____ | 009-RMC ROUGH MECHANICAL | | | | | 08/29/2017 |
| PR | _____ | 010-PLR PLUMBING - ROUGH | | | | | 08/29/2017 |
| PR | _____ | 011-INS INSULATION | | | | | 08/31/2017 |
| PR | _____ | 008-RFR ROUGH FRAMING | 20170315 | 2293 GRANDE TR | 170 | | 08/22/2017 |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | | 08/22/2017 |
| PR | _____ | 010-RMC ROUGH MECHANICAL | | | | | 08/22/2017 |
| PR | _____ | 011-PLR PLUMBING - ROUGH | | | | | 08/22/2017 |
| PR | _____ | 012-INS INSULATION | | | | | 08/24/2017 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | 20170316 | 302 WESTWIND DR | 1 | | 08/11/2017 |
| PR | _____ | 008-RFR ROUGH FRAMING | 20170325 | 2191 BURR CT | 7 | | 08/09/2017 |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | | 08/09/2017 |
| PR | _____ | 010-RMC ROUGH MECHANICAL | | | | | 08/09/2017 |
| PR | _____ | 011-PLR PLUMBING - ROUGH | | | | | 08/09/2017 |
| PR | _____ | 012-INS INSULATION | | | | | 08/14/2017 |
| PR | _____ | 002-FIN FINAL INSPECTION | 20170333 | 1437 SLATE CT | 339 | | 08/22/2017 |
| BC | _____ | 005-GAR GARAGE FLOOR | 20170358 | 908 PURCELL ST | 79 | | 08/18/2017 |
| PR | _____ | 006-RFR ROUGH FRAMING | | | | | 08/22/2017 |
| | | Comments1: GAPIN REAR WALL OF MASTER NO SHEETING. C | | | | | |
| | | Comments2: ENTER BRACE ON 1-2ND FLOOR STAIRS NEEDS | | | | | |
| | | Comments3: PROPER SUPPORT 1ST FLOOR NO BLOCK! NO SE | | | | | |
| | | Comments4: WER?? | | | | | |
| PR | _____ | 007-REL ROUGH ELECTRICAL | | | | | 08/22/2017 |
| PR | _____ | 008-RMC ROUGH MECHANICAL | | | | | 08/22/2017 |
| PR | _____ | 009-PLR PLUMBING - ROUGH | | | | | 08/22/2017 |
| PR | _____ | 010-INS INSULATION | | | | | 08/29/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20170368 | 101 CLAREMONT COURT | 33 | | 08/09/2017 |

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| PR | _____ | 007-RFR ROUGH FRAMING | 20170376 | 2651 MCLELLAN BLVD | 46 | | 08/29/2017 |
| PR | _____ | 008-REL ROUGH ELECTRICAL | | | | | 08/29/2017 |
| PR | _____ | 009-RMC ROUGH MECHANICAL | | | | | 08/29/2017 |
| PR | _____ | 010-PLR PLUMBING - ROUGH | | | | | 08/29/2017 |
| PR | _____ | 006-PLU PLUMBING - UNDERSLAB | 20170377 | 2182 BURR CT | 10 | | 08/01/2017 |
| BC | _____ | 007-BGS BASEMENT GARAGE STOOPS | | | | | 08/02/2017 |
| BC | _____ | 008-STP STOOP | 20170386 | 2649 FAIRFAX WAY | 256 | | 08/10/2017 |
| PR | _____ | 009-RFR ROUGH FRAMING | | | | | 08/11/2017 |
| PR | _____ | 010-REL ROUGH ELECTRICAL | | | | | 08/11/2017 |
| PR | _____ | 011-RMC ROUGH MECHANICAL | | | | | 08/11/2017 |
| PR | _____ | 012-PLR PLUMBING - ROUGH | | | | | 08/11/2017 |
| BC | _____ AM | 013-INS INSULATION | | | | | 08/15/2017 |
| BC | _____ | 014-WKS PUBLIC & SERVICE WALKS | | | | | 08/23/2017 |
| BC | _____ | 015-FTG FOOTING Comments1: Deck | | | | | 08/31/2017 |
| PR | _____ | 008-RFR ROUGH FRAMING Comments1: ANCHOR BOTTOM PLATE IN GARAGE | 20170389 | 1003 S CARLY CIR | 88 | | 08/14/2017 |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | | 08/14/2017 |
| PR | _____ | 010-RMC ROUGH MECHANICAL | | | | | 08/14/2017 |
| PR | _____ | 011-PLR PLUMBING - ROUGH | | | | | 08/14/2017 |
| BC | _____ | 012-INS INSULATION | | | | | 08/22/2017 |
| PR | _____ | 004-PLU PLUMBING - UNDERSLAB | 20170394 | 3355 RYAN DR | 15 | | 08/02/2017 |
| BC | _____ AM | 007-BGS BASEMENT GARAGE STOOPS Comments1: CRAWL | | | | | 08/03/2017 |
| BC | _____ AM | 008-INS INSULATION | | | | | 08/28/2017 |
| PR | _____ | 009-RFR ROUGH FRAMING | | | | | 08/24/2017 |

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| PR | _____ | 010-REL ROUGH ELECTRICAL | | | | | 08/24/2017 |
| PR | _____ | 011-RMC ROUGH MECHANICAL | | | | | 08/24/2017 |
| PR | _____ | 012-PLR PLUMBING - ROUGH Comments1: STACK TEST | | | | | 08/23/2017 |
| PR | _____ | 001-FTG FOOTING | 20170395 | 312 RYAN CT | 72 | | 08/30/2017 |
| PR | _____ | 002-FOU FOUNDATION | | | | | 09/01/2017 |
| PR | _____ | 004-PLU PLUMBING - UNDERSLAB | 20170396 | 3457 RYAN DR | 5 | | 08/02/2017 |
| BC | _____ AM | 007-BGS BASEMENT GARAGE STOOPS Comments1: CRAWL | | | | | 08/03/2017 |
| PR | _____ | 008-RFR ROUGH FRAMING | | | | | 08/22/2017 |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | | 08/22/2017 |
| PR | _____ | 010-RMC ROUGH MECHANICAL | | | | | 08/22/2017 |
| PR | _____ | 011-PLR PLUMBING - ROUGH Comments1: STACK TEST | | | | | 08/22/2017 |
| BC | _____ AM | 012-INS INSULATION | | | | | 08/24/2017 |
| PR | _____ | 003-UGE UNDERGROUND ELECTRIC | 20170399 | 9231 GALENA RD | | | 08/11/2017 |
| PR | _____ | 004-PPS PRE-POUR, SLAB ON GRADE | | | | | 08/11/2017 |
| PR | _____ | 007-RFR ROUGH FRAMING Comments1: TRUSS TIE DOWNS NEEDED IN 2 SEASON ROOM | 20170409 | 987 N CARLY CIR | 122 | | 08/28/2017 |
| PR | _____ | 008-REL ROUGH ELECTRICAL | | | | | 08/28/2017 |
| PR | _____ | 009-RMC ROUGH MECHANICAL | | | | | 08/28/2017 |
| PR | _____ | 010-PLR PLUMBING - ROUGH | | | | | 08/29/2017 |
| PR | _____ | 011-INS INSULATION Comments1: Foam gap by laminated beam in garage and Comments2: gap by front door. | | | | | 08/30/2017 |
| PR | 10:00 | 001-FIN FINAL INSPECTION Comments1: FURNACE CANCELLED | 20170422 | 809 MORGAN ST | | 08/17/2017 | |
| BC | _____ | 002-RFR ROUGH FRAMING | 20170423 | 322 W KENDALL DR | 26 | | 08/01/2017 |

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|-----------|----------|---|----------|--------------------|-----|----------------|---------------|
| BC | _____ | 003-FIN FINAL INSPECTION | | | | | 08/18/2017 |
| PR | _____ | 003-RFR ROUGH FRAMING | 20170424 | 2731 LILAC CT | 325 | | 08/31/2017 |
| BC | _____ AM | 003-FIN FINAL INSPECTION | 20170432 | 874 CANYON TR | 107 | | 08/04/2017 |
| BC | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20170435 | 425 SUTTON ST | 205 | 08/30/2017 | |
| PR | _____ PM | 003-PLU PLUMBING - UNDERSLAB | 20170437 | 1262 DEERPATH DR | 230 | 08/25/2017 | |
| PR | _____ | 004-PLR PLUMBING - ROUGH | | | | 08/25/2017 | |
| PR | _____ | 005-RMC ROUGH MECHANICAL | | | | 08/25/2017 | |
| PR | _____ | 006-REL ROUGH ELECTRICAL | | | | 08/25/2017 | |
| PR | _____ | 007-RFR ROUGH FRAMING | | | | 08/25/2017 | |
| PR | _____ | 008-INS INSULATION | | | | | 08/29/2017 |
| PR | _____ | 002-RFR ROUGH FRAMING | 20170455 | 418 ELM ST | | | 08/07/2017 |
| PR | _____ | 003-REL ROUGH ELECTRICAL | | | | | 08/07/2017 |
| PR | _____ | 004-INS INSULATION | | | | | 08/07/2017 |
| BC | _____ | 005-PHD POST HOLE - DECK | | | | | 08/16/2017 |
| BC | _____ | 003-BKF BACKFILL | 20170457 | 2632 MCLELLAN BLVD | 57 | | 08/02/2017 |
| PR | _____ | 004-WAT WATER | | | | | 08/03/2017 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | | | | | 08/11/2017 |
| PR | _____ | 006-BGS BASEMENT GARAGE STOOPS | | | | | 08/21/2017 |
| PR | _____ AM | 006-ESW ENGINEERING - SEWER / WAT | 20170460 | 1036 N CARLY CIR | 59 | | 08/02/2017 |
| BC | _____ | 004-BSM BASEMENT FLOOR | 20170461 | 1027 N CARLY CIR | 118 | | 08/10/2017 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | | | | | 08/10/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170464 | 2511 EMERALD LANE | 122 | | 08/02/2017 |
| BC | _____ | 002-RFR ROUGH FRAMING | 20170470 | 1388 SLATE DR | 383 | | 08/17/2017 |
| | | Comments1: BAND JOISTS ON WEST SIDE ARE TOO SHORT A | | | | | |
| | | Comments2: ND JOIST IS NOT FULLY SUPPORTED (R 502.6 | | | | | |
| | | Comments3:) SEVERAL ANCHORS WERE NOT INSTALLED IN | | | | | |
| | | Comments4: JOIST HANGARS | | | | | |

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| BC | _____ | 003-REI REINSPECTION Comments1: FRAMING | | | | | 08/21/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170481 | 951 CANYON TR CT | 35 | | 08/10/2017 |
| PR | _____ | PM 001-FTG FOOTING | 20170495 | 203 COMMERCIAL DR | 22 | | 08/01/2017 |
| PR | _____ | AM 002-FOU FOUNDATION | | | | | 08/08/2017 |
| PR | _____ | 003-BKF BACKFILL | | | | | 08/15/2017 |
| BC | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20170497 | 503 SUTTON ST | 212 | | 08/04/2017 |
| BC | _____ | 003-BKF BACKFILL | 20170508 | 437 SUTTON ST | 206 | | 08/02/2017 |
| PR | _____ | 004-ESW ENGINEERING - SEWER / WAT | | | | | 08/04/2017 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | | | | | 08/09/2017 |
| PR | _____ | 006-BSM BASEMENT FLOOR | | | | | 08/09/2017 |
| PR | _____ | 007-GAR GARAGE FLOOR | | | | | 08/09/2017 |
| PR | _____ | 002-FIN FINAL INSPECTION | 20170509 | 926 N CARLY CIR | 52 | | 08/02/2017 |
| BC | _____ | 001-PHD POST HOLE - DECK | 20170510 | 2679 LILAC WAY | 319 | | 08/07/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | | | | 08/30/2017 | |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170511 | 2478 EMERALD LANE | 15 | | 08/02/2017 |
| BC | 14:00 | 001-FIN FINAL INSPECTION Comments1: NEED GFCI IN RESTROOM. CIRCUIT RECEPTACL Comments2: E ON WEST WALL INDICATES REVERSED POLARI Comments3: TY. INSTALL SEVERAL RECEPTACLE COVERS. | 20170518 | 175 E VETERANS PKWY | | | 08/16/2017 |
| BC | _____ | 002-REI REINSPECTION | | | | | 08/17/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION Comments1: WINDOWS | 20170521 | 853 PRAIRIE CROSSING DR | 173 | | 08/04/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20170527 | 416 S DOVER CT | 63 | 08/30/2017 | |
| _____ | _____ | 002-FIN FINAL INSPECTION | | | | | 08/30/2017 |
| BC | _____ | 001-TRN TRENCH - (GAS, ELECTRIC, | 20170528 | 617 GREENFIELD TURN | 72 | | 08/04/2017 |
| BC | _____ | 002-BND POOL BONDING Comments1: NEED BONDING ROD | | | | | 08/04/2017 |

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| BC | _____ | PM 001-PHF POST HOLE - FENCE | 20170541 | 2999 ELLSWORTH DR | 394 | | 08/22/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170544 | 2699 LILAC WAY | 321 | | 08/22/2017 |
| PR | _____ | 001-FTG FOOTING | 20170546 | 522 WINDETT RIDGE RD | 172 | | 08/28/2017 |
| BC | _____ | 002-FOU FOUNDATION | 20170547 | 702 KENTSHIRE DR | 120 | | 08/04/2017 |
| BC | _____ | 003-BKF BACKFILL Comments1: COMPLETE BRACING EAST & WEST WALLS BEFOR Comments2: E BACKFILLING. | | | | | 08/08/2017 |
| PR | _____ | 004-ESW ENGINEERING - SEWER / WAT | | | | | 08/16/2017 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | | | | | 08/18/2017 |
| PR | _____ | 001-FTG FOOTING | 20170548 | 2563 FAIRFAX WAY | 248 | | 08/07/2017 |
| BC | _____ | 002-FOU FOUNDATION | | | | | 08/10/2017 |
| BC | _____ | AM 003-BKF BACKFILL | | | | | 08/16/2017 |
| PR | _____ | 004-ESW ENGINEERING - SEWER / WAT | | | | | 08/23/2017 |
| PR | _____ | PM 005-PLU PLUMBING - UNDERSLAB | | | | | 08/28/2017 |
| BC | _____ | 006-BGS BASEMENT GARAGE STOOPS Comments1: Basement and Garage floor | | | | | 08/31/2017 |
| BC | _____ | 002-FOU FOUNDATION | 20170549 | 2601 FAIRFAX WAY | 250 | | 08/02/2017 |
| BC | _____ | 003-BKF BACKFILL | | | | | 08/07/2017 |
| PR | _____ | 004-ESW ENGINEERING - SEWER / WAT | | | | | 08/16/2017 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | | | | | 08/18/2017 |
| BC | _____ | 006-GAR GARAGE FLOOR | | | | | 08/22/2017 |
| BC | _____ | 007-BSM BASEMENT FLOOR | | | | | 08/22/2017 |
| BC | _____ | 003-BKF BACKFILL | 20170550 | 2629 FAIRFAX WAY | 253 | | 08/02/2017 |
| PR | _____ | 004-ESW ENGINEERING - SEWER / WAT | | | | | 08/04/2017 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | | | | | 08/09/2017 |
| PR | _____ | 006-BSM BASEMENT FLOOR | | | | | 08/09/2017 |

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| PR | _____ | 007-GAR GARAGE FLOOR | | | | | 08/09/2017 |
| BC | _____ | 001-PHD POST HOLE - DECK | 20170551 | 2478 WAVERLY CIR | 237 | | 08/02/2017 |
| BC | _____ | 001-PHD POST HOLE - DECK | 20170555 | 569 BURNING BUSH DR | 117 | | 08/23/2017 |
| BC | _____ | 002-RFR ROUGH FRAMING | | | | | 08/28/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170556 | 2669 LILAC WAY | 318 | | 08/24/2017 |
| PR | _____ PM | 001-FTG FOOTING | 20170560 | 862 N CARLY CIR | 44 | 08/24/2017 | |
| _____ | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20170562 | 2912 OLD GLORY DR | 271 | | 08/18/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170564 | 322 TWINLEAF TR | 72 | 08/29/2017 | |
| BC | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20170566 | 107 E MAIN ST | | | 08/18/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20170568 | 1964 BANBURY AVE | 34 | | 08/28/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170570 | 2975 ELLSWORTH DR | 400 | | 08/18/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170571 | 206 OAKWOOD ST | 24 | | 08/29/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | | | | | 08/31/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170573 | 2393 HOLLENBACK CT | 426 | | 08/11/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | | | | | 08/16/2017 |
| BC | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20170574 | 104 BLACKBERRY LN | | | 08/03/2017 |
| BC | _____ | 001-FTG FOOTING | 20170575 | 3307 CALEDONIA DR | 76 | | 08/16/2017 |
| BC | _____ AM | 002-FOU FOUNDATION | | | | | 08/17/2017 |
| BC | _____ | 003-BKF BACKFILL | | | | | 08/23/2017 |
| PR | _____ | 004-PLU PLUMBING - UNDERSLAB | | | | | 08/25/2017 |
| PR | _____ | 005-ESW ENGINEERING - SEWER / WAT | | | | | 08/23/2017 |
| PR | _____ | 006-ESS ENGINEERING - STORM | | | | | 08/23/2017 |
| BC | _____ | 007-BGS BASEMENT GARAGE STOOPS | | | | | 08/28/2017 |
| PR | _____ | 001-FTG FOOTING | 20170576 | 921 PURCELL ST | 64 | | 08/03/2017 |

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| BC | _____ | 002-FOU FOUNDATION | | | | | 08/04/2017 |
| PR | _____ | 003-BKF BACKFILL | | | | | 08/10/2017 |
| PR | _____ | 004-ESW ENGINEERING - SEWER / WAT | | | | | 08/11/2017 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | | | | | 08/16/2017 |
| BC | _____ | 006-BSM BASEMENT FLOOR Comments1: CRAWL | | | | | 08/17/2017 |
| BC | _____ | 001-FTG FOOTING | 20170577 | 1006 S CARLY CIR | 112 | | 08/04/2017 |
| BC | _____ | 002-FOU FOUNDATION | | | | | 08/08/2017 |
| PR | _____ | 003-ESW ENGINEERING - SEWER / WAT | | | | | 08/14/2017 |
| BC | _____ | 004-BKF BACKFILL | | | | | 08/11/2017 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | | | | | 08/16/2017 |
| BC | _____ | 006-BSM BASEMENT FLOOR Comments1: INSTALL MOISTURE BARRIER BEFORE POURING | | | | | 08/17/2017 |
| BC | _____ | 001-FOU FOUNDATION | 20170578 | 948 PURCELL ST | 83 | | 08/07/2017 |
| PR | _____ | 003-BKF BACKFILL | | | | | 08/10/2017 |
| PR | _____ | 004-ESW ENGINEERING - SEWER / WAT | | | | | 08/11/2017 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | | | | | 08/16/2017 |
| BC | _____ | 006-BSM BASEMENT FLOOR | | | | | 08/17/2017 |
| BC | _____ | 001-PHD POST HOLE - DECK | 20170579 | 2689 LILAC WAY | 320 | | 08/10/2017 |
| PR | _____ | 001-RFR ROUGH FRAMING | 20170581 | 2931 OLD GLORY DR | 250 | | 08/11/2017 |
| PR | _____ | 002-REL ROUGH ELECTRICAL | | | | | 08/11/2017 |
| PR | _____ | 003-PLR PLUMBING - ROUGH | | | | | 08/11/2017 |
| BC | _____ AM | 004-INS INSULATION | | | | | 08/15/2017 |
| PR | _____ | 001-ESW ENGINEERING - SEWER / WAT | 20170585 | 1321 SPRING ST | 168 | | 08/09/2017 |
| BC | _____ | 002-FTG FOOTING | | | | | 08/15/2017 |

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| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|---|----------|---------------------|-----|----------------|---------------|
| PR | _____ | 003-FOU FOUNDATION | | | | | 08/17/2017 |
| _____ | _____ | AM 004-BKF BACKFILL | | | | | 08/23/2017 |
| PR | _____ | 001-FTG FOOTING | 20170586 | 2622 MCLELLAN BLVD | 59 | | 08/18/2017 |
| BC | _____ | 002-FOU FOUNDATION | | | | | 08/25/2017 |
| PR | _____ | 003-BKF BACKFILL | | | | | 08/30/2017 |
| BC | _____ | AM 001-PPS PRE-POUR, SLAB ON GRADE | 20170587 | 2647 EMERALD LN | 387 | | 08/11/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION Comments1: STORM DOOR | 20170588 | 458 E BARBERRY CIR. | 0 | | 08/02/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170589 | 802 W JOHN ST | | | 08/03/2017 |
| BC | 13:30 | 001-FIN FINAL INSPECTION | 20170592 | 107 S BRIDGE ST | | | 08/09/2017 |
| BC | _____ | 001-FTG FOOTING | 20170593 | 3465 RYAN DR | 4 | | 08/16/2017 |
| BC | _____ | 002-FOU FOUNDATION | | | | | 08/17/2017 |
| BC | _____ | 003-BKF BACKFILL | | | | | 08/23/2017 |
| PR | _____ | 004-PLU PLUMBING - UNDERSLAB | | | | | 08/25/2017 |
| PR | _____ | 005-ESW ENGINEERING - SEWER / WAT | | | | | 08/23/2017 |
| PR | _____ | 006-ESS ENGINEERING - STORM | | | | | 08/23/2017 |
| BC | _____ | 007-BGS BASEMENT GARAGE STOOPS | | | | | 08/28/2017 |
| BC | _____ | 001-FTG FOOTING | 20170594 | 2611 MCLELLAN BLVD | 42 | | 08/24/2017 |
| BC | _____ | 002-FOU FOUNDATION | | | | | 08/25/2017 |
| PR | _____ | 003-BKF BACKFILL | | | | | 08/30/2017 |
| PR | _____ | 001-FTG FOOTING | 20170595 | 2587 LYMAN LOOP | 39 | | 08/21/2017 |
| BC | _____ | 002-FOU FOUNDATION | | | | | 08/24/2017 |
| PR | _____ | PM 003-WAT WATER Comments1: CANCELLED | | | | 08/28/2017 | |
| PR | _____ | 004-BKF BACKFILL | | | | | 08/30/2017 |

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| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|--|----------|---------------------|-----|----------------|---------------|
| BC | _____ | 001-FIN FINAL INSPECTION | 20170598 | 1428 SLATE CT | 347 | | 08/22/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION Comments1: E4204.2 BODED PARTS BONDING WIRE IS #10 Comments2: BRAIDED WIRE. THE CODE REQUIRES A SOLID Comments3: COPPER WIRE NOT SMALLER THAN #8 FOR BOND Comments4: ING. | 20170602 | 2765 ELDEN DR | 262 | | 08/29/2017 |
| BC | _____ | 002-REI REINSPECTION | | | | | 08/31/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20170604 | 201 E VETERANS PKWY | | | 08/09/2017 |
| BH | _____ | 001-FTG FOOTING | 20170605 | 736 HAYDEN DR | 65 | | 08/15/2017 |
| PR | _____ | 001-FTG FOOTING | 20170608 | 2846 CRANSTON CIR | 95 | | 08/15/2017 |
| PR | _____ | 002-FOU FOUNDATION | | | | | 08/18/2017 |
| PR | _____ | 003-WAT WATER | | | | | 08/24/2017 |
| PR | _____ | 004-ESS ENGINEERING - STORM | | | | | 08/24/2017 |
| PR | _____ | 005-BKF BACKFILL | | | | | 08/24/2017 |
| PR | _____ | 006-PLU PLUMBING - UNDERSLAB | | | | | 08/30/2017 |
| PR | _____ | 001-FTG FOOTING | 20170614 | 2736 CRANSTON CIR | 117 | | 08/31/2017 |
| PR | _____ | 001-FTG FOOTING | 20170617 | 2707 CRANSTON CIR | 123 | | 08/31/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20170621 | 222 LEISURE ST | 100 | | 08/15/2017 |
| BC | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20170622 | 525 SUTTON ST | 213 | | 08/29/2017 |
| BC | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20170623 | 701 TERI LN | | | 08/31/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20170627 | 121 W HYDRAULIC ST | | | 08/11/2017 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20170628 | 111 PARK ST | | | 08/11/2017 |
| BC | _____ | 002-ROF ROOF UNDERLAYMENT ICE & W | | | | | 08/09/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE Comments1: TWO POSTS AT REAR OF PROPERTY ARE ON WRO Comments2: NG SIDE OF PROPERTY LINE | 20170631 | 204 PARK ST | 4 | | 08/25/2017 |
| BC | _____ | PM 001-PHF POST HOLE - FENCE | 20170632 | 789 KENTSHIRE DR | 142 | | 08/29/2017 |

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| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|----------|---|----------|----------------------|-----|-------------|------------|
| PR | _____ AM | 001-FTG FOOTING | 20170634 | 3311 CALEDONIA DR | 75 | | 08/30/2017 |
| PR | _____ | 002-FOU FOUNDATION | | | | | 09/01/2017 |
| BC | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20170635 | 2606 FAIRFAX WAY | 276 | | 08/28/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170640 | 926 N CARLY CIR | 52 | | 08/23/2017 |
| PR | _____ | 001-FTG FOOTING | 20170641 | 495 WINDETT RIDGE RD | 67 | | 08/27/2017 |
| BC | _____ | 002-FOU FOUNDATION | | | | | 08/31/2017 |
| BC | _____ | 001-FTG FOOTING | 20170643 | 1972 WESTON AVE | 53 | | 08/21/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | | | | | 08/25/2017 |
| PR | _____ | 001-PPS PRE-POUR, SLAB ON GRADE Comments1: Prepour patio | 20170644 | 1467 SLATE CT | 342 | | 08/31/2017 |
| PR | _____ | 001-ESW ENGINEERING - SEWER / WAT | 20170645 | 1985 MEADOWLARK LN | 115 | | 08/21/2017 |
| BC | _____ AM | 003-FOU FOUNDATION | | | | | 08/29/2017 |
| BC | _____ | 004-BKF BACKFILL | | | | | 08/31/2017 |
| BC | _____ | 001-FTG FOOTING | 20170648 | 927 N CARLY CIR | 128 | | 08/29/2017 |
| PR | _____ PM | 001-FTG FOOTING | 20170649 | 911 PURCELL ST | 65 | | 08/24/2017 |
| PR | _____ PM | 002-FOU FOUNDATION | | | | | 08/30/2017 |
| PR | 13:00 | 001-FOU FOUNDATION | 20170650 | 951 PURCELL ST | 61 | | 08/28/2017 |
| _____ | _____ | 003-BKF BACKFILL | | | | 08/31/2017 | |
| PR | _____ | 001-ESW ENGINEERING - SEWER / WAT | 20170651 | 1954 SUNNY DELL CT | 98 | | 08/16/2017 |
| BC | _____ | 002-FTG FOOTING Comments1: P2603.3 WATER LINE THRU FOOTING MUST BE Comments2: PROTECTED FROM THE ABRASIVENESS OF THE C Comments3: ONCRETE. PROTECT PIPE BEFORE POURING | | | | | 08/28/2017 |
| _____ | _____ | 001-FTG FOOTING | 20170652 | 338 WESTWIND DR | 6 | | 08/28/2017 |
| BC | 11:00 | 001-PPS PRE-POUR, SLAB ON GRADE | 20170664 | 407 E BARBERRY CIR | 156 | | 08/24/2017 |
| BC | 08:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20170665 | 303 E FOX ST | | | 08/17/2017 |

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INSPECTIONS SCHEDULED FROM 08/01/2017 TO 08/31/2017

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|----------|--|----------|-------------------|------|----------------|---------------|
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170668 | 662 KENTSHIRE DR | 122 | | 08/25/2017 |
| BC | _____ | 002-FIN FINAL INSPECTION | | | | | 08/29/2017 |
| BC | _____ | 001-PPS PRE-POUR, SLAB ON GRADE Comments1: DRIVEWAY | 20170674 | 401 WOODWORTH ST | | | 08/23/2017 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20170678 | 221 WALSH CIR | 42 | | 08/31/2017 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20170679 | 4452 PLEASANT CT | 1197 | | 08/23/2017 |
| BC | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20170682 | 2612 FAIRFAX WAY | | | 08/28/2017 |
| BC | _____ PM | 001-FTG FOOTING | 20170685 | 406 WEST ST | | 08/30/2017 | |
| PR | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20170689 | 2488 ELLSWORTH CT | 353 | | 08/28/2017 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20170693 | 307 W CENTER ST | | | 08/31/2017 |
| BC | _____ PM | 001-PPS PRE-POUR, SLAB ON GRADE | 20170694 | 361 DRAYTON CT | 58 | | 08/31/2017 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20170700 | 1409 CHESTNUT LN | 66 | | 08/25/2017 |
| BC | 11:30 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20170704 | 64 CROOKED CREEK | 1 | 08/28/2017 | |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20170706 | 706 HEUSTIS ST | | | 09/01/2017 |

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INSPECTIONS SCHEDULED FROM 08/01/2017 TO 08/31/2017

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|----------------------|------|------------------------------------|--------|---------|-----|----------------|---------------|
| ----- | | | | | | | |
| PERMIT TYPE SUMMARY: | | ADD ADDITION | | | 4 | | |
| | | AGP ABOVE-GROUND POOL | | | 4 | | |
| | | ANT ANTENNA / TOWER | | | 1 | | |
| | | APT APARTMENT, CONDO | | | 12 | | |
| | | BIP BUILD INCENTIVE PROGRAM SFD | | | 176 | | |
| | | BSM BASEMENT REMODEL | | | 4 | | |
| | | CCO COMMERCIAL OCCUPANCY PERMIT | | | 4 | | |
| | | COM COMMERCIAL BUILDING | | | 10 | | |
| | | DCK DECK | | | 15 | | |
| | | DRV DRIVEWAY | | | 4 | | |
| | | FNC FENCE | | | 25 | | |
| | | GAR GARAGE | | | 2 | | |
| | | HVC HVAC UNIT/S | | | 1 | | |
| | | MIS MISCELLANEOUS | | | 4 | | |
| | | MSC MISCELLANEOUS | | | 1 | | |
| | | PRG PERGOLA | | | 2 | | |
| | | PTO PATIO / PAVERS | | | 13 | | |
| | | REM REMODEL | | | 1 | | |
| | | ROF ROOFING | | | 10 | | |
| | | RPZ RPZ - BACKFLOW PREVENTION | | | 1 | | |
| | | SDW SIDEWALK | | | 1 | | |
| | | SFD SINGLE-FAMILY DETACHED | | | 95 | | |
| | | SHD SHED/ACCESSORY BUILDING | | | 1 | | |
| | | WIN WINDOW REPLACEMENT | | | 1 | | |
| | | | | | | | |
| INSPECTION SUMMARY: | | BGS BASEMENT GARAGE STOOPS | | | 7 | | |
| | | BKF BACKFILL | | | 23 | | |
| | | BND POOL BONDING | | | 1 | | |
| | | BSM BASEMENT FLOOR | | | 7 | | |
| | | EDA ENGINEERING - DRIVEWAY APRON | | | 2 | | |
| | | EFL ENGINEERING - FINAL INSPECTION | | | 14 | | |
| | | ESS ENGINEERING - STORM | | | 3 | | |
| | | ESW ENGINEERING - SEWER / WATER | | | 15 | | |
| | | FIN FINAL INSPECTION | | | 48 | | |
| | | FOU FOUNDATION | | | 25 | | |
| | | FTG FOOTING | | | 30 | | |
| | | GAR GARAGE FLOOR | | | 7 | | |
| | | INS INSULATION | | | 18 | | |
| | | PHD POST HOLE - DECK | | | 5 | | |
| | | PHF POST HOLE - FENCE | | | 19 | | |
| | | PLF PLUMBING - FINAL OSR READY | | | 15 | | |
| | | PLR PLUMBING - ROUGH | | | 17 | | |
| | | PLU PLUMBING - UNDERSLAB | | | 23 | | |
| | | PPS PRE-POUR, SLAB ON GRADE | | | 22 | | |
| | | REI REINSPECTION | | | 7 | | |
| | | REL ROUGH ELECTRICAL | | | 19 | | |
| | | RFR ROUGH FRAMING | | | 23 | | |

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UNITED CITY OF YORKVILLE
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INSPECTIONS SCHEDULED FROM 08/01/2017 TO 08/31/2017

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|--------------------|------|-----------------------------------|--------|---------|-----|----------------|---------------|
| | | RMC ROUGH MECHANICAL | | | 17 | | |
| | | ROF ROOF UNDERLAYMENT ICE & WATER | | | 7 | | |
| | | STP STOOP | | | 5 | | |
| | | TRN TRENCH - (GAS, ELECTRIC, ETC) | | | 1 | | |
| | | UGE UNDERGROUND ELECTRIC | | | 3 | | |
| | | WAT WATER | | | 3 | | |
| | | WKS PUBLIC & SERVICE WALKS | | | 6 | | |
| INSPECTOR SUMMARY: | | | | | 8 | | |
| | | BC BOB CREADEUR | | | 152 | | |
| | | BH BRIAN HOLDIMAN | | | 1 | | |
| | | PR PETER RATOS | | | 216 | | |
| | | TK TOM KONEN | | | 15 | | |
| STATUS SUMMARY: | A | BC | | | 1 | | |
| | C | | | | 2 | | |
| | C | BC | | | 29 | | |
| | C | PR | | | 21 | | |
| | C | TK | | | 10 | | |
| | I | | | | 6 | | |
| | I | BC | | | 122 | | |
| | I | BH | | | 1 | | |
| | I | PR | | | 185 | | |
| | I | TK | | | 2 | | |
| | T | PR | | | 10 | | |
| | T | TK | | | 3 | | |
| REPORT SUMMARY: | | | | | 392 | | |



| 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 2017-62

Agenda Item Summary Memo

Title: Property Maintenance Report for August 2017

Meeting and Date: Economic Development Committee – October 3, 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?

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>



Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: September 12, 2017
Subject: August Property Maintenance

Property Maintenance Report August 2017

Adjudication:

3 Property Maintenance Cases were heard in August

8/21/2017

| | | | |
|--------|------------------|-------|-----------|
| N 3525 | 1268 S Bridge St | Weeds | Dismissed |
| N 3551 | 3284 Pinewood Dr | Weeds | Dismissed |

8/2//2017

| | | | |
|--------|------------------------|-------|-----------|
| N 3552 | Lot 2 Fountain Village | Weeds | Dismissed |
|--------|------------------------|-------|-----------|

Case Report

08/01/2017 - 08/31/2017

| Case # | Case Date | ADDRESS OF COMPLAINT | TYPE OF VIOLATION | STATUS | VIOLATION LETTER SENT | FOLLOW UP STATUS | CITATION ISSUED | DATE OF HEARING | POSTED | FINDINGS | PUBLIC WORKS TO MOW |
|----------|-----------|-----------------------------|--------------------|--------------|-----------------------|------------------|-----------------|-----------------|-----------|----------|---------------------|
| 20170380 | 8/25/2017 | 901 FREEMONT ST | TALL WEEDS & JUNK | CLOSED | | COMPLIANT | | | 8/30/2017 | | |
| 20170379 | 8/24/2017 | 309 W Fox | Weeds and Grass | CLOSED | | | | | | | |
| 20170378 | 8/23/2017 | 494 E Barberry Cir | Weeds and Grass | CLOSED | | | | | | | |
| 20170377 | 8/23/2017 | 506 E Barberry Cir | Weeds and Grass | CLOSED | | | | | | | |
| 20170376 | 8/23/2017 | 599 W Barberry Cir | Weeds and Grass | CLOSED | | | | | | | |
| 20170375 | 8/23/2017 | 510 Walsh Ct | Weeds and Grass | CLOSED | | COMPLIANT | | | | | |
| 20170374 | 8/23/2017 | 1962 Walsh Dr | Weeds and Grass | CLOSED | | | | | | | |
| 20170373 | 8/23/2017 | 320 Blackberry Ln | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/21/2017 | | |
| 20170372 | 8/23/2017 | Lot 95 Priarie rose Ln | Weeds and Grass | CLOSED | | | | | 8/21/2017 | | |
| 20170371 | 8/23/2017 | 225 Windett Ridge Rd | Vehicles | CLOSED | 8/23/2017 | COMPLIANT | | | | | |
| 20170370 | 8/23/2017 | Lot 48 Prairie Meadows | Weeds and Grass | CLOSED | | | | | 8/18/2017 | | |
| 20170369 | 8/23/2017 | Lot 44 - 47 Prairie meadows | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/18/2017 | | |
| 20170368 | 8/18/2017 | 4006 Brady St | Vehicle | CLOSED | | COMPLIANT | | | | | |
| 20170367 | 8/17/2017 | 2204 Meadowview Ln | Off Street Parking | CLOSED | 8/21/2017 | COMPLIANT | | | | | |
| 20170366 | 8/17/2017 | 2179 Northland Ln | Junk and debris | IN VIOLATION | 9/7/2017 | | | | | | |
| 20170365 | 8/17/2017 | Lot 61 Hayden Dr | Weeds and Grass | CLOSED | | | | | 8/16/2017 | | |
| 20170364 | 8/17/2017 | Lot 51 Hayden Dr | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/16/2017 | | |
| 20170363 | 8/17/2017 | Lot 137 Switchgrass Ln | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/16/2017 | | |

| | | | | | | | | | | | |
|----------|-----------|------------------------------|--|---------------------|-----------|-----------|-----------|-----------|-----------|--|--|
| 20170362 | 8/17/2017 | Lot 130 Switch grass Ln | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/16/2017 | | |
| 20170361 | 8/17/2017 | Lot 144 to 145 Hayden Dr | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/16/2017 | | |
| 20170360 | 8/17/2017 | Lot 69 Hayden Dr | Weeds and Grass | CLOSED | | | | | | | |
| 20170359 | 8/17/2017 | 972 Hayden Dr | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/15/2017 | | |
| 20170358 | 8/17/2017 | Lot 117 - 120 Bluestem Dr | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/15/2017 | | |
| 20170357 | 8/17/2017 | Lot 112 Bluestem Dr | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/15/2017 | | |
| 20170356 | 8/17/2017 | Lot 67 Hayden Dr | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/15/2017 | | |
| 20170355 | 8/16/2017 | 175 E Veterans Pkwy | Sign with out a permit | CLOSED | | | | | | | |
| 20170354 | 8/16/2017 | 221B Hillcrest Ave | Vehicles | CLOSED | 8/17/2017 | COMPLIANT | | | | | |
| 20170353 | 8/16/2017 | 702 Greenfield Turn | WEEDS GRASS | CLOSED | | | | | | | |
| 20170352 | 8/15/2017 | 1989 Meadowlark Ct | Work with out permit | CLOSED | 8/15/2017 | COMPLIANT | | | | | |
| 20170351 | 8/11/2017 | 874 FLINT CREEK | WEEDS GRASS | CLOSED | | | | | 8/11/2017 | | |
| 20170350 | 8/11/2017 | 0208100006 | NOXIOUS ODOR COMING FROM GREEN ORGANICS | IN VIOLATIO N | 8/11/2017 | | 8/29/2017 | 10/2/2017 | | | |
| 20170349 | 8/10/2017 | 902 Canyon Trl | Vehicles | CLOSED | 8/14/2017 | COMPLIANT | | | | | |
| 20170348 | 8/10/2017 | 2929 Grande Trl | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/10/2017 | | |
| 20170347 | 8/10/2017 | 2811 Cryderway | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/10/2017 | | |
| 20170346 | 8/10/2017 | 2823 Cryderway | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/10/2017 | | |
| 20170345 | 8/10/2017 | 2823 Cryderway | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/10/2017 | | |
| 20170344 | 8/10/2017 | Lots 442 - 445 Cryder Way | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/10/2017 | | |
| 20170343 | 8/10/2017 | 473 - 477 Cryderway | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/10/2017 | | |
| 20170342 | 8/10/2017 | Lots 467 - 470 Cryder Way | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/10/2017 | | |

| | | | | | | | | | | | |
|----------|-----------|--------------------------------|--|---------------------|-----------|--------------|-----------|-----------|----------|--|--|
| 20170341 | 8/10/2017 | Lot 361 - 365 Parkside Ln | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/9/2017 | | |
| 20170340 | 8/10/2017 | 1436 Woodsage Ave | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/7/2017 | | |
| 20170339 | 8/10/2017 | 1373 E Spring St | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/7/2017 | | |
| 20170338 | 8/9/2017 | 102 Claremont Ct | Vehicles | CLOSED | 8/10/2017 | COMPLIANT | | | | | |
| 20170337 | 8/9/2017 | 122 Claremont Ct | Vehicles | IN VIOLATIO N | 8/10/2017 | IN VIOLATION | 8/22/2017 | 9/25/2017 | | | |
| 20170336 | 8/9/2017 | 2952 ELLSWORTH DR | Nuisance inn front yard and driveway | CLOSED | | | | | | | |
| 20170335 | 8/9/2017 | Lot 366-371 Fairfield Ave | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/9/2017 | | |
| 20170334 | 8/4/2017 | 202 E COUNTRYSIDE PKWY | SIGN WITHOUT PERMIT | IN VIOLATIO N | | | 8/4/2017 | 9/6/2017 | | | |
| 20170333 | 8/3/2017 | 2143 Hartfield Ave | Weeds and Grass | CLOSED | | | | | | | |
| 20170332 | 8/3/2017 | 2463 Fairfax way | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/3/2017 | | |
| 20170331 | 8/3/2017 | Lot 31 - 33 Pinewood Dr | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/2/2017 | | |
| 20170330 | 8/3/2017 | Lot 47 - 48 Longview dr | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/2/2017 | | |
| 20170329 | 8/3/2017 | Lot 59 Fontana Dr | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/2/2017 | | |
| 20170328 | 8/3/2017 | Lots 54-55 Fontana Dr | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/2/2017 | | |
| 20170327 | 8/3/2017 | Lots 127 - 136 Boombah Blvd | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/2/2017 | | |
| 20170326 | 8/3/2017 | Lot 35 Pinewood Dr | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/1/2017 | | |
| 20170325 | 8/3/2017 | Lots 37 - 39 Pinewood Dr | Weeds and Grass | CLOSED | | COMPLIANT | | | 8/1/2017 | | |
| 20170324 | 8/3/2017 | 1308 GAME FARM RD | BANNER | CLOSED | 8/3/2017 | COMPLIANT | | | | | |
| 20170323 | 8/1/2017 | 227 Heustis St | Off site advertising | CLOSED | | COMPLIANT | | | | | |
| 20170322 | 8/1/2017 | 131 E Hydraulic St | Off site advertising | CLOSED | | COMPLIANT | | | | | |

| | | | | | | | | | | | |
|----------|----------|----------------------------|-----------------|--------------|--|--------------|-----------|-----------|-----------|--|--|
| 20170321 | 8/1/2017 | 2896 Mclellan Rd Blvd | Weeds and Grass | IN VIOLATION | | IN VIOLATION | 8/10/2017 | 9/11/2017 | 7/31/2017 | | |
| 20170320 | 8/1/2017 | 2262 Cryder Way | Weeds and Grass | IN VIOLATION | | | 8/10/2017 | 9/11/2017 | 7/31/2017 | | |
| 20170319 | 8/1/2017 | 2261 Cryder Way | Weeds and Grass | IN VIOLATION | | | 8/10/2017 | 9/11/2017 | 7/31/2017 | | |
| 20170318 | 8/1/2017 | 2976 Old Glory Dr | Weeds and Grass | IN VIOLATION | | IN VIOLATION | 8/10/2017 | 9/11/2017 | 7/31/2017 | | |
| 20170317 | 8/1/2017 | Lot 263 - 266 Old Glory Dr | Weeds and Grass | CLOSED | | | | | 7/31/2017 | | |
| 20170316 | 8/1/2017 | 2920 Old Glory Dr | Weeds and Grass | IN VIOLATION | | IN VIOLATION | 8/10/2017 | 9/11/2017 | 7/31/2017 | | |
| 20170315 | 8/1/2017 | 320 E Blackberry St | Weeds and Grass | CLOSED | | COMPLIANT | | | 7/28/2017 | | |
| 20170314 | 8/1/2017 | 632 Windett Ridge Rd | Weeds and Grass | CLOSED | | COMPLIANT | | | 7/28/2017 | | |
| | | | | | | | | | | | |

Total Records: 67

9/12/2017



| 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 2017-63

Agenda Item Summary Memo

Title: Economic Development Report for September 2017

Meeting and Date: Economic Development Committee – October 3, 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:

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>



651 Prairie Pointe Drive, Suite 102 • Yorkville, Illinois 60560
Phone 630-553-0843 • FAX 630-553-0889

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

September 2017 Activity

Downtown Redevelopment:

- Continue working with Mark Southern of Fisherman’s Inn and Encap, Inc., who is new to Yorkville and interested in building a unique restaurant on the north bank of the Fox River and Route 47. This experienced restaurant operator desires to have the building become a very special “place” and would like to incorporate the natural beauty of the Fox River into their plan. They have the property under contract, and will begin the rezoning process tonight. This entrepreneur also has a vast knowledge of nature and the environment. This project will be a wonderful complement to the City’s river front park area, and Town Square Park area.
- Working with business locking at leasing space one of the existing buildings.

Development south of Fox River:

- Working with owner of out lot and building that is half completed at Stagecoach Crossing to spur continued development on the site. At this time we are working on financing and application for Enterprise Zone status.

Development north of the Fox River:

- Kendall Crossing...Sonny Shah has applied for permits for the Holiday Inn Express site. Construction fencing is up, and development will begin immediately. Sonny Shah has also met with an architect for the banquet facility. Plans will be finalized shortly. It is a possibility that the banquet facility will be completed and own prior to the hotel opening.
- There are two Yorkville businesses that are discussing expansion on their current sites. These are both business that have been successful, and active business members of Yorkville.
- 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 has also entered into a contract for the purchase of the 28 single family lots with a local builder. These lots will close by the end of the third quarter of the year. 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. I am also working with that developer as he has relationships with retailers looking at the site.
- Working with developer interested in a significant parcel along Route 34 for development. This project would allow for free standing outlot development, and a multi-tenant building to be built.

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:

- Attending the Waubensee Foundation Board of Directors meeting at the Sugar Grove Campus.
- Attended the Rush Copley Heart Fund Steering Committee at the main Aurora campus.
- Lynn Is traveling out of the country from September 27th to October 10th.

Respectfully submitted,

Lynn Dubajic

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



| 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 #5

Tracking Number

EDC 2017-64

Agenda Item Summary Memo

Title: Meeting Schedule for 2018

Meeting and Date: Economic Development Committee – October 3, 2017

Synopsis: Proposed meeting dates for 2018.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Lisa Pickering Administration
Name Department

Agenda Item Notes:



Memorandum

To: Economic Development Committee
From: Lisa Pickering, Deputy Clerk
CC: Bart Olson, City Administrator
Date: September 18, 2017
Subject: Economic Development Committee Meeting Schedule for 2018

Summary

Proposed 2018 meeting schedule for the Economic Development Committee.

Meeting Schedule for 2018

For 2018, if the Economic Development Committee would like to continue meeting the first Tuesday of the month at 6:00 p.m., the tentative meeting dates would be as follows:

- January 2, 2018
- February 6, 2018
- March 6, 2018
- April 3, 2018
- May 1, 2018
- June 5, 2018
- July 3, 2018
- August 7, 2018
- September 4, 2018
- October 2, 2018
- November 6, 2018
- December 4, 2018

Recommendation

Staff recommends review of the proposed meeting dates and time so that a meeting schedule can be finalized for 2018.

2018

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

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

| March | | | | | | |
|-------|----|----|----|----|----|----|
| Su | M | Tu | W | Th | F | Sa |
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| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 |

| April | | | | | | |
|-------|----|----|----|----|----|----|
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| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | | | | | |

| May | | | | | | |
|-----|----|----|----|----|----|----|
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| | | 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | 31 | | |

| June | | | | | | |
|------|----|----|----|----|----|----|
| Su | M | Tu | W | Th | F | Sa |
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| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |

| July | | | | | | |
|------|----|----|----|----|----|----|
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| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | | | | |

| August | | | | | | |
|--------|----|----|----|----|----|----|
| Su | M | Tu | W | Th | F | Sa |
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| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 31 | |

| September | | | | | | |
|-----------|----|----|----|----|----|----|
| Su | M | Tu | W | Th | F | Sa |
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| 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | | | | | | |

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

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

| December | | | | | | |
|----------|----|----|----|----|----|----|
| Su | M | Tu | W | Th | F | Sa |
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| 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | 31 | | | | | |



| 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 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 2017-65

Agenda Item Summary Memo

Title: Proposed 7th Extension of the B.U.I.L.D. Program

Meeting and Date: Economic Development Committee – October 3, 2017

Synopsis: Proposed extension of the B.U.I.L.D. program for a maximum of 100 permits or
Until December 31, 2018, whichever comes first.

Council Action Previously Taken:

Date of Action: 09/13/2016 Action Taken: B.U.I.L.D. Program Extension

Item Number: _____

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 memo.



Memorandum

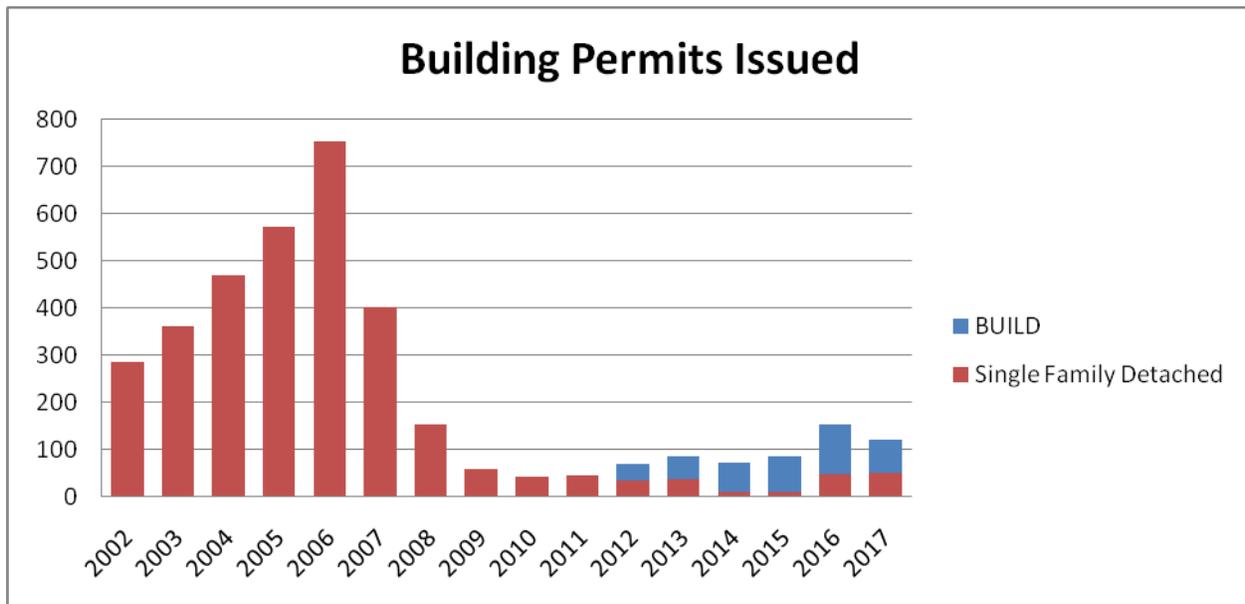
To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Krysti J. Barksdale-Noble, Community Development Director
Bart Olson, City Administrator
Date: September 18, 2017
Subject: **B.U.I.L.D. Incentive Program 7th Extension Request**

Summary:

Staff is seeking to extend the B.U.I.L.D. Program for a maximum of one-hundred (100) permits or until December 31, 2018, whichever comes first.

Background & Request:

As the Economic Development Committee knows, the last extension of the B.U.I.L.D. program was approved September 13, 2016 via Ordinance 2016-52 which allowed the incentive to run until December 31, 2017. To date, the City has processed **401 B.U.I.L.D.** permit applications since the programs launch in 2012 compared to only **178 traditional single-family** residential building permits during the same time. Due to the widely successful impact the B.U.I.L.D. program has had in the recovery of new home construction in Yorkville and the positive feedback from builders and homebuyers alike, staff is seeking the Economic Development Committee's *interest in extending the B.U.I.L.D. program for a maximum of one-hundred (100) permits or until December 21, 2018, whichever comes first.* This would allow for an orderly wind-down of the program, as permits for B.U.I.L.D. have lessened over the last year (see chart below):



Below is a brief refresher of how the program actually works, its documented success, and the merits for continuing the incentive beyond its current expiration.

Program Overview:

How it Works

The B.U.I.L.D. program offers two (2) key benefits, which are:

- To assist the developer/builder under the B.U.I.L.D. program, payment of building permit and impact fees are delayed until the issuance of the certificate of occupancy on the condition that the certificate is issued within one (1) year from building permit approval.
- To assist the homebuyer, the City rebates a portion of the building permit fee, up to \$5,000.00 with a matching contribution up to \$5,000.00 from the builder/developer, and presents the homebuyer with a check for up to \$10,000.00 after closing and upon issuance of the final certificate of occupancy. Developments with Building Permit Fees less than \$5,000.00 are only eligible for a City refund up to the amount paid for the permit (ex. Windett Ridge's average building permit is \$2,500, therefore the City's refund would be \$2,500 with the developer's match of \$2,500 for a total rebate to the homebuyer of \$5,000.00).

These incentives are in addition to the municipal building impact fee being reduced from \$5,509.00 per residential unit to \$1,759.00 per residential unit.

To qualify for the B.U.I.L.D. program, the property must be a new construction single-family detached structure. The developer/builder must provide proof of sale or contract for sale of the lot prior to issuance of building permit, and changes in buyer or cancellation of sales contract must be reported to City immediately. Finally, the builder/developer must sign a "Developer Contribution Agreement" consenting to match, dollar for dollar, up to \$5,000.00 the required contribution to be paid to the homebuyer at issuance of the certificate of occupancy. The builder's matching contribution is collected at the same time the building permit fees are due.

Merits of Program:

Comparison to Area Communities

In addition to analyzing permit trends within the City since implementing the B.U.I.L.D. program, staff has also prepared a comparison of building permits pre- and post-recession of neighboring communities to graphically understand the impact the B.U.I.L.D. initiative has had in making Yorkville a competitive community for new housing starts.

| | PRE-RECESSION | | | RECESSION | | | B.U.I.L.D. INITIATIVE | | | | | |
|------------------|---------------|------------|------------|-----------|-----------|-----------|-----------------------|-----------|-----------|-----------|------------|-------------------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 ¹ |
| Plainfield | 998 | 404 | 172 | 66 | 58 | 93 | 111 | 135 | 162 | 65 | 116 | 95 |
| Yorkville | 753 | 401 | 153 | 56 | 42 | 43 | 69 | 83 | 72 | 73 | 152 | 118 |
| Montgomery | 399 | 244 | 91 | 55 | 67 | 46 | 51 | 25 | 31 | 36 | 4 | 0 |
| Oswego | 372 | 224 | 96 | 79 | 83 | 88 | 112 | 131 | 127 | 66 | 52 | 14 |
| Plano | 165 | 172 | 40 | 3 | 0 | 3 | 0 | 0 | 3 | 0 | 3 | 2 |
| Sugar Grove | 106 | 48 | 14 | 1 | 5 | 1 | 4 | 28 | 37 | 17 | 9 | 6 |
| Kendall Co. | 73 | 42 | 18 | 12 | 6 | 14 | 16 | 13 | 25 | 18 | 19 | 27 |

¹ As of August 30, 2017

As illustrated in the table above, during the years preceding the economic downturn or recession (2006-2008), Yorkville was positioned as the 2nd fastest growing community within the area regarding new home starts following only behind the Village of Plainfield.

Yet during the years of the recession, 2009-2011, the steady decline in permit issuance landed Yorkville behind Oswego, Plainfield and Montgomery in new residential construction. During this time several developments within the Yorkville were in various stages of foreclosure and the beginning of the fee/ordinance locks of approved annexation agreements were beginning to expire. The latter part of this time period also saw some communities, such as Plainfield and Sugar Grove; begin to explore lowering or rebating building permit fees to incentivize development in stalled subdivisions. Specifically, Plainfield implemented a resolution in March 2010 which eliminated certain impact fees (annexation, municipal, traffic, and beautification fees) which reduced a typical new home building permit in Plainfield from \$22,500 to \$15,500, a reduction of \$7,000.

However, upon the adoption of the B.U.I.L.D. program in 2012, and with the pace of new construction picking up, Yorkville has begun to regain its position in the market surpassing Plainfield, Montgomery and Oswego for calendar year 2016 and as of August 2017. It should also be noted that the success of the B.U.I.L.D. program has even caught the attention of Montgomery, Oswego and Plainfield, all of which have contacted staff within the last few years seeking additional information on the incentive.

Program Feedback

Finally, as part of the B.U.I.L.D. check issuance process, we ask the homebuyers to complete a brief survey providing feedback on their experience with the program. To date, we have received **334 completed surveys** from those buyers and have tabulated their responses in the attached summary.

Overall, the program has been successful in its main objective, which was to stimulate development in the City and influence those who would otherwise not build new or not build in Yorkville to do so. As demonstrated in the survey results, **80% of the respondents said that the B.U.I.L.D. was extremely or very influential in their decision to purchase a new home in Yorkville and 66% strongly or somewhat agreed that they would not have moved to Yorkville this year if not for the B.U.I.L.D. program. In addition, 80% of the respondents had looked at other communities to either buy or build a new home, but ultimately decided to build new in Yorkville.**

Staff Recommendation:

Staff recommends that the Buyers of Undeveloped Infill Lot Discount (B.U.I.L.D.) program be extended for a maximum of one-hundred (100) permits or until December 31, 2018, whichever comes first. It is our intention to gradually wind down the program in a manner that will allow the builders that currently utilize the program to close out their inventory and price/market new housing products accordingly. We will be available at the meeting to answer any questions from the Committee regarding this agenda item.

Ordinance No. 2017- _____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, EXTENDING THE NEW RESIDENTIAL CONSTRUCTION INCENTIVE PROGRAM (B.U.I.L.D. 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 adopted Ordinances establishing and amending a residential construction incentive and stimulus program known as the Buyers of Undeveloped Infill Lot Discount Program (the “B.U.I.L.D. Program”); and,

WHEREAS, the B.U.I.L.D Program has been successful in the City receiving numerous applications to participate in the B.U.I.L.D. Program; and,

WHEREAS, The Mayor and City Council have reviewed the success of the B.U.I.L.D. Program and have determined that it is in the best interest of the City and its future growth to extend the program for a maximum of one-hundred (100) building permits or until December 31, 2018, whichever comes first.

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

Section 1: That the B.U.I.L.D. Program be and is hereby extended for a maximum of one-hundred (100) building permits or until December 31, 2018, whichever comes first.

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 3: 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 _____, 2017.

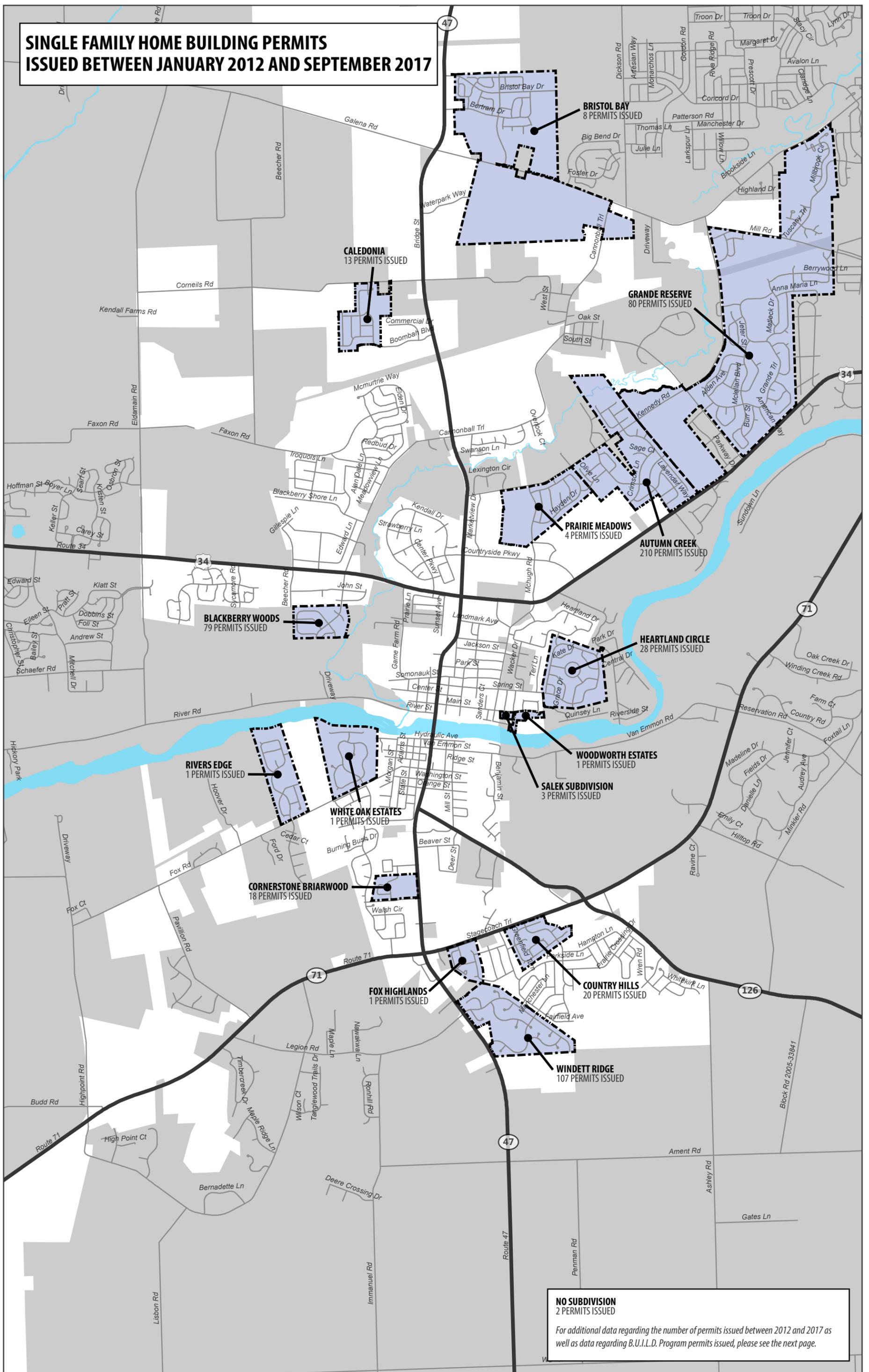
CITY CLERK

| | | | |
|--------------------|-------|-------------------|-------|
| 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

**SINGLE FAMILY HOME BUILDING PERMITS
ISSUED BETWEEN JANUARY 2012 AND SEPTEMBER 2017**



NO SUBDIVISION
2 PERMITS ISSUED

For additional data regarding the number of permits issued between 2012 and 2017 as well as data regarding B.U.I.L.D. Program permits issued, please see the next page.

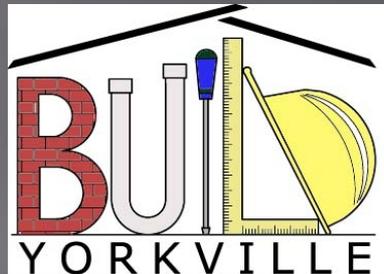
2012-2017 SINGLE FAMILY DETACHED HOMES | STANDARD AND B.U.I.L.D. PERMITS ISSUED

| | | | | | | | |
|------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| Autumn Creek | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | TOTAL |
| BUILD Permit | 22 | 36 | 31 | 26 | 40 | 2 | 157 |
| Standard Permit | 27 | 26 | 0 | 0 | 0 | 0 | 53 |
| TOTAL | 49 | 62 | 31 | 26 | 40 | 2 | 210 |
| Blackberry Woods | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | TOTAL |
| BUILD Permit | 1 | 6 | 11 | 18 | 17 | 25 | 78 |
| Standard Permit | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| TOTAL | 1 | 7 | 11 | 18 | 17 | 25 | 79 |
| Bristol Bay | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | TOTAL |
| BUILD Permit | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| Standard Permit | 5 | 0 | 0 | 0 | 0 | 0 | 5 |
| TOTAL | 8 | 0 | 0 | 0 | 0 | 0 | 8 |
| Caledonia | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | TOTAL |
| BUILD Permit | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Standard Permit | 0 | 0 | 0 | 1 | 0 | 12 | 13 |
| TOTAL | 0 | 0 | 0 | 1 | 0 | 12 | 13 |
| Cornerstone Briarwood | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | TOTAL |
| BUILD Permit | 0 | 5 | 6 | 1 | 1 | 3 | 16 |
| Standard Permit | 0 | 0 | 1 | 0 | 1 | 0 | 2 |
| TOTAL | 0 | 5 | 7 | 1 | 2 | 3 | 18 |
| Country Hills | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | TOTAL |
| BUILD Permit | 2 | 0 | 0 | 9 | 4 | 6 | 21 |
| Standard Permit | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 2 | 0 | 0 | 9 | 4 | 6 | 21 |
| Fox Highlands | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | TOTAL |
| BUILD Permit | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Standard Permit | 0 | 0 | 0 | 1 | 0 | 0 | 1 |
| TOTAL | 0 | 0 | 0 | 1 | 0 | 0 | 1 |
| Grande Reserve | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | TOTAL |
| BUILD Permit | 0 | 0 | 0 | 0 | 0 | 12 | 12 |
| Standard Permit | 0 | 0 | 0 | 0 | 36 | 32 | 68 |
| TOTAL | 0 | 0 | 0 | 0 | 36 | 44 | 80 |
| Heartland Circle | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | TOTAL |
| BUILD Permit | 9 | 3 | 4 | 4 | 3 | 3 | 26 |
| Standard Permit | 0 | 1 | 0 | 0 | 1 | 0 | 2 |
| TOTAL | 9 | 4 | 4 | 4 | 4 | 3 | 28 |
| Prairie Meadows | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | TOTAL |
| BUILD Permit | 0 | 0 | 1 | 0 | 1 | 1 | 3 |
| Standard Permit | 0 | 0 | 0 | 1 | 0 | 0 | 1 |
| TOTAL | 0 | 0 | 1 | 1 | 1 | 1 | 4 |
| Rivers Edge | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | TOTAL |
| BUILD Permit | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| Standard Permit | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| Salek | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | TOTAL |
| BUILD Permit | 0 | 0 | 0 | 0 | 2 | 1 | 3 |
| Standard Permit | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 2 | 1 | 3 |
| Woodworth | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | TOTAL |
| BUILD Permit | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Standard Permit | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| White Oak Estates | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | TOTAL |
| BUILD Permit | 0 | 0 | 1 | 0 | 0 | 0 | 1 |
| Standard Permit | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 1 | 0 | 0 | 0 | 1 |
| Windett Ridge | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | TOTAL |
| BUILD Permit | 0 | 0 | 7 | 17 | 37 | 17 | 78 |
| Standard Permit | 0 | 4 | 8 | 6 | 7 | 4 | 29 |
| TOTAL | 0 | 4 | 15 | 23 | 44 | 21 | 107 |
| No Subdivision | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | TOTAL |
| BUILD Permit | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| Standard Permit | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| TOTAL | 0 | 2 | 0 | 0 | 0 | 0 | 2 |
| Total by Year | | | | | | | |
| BUILD Permit | 37 | 51 | 61 | 75 | 106 | 70 | 400 |
| Standard Permit | 32 | 33 | 9 | 9 | 45 | 49 | 177 |
| TOTAL | 69 | 84 | 70 | 84 | 151 | 119 | 577 |

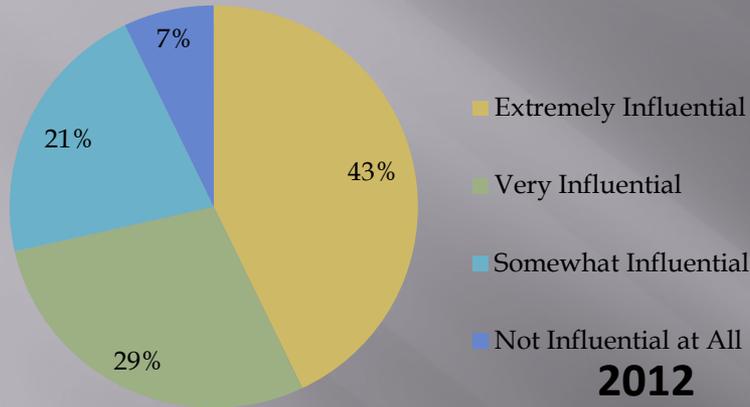
B.U.I.L.D. Year-to-Year Summary Survey Analysis

September 21, 2017

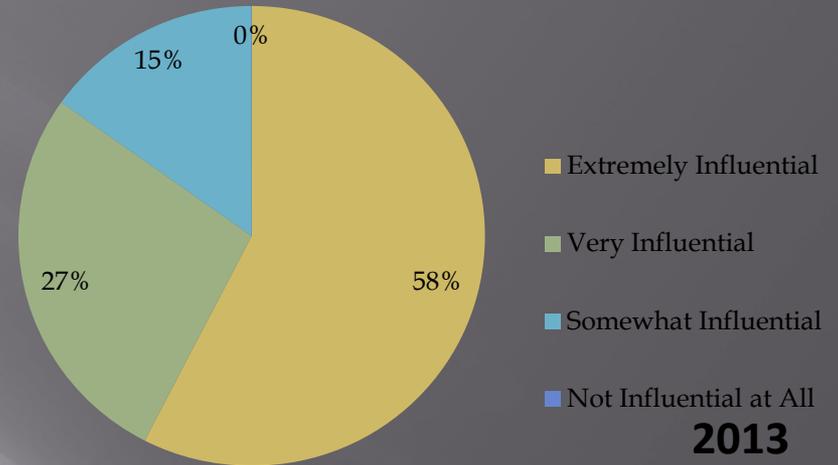
Prepared by: United City of Yorkville - Community Development
Department



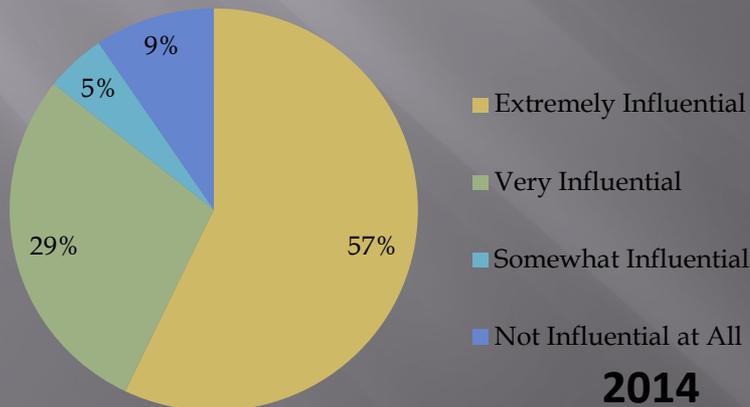
How influential was the incentive in your decision to purchase a new home in Yorkville?



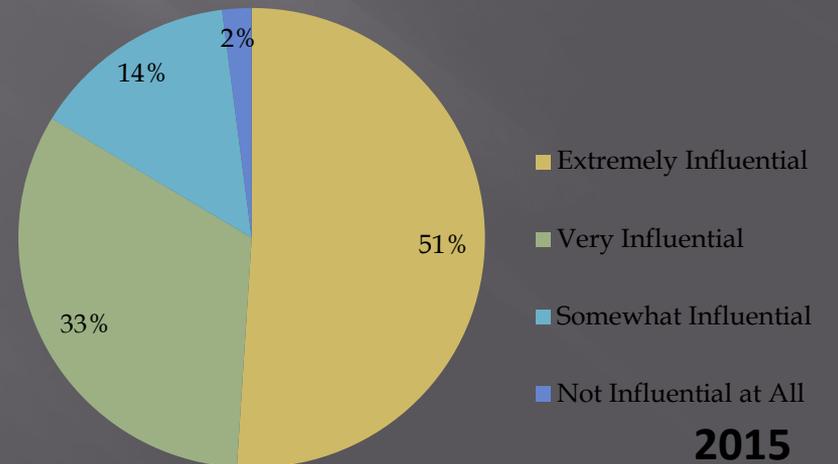
How influential was the incentive in your decision to purchase a new home in Yorkville?



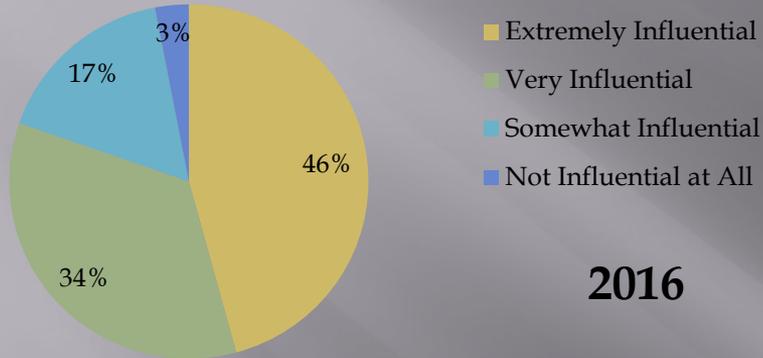
How influential was the incentive in your decision to purchase a new home in Yorkville?



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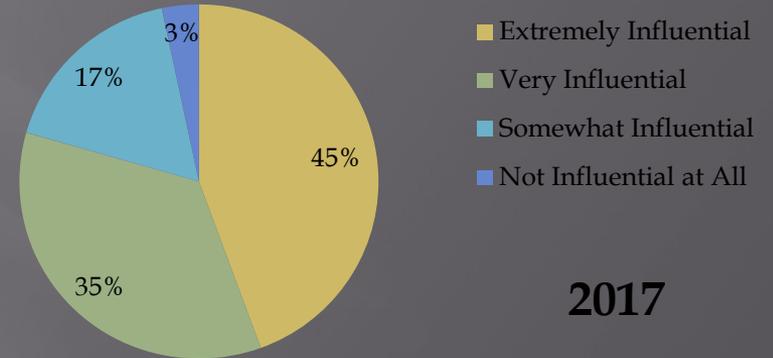


How influential was the incentive in your decision to purchase a new home in Yorkville?



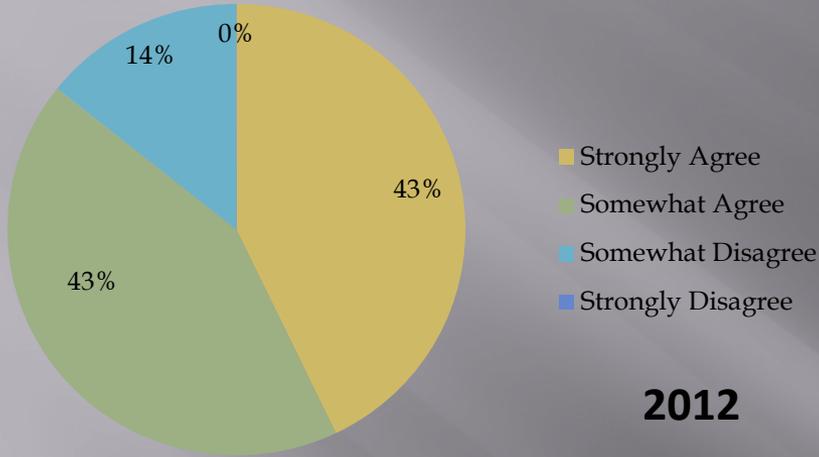
2016

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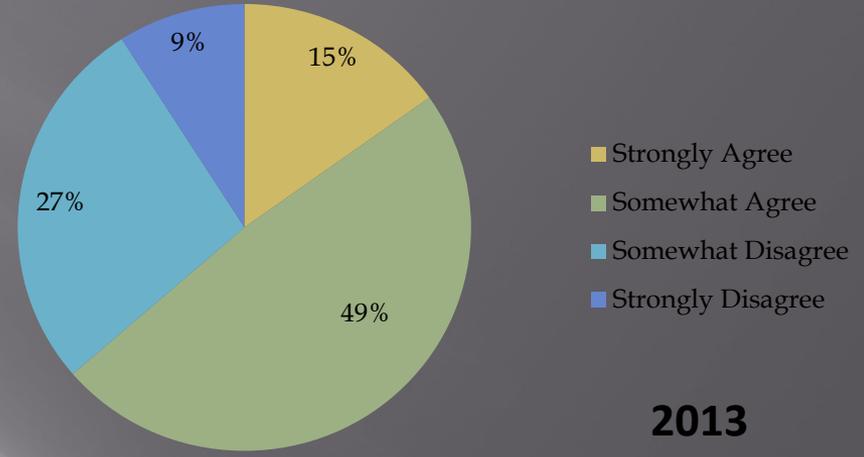
2017

Do you agree you would have not moved to Yorkville this year if not for the program?



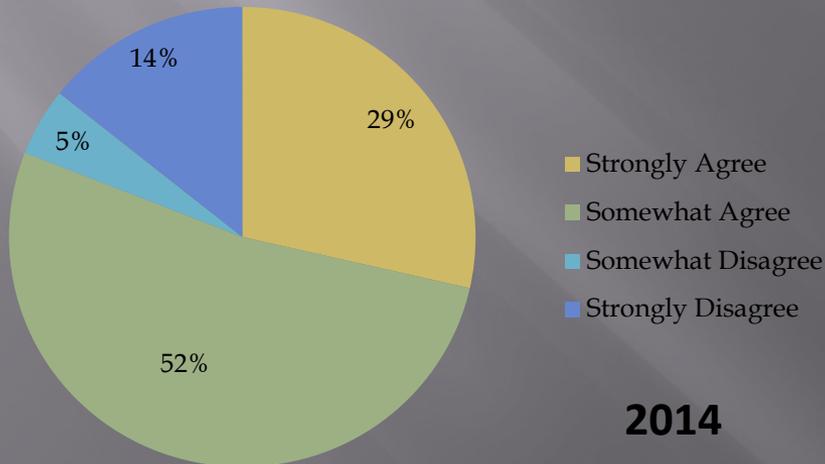
2012

Do you agree you would have not moved to Yorkville this year if not for the program?



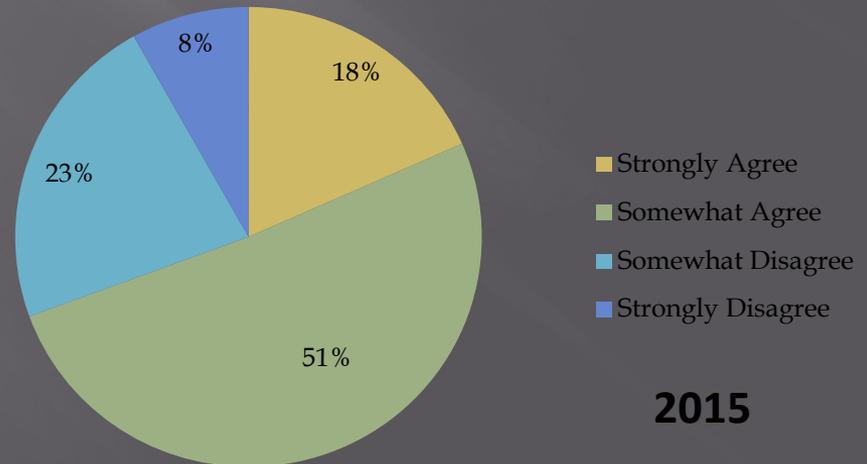
2013

Do you agree you would have not moved to Yorkville this year if not for the program?



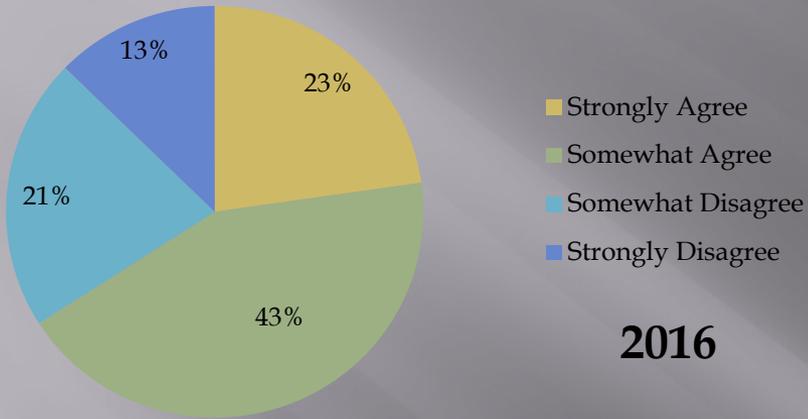
2014

Do you agree you would have not moved to Yorkville this year if not for the program?



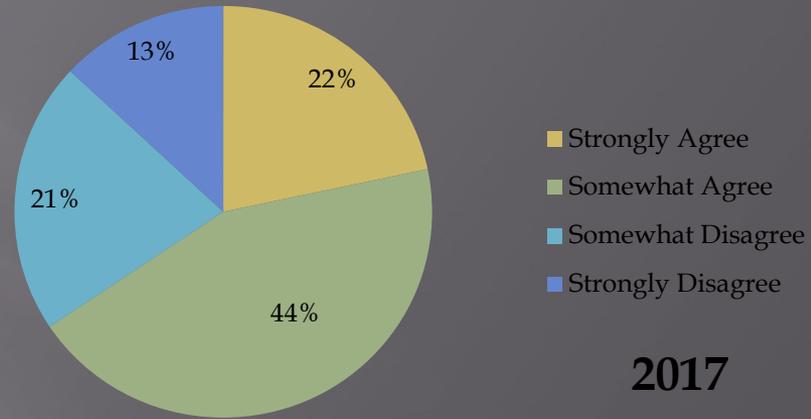
2015

Do you agree you would have not moved to Yorkville this year if not for the program?



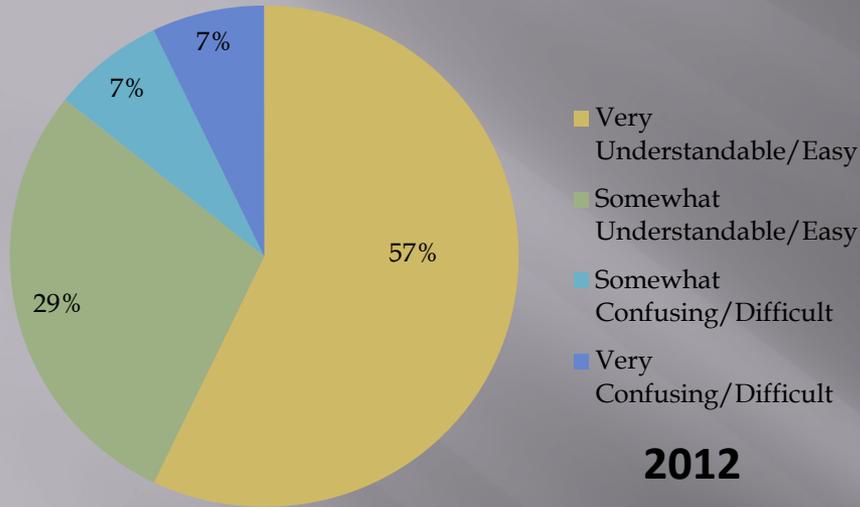
2016

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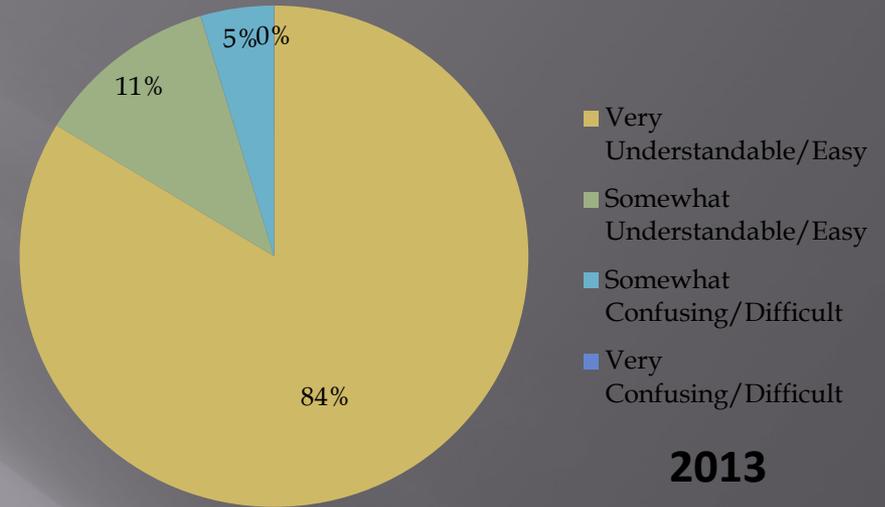
2017

How easy or complicated was the program process?



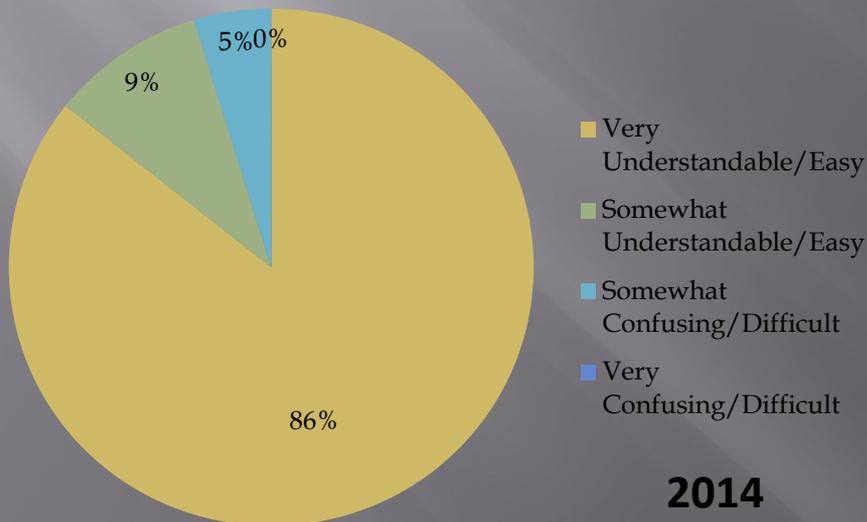
2012

How easy or complicated was the program process?



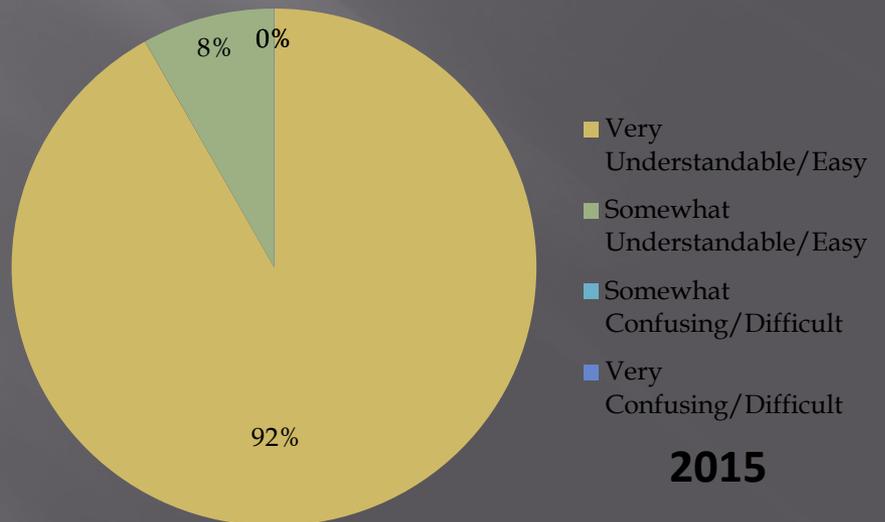
2013

How easy or complicated was the program process?



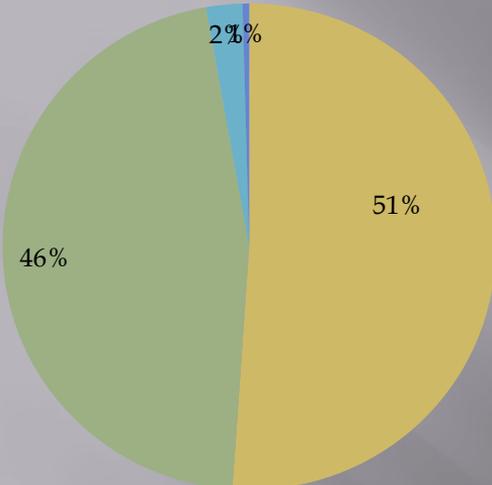
2014

How easy or complicated was the program process?



2015

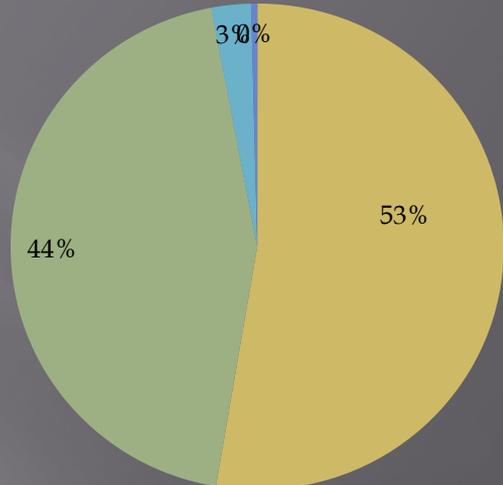
How easy or complicated was the program process?



- Very Understandable/Easy
- Somewhat Understandable/Easy
- Somewhat Confusing/Difficult
- Very Confusing/Difficult

2016

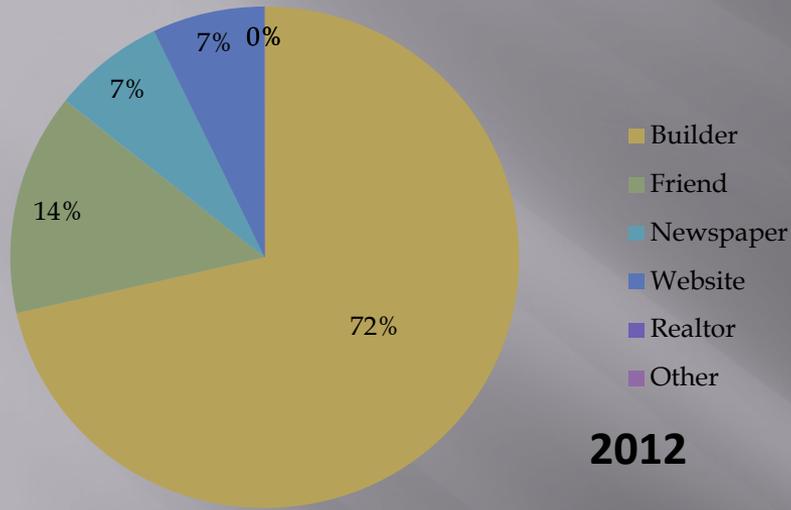
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- Very Understandable/Easy
- Somewhat Understandable/Easy
- Somewhat Confusing/Difficult
- Very Confusing/Difficult

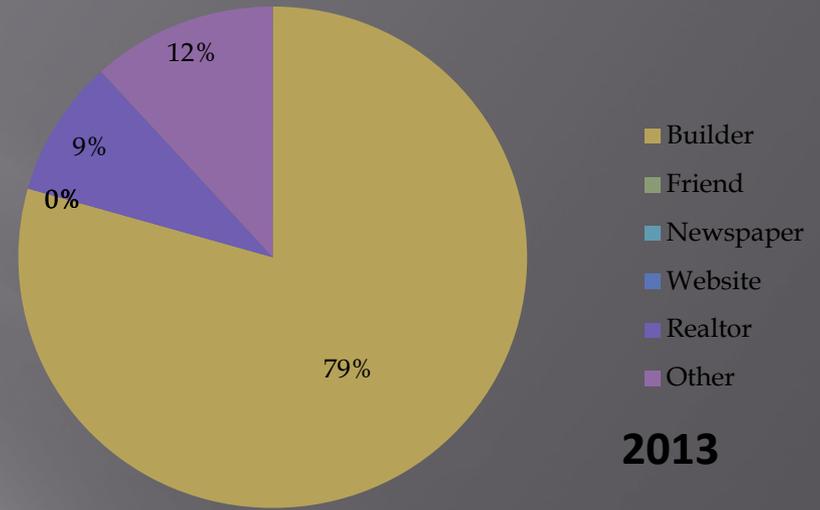
2017

How did you hear about the B.U.I.L.D. program incentive?



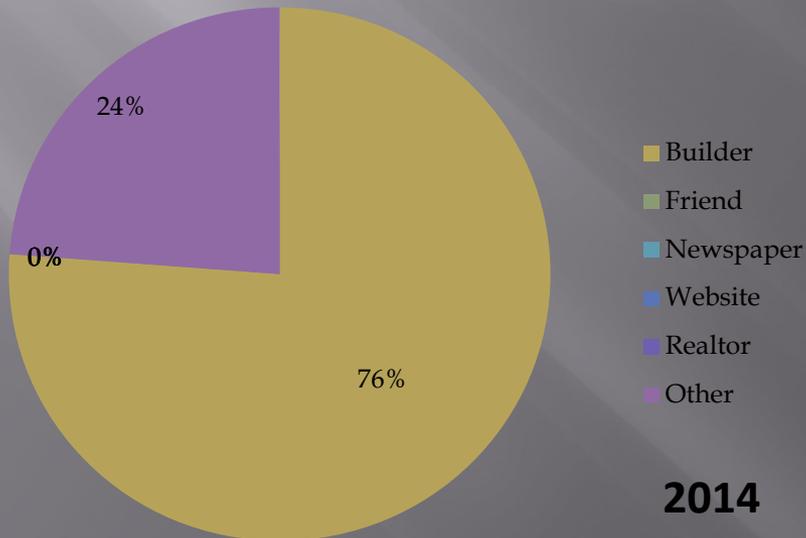
2012

How did you hear about the B.U.I.L.D. program incentive?



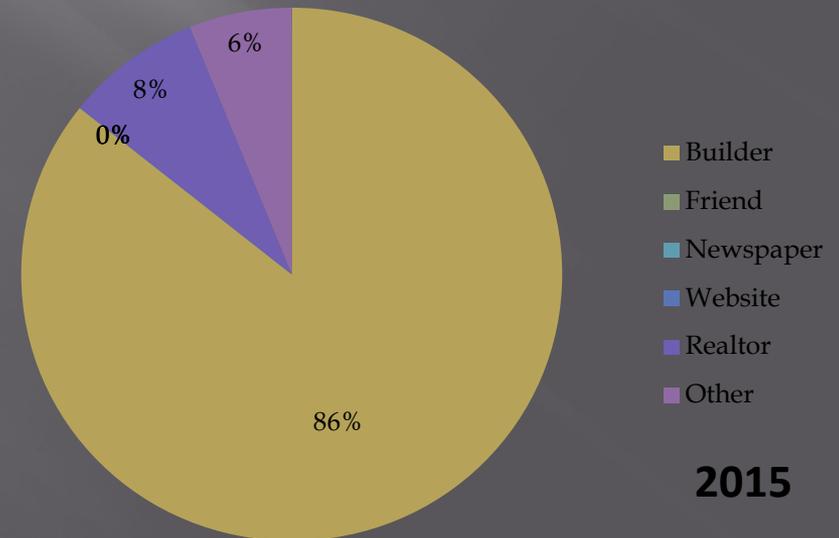
2013

How did you hear about the B.U.I.L.D. program incentive?



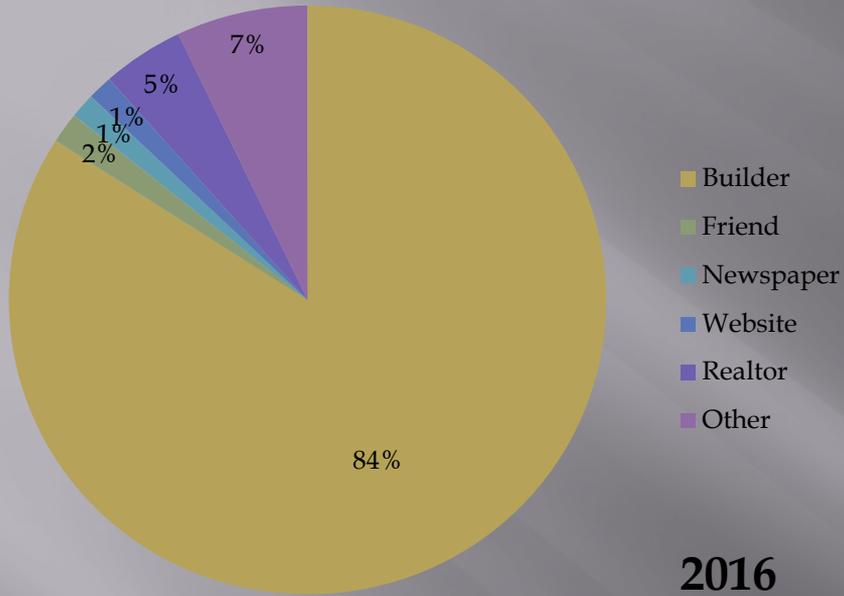
2014

How did you hear about the B.U.I.L.D. program incentive?



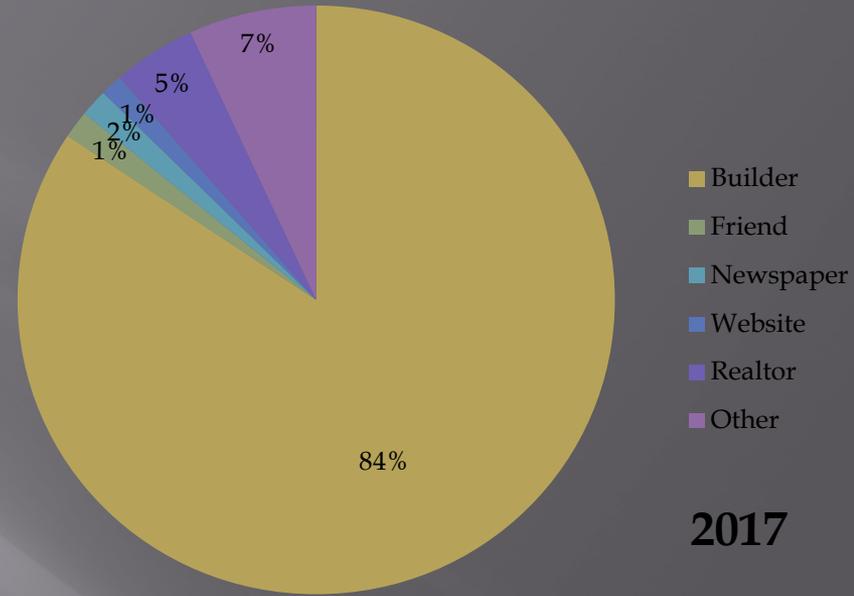
2015

How did you hear about the B.U.I.L.D. program incentive?



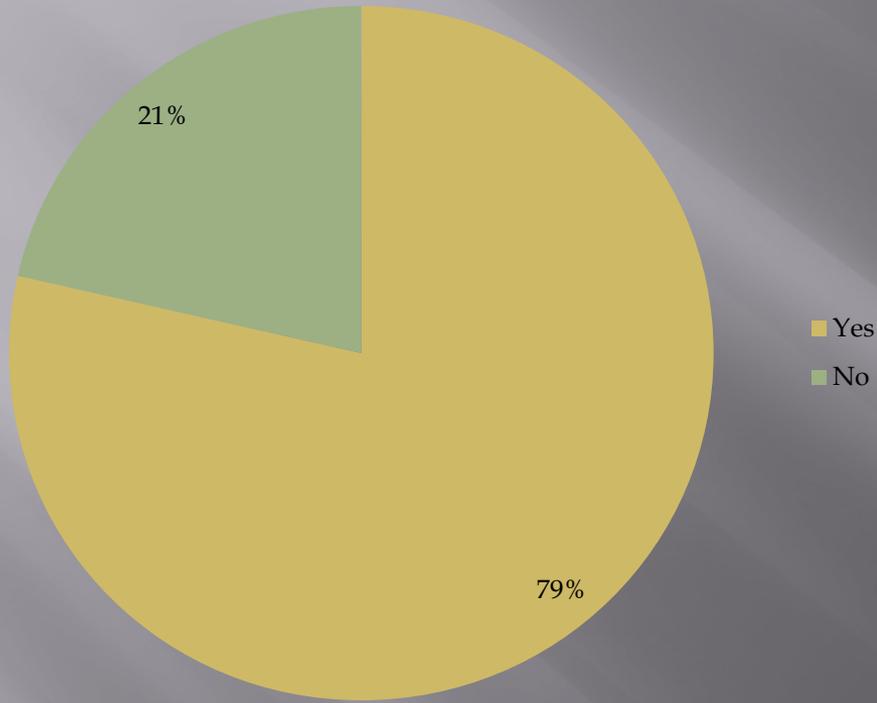
2016

How did you hear about the B.U.I.L.D. program incentive?



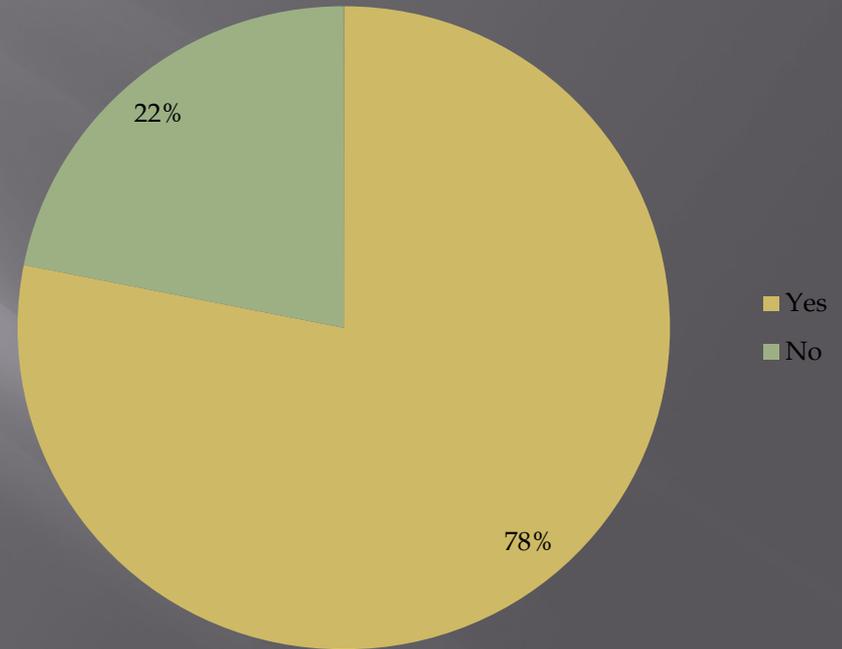
2017

Were you looking in other communities to purchase or build a home before choosing Yorkville?



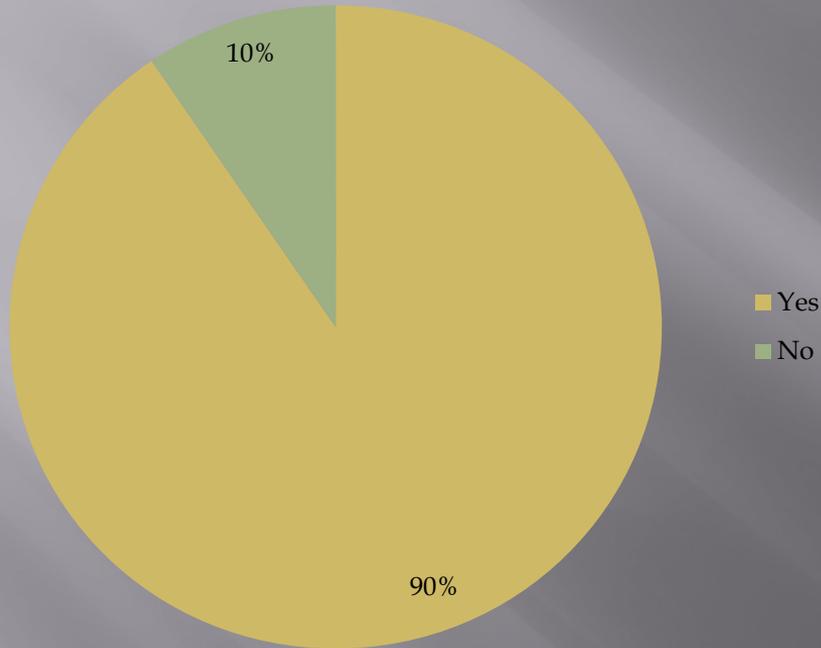
2012

Were you looking in other communities to purchase or build a home before choosing Yorkville?



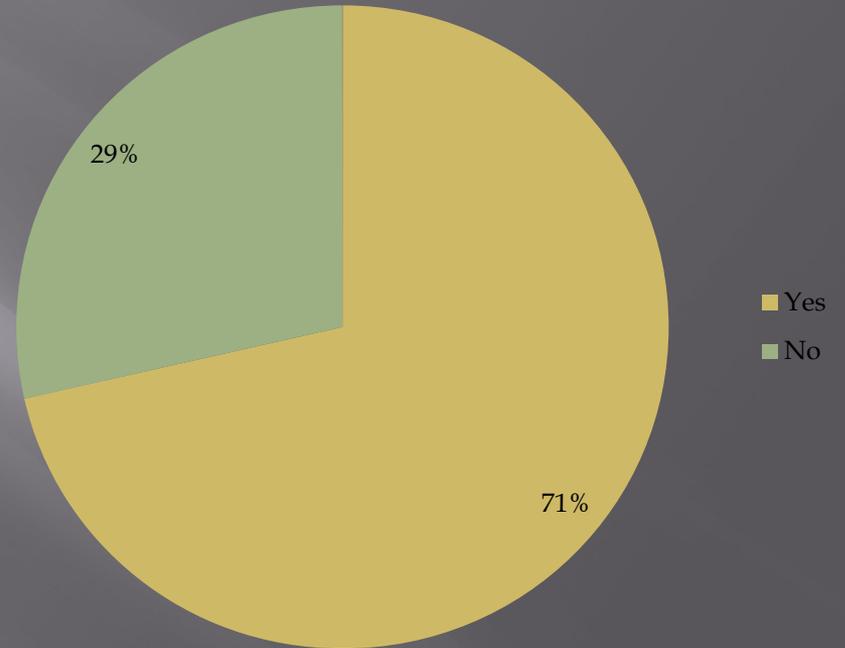
2013

Were you looking in other communities to purchase or build a home before choosing Yorkville?



2014

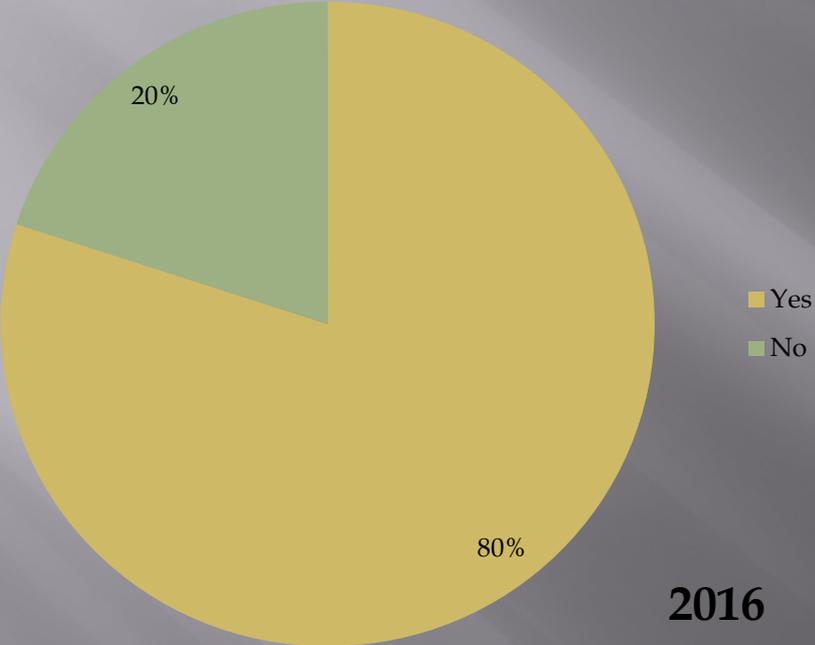
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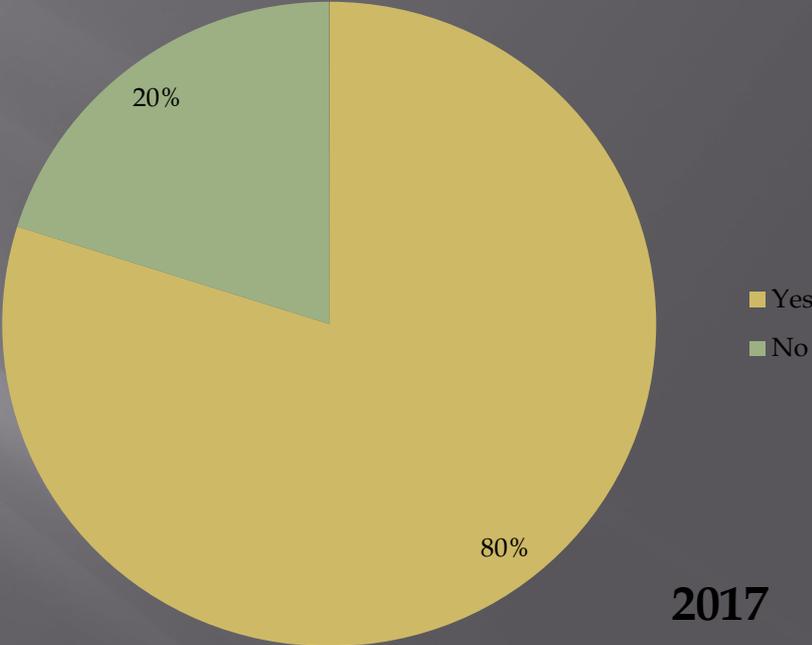
2015

Were you looking in other communities to purchase or build a home before choosing Yorkville?

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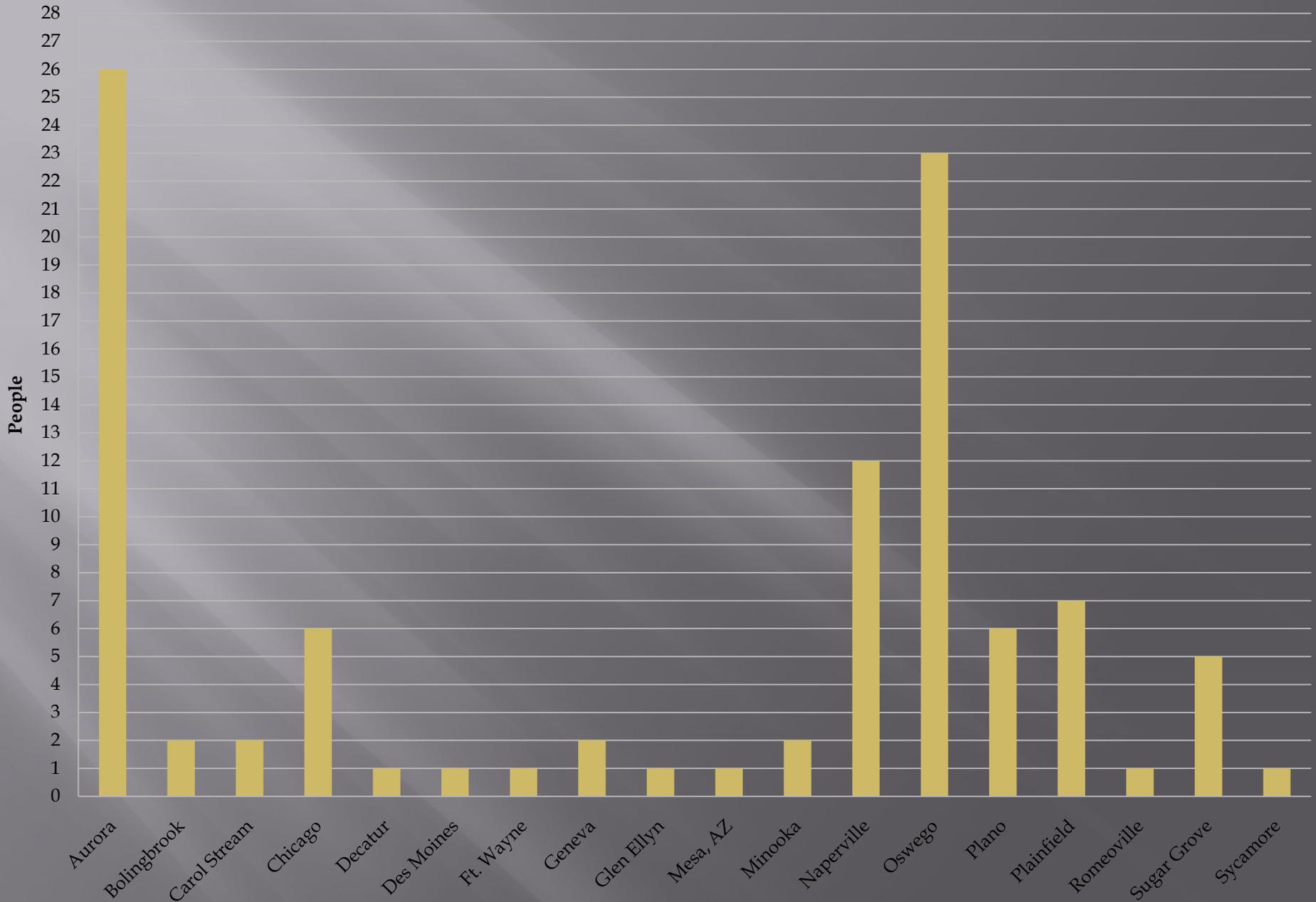


2016



2017

Where did you relocate from?





| | |
|-----------------------|-------------------------------------|
| 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 #7

Tracking Number

PZC 2017-12

Agenda Item Summary Memo

Title: 104 N. Bridge Street (Rezoning & Variance)

Meeting and Date: Economic Development Committee - October 3, 2017

Synopsis: Request for Rezoning approval from R-1 & R-2 Residence District to B-2 Business District and Variance from Rear Yard Setback for a proposed new restaurant.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: Feedback

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

Agenda Item Notes:

See attached memo.



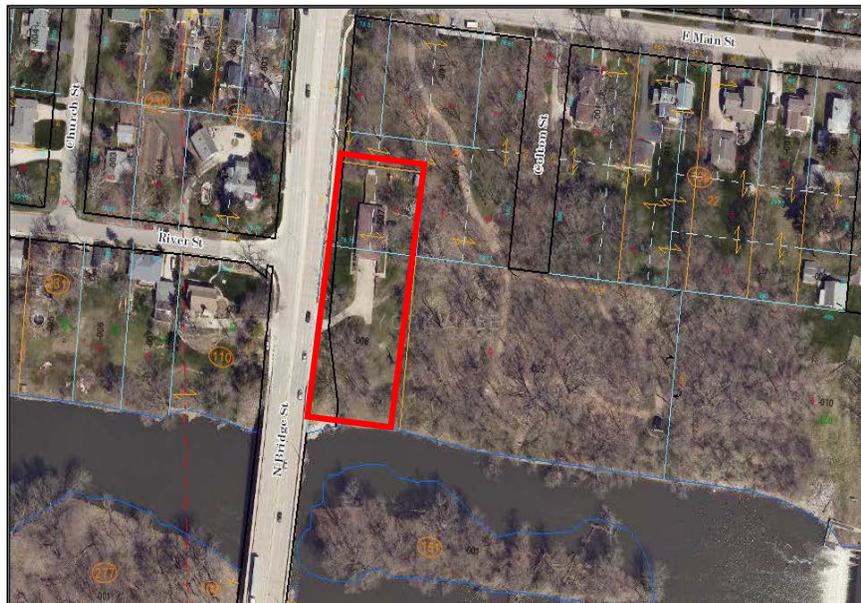
Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: September 25, 2017
Subject: **PZC 2017-12 – 104 N. Bridge Street – Rezoning and Variance**

BACKGROUND & REQUEST:

The petitioner, Mark Southern (contract purchaser), on behalf of Michael and Molly Schomer, property owners, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning approval from R-1, Single-Family Suburban Residence District and R-2 Single Family Traditional Residence District to B-2 Retail Commerce Business District. A variance is also sought by the petitioner to reduce the minimum required rear yard setback in the B-2 zoning district from twenty feet (20') to zero feet (0'). The real property, comprised of two parcels, is approximately 1.05-acres and is located at 104 North Bridge Street, just east of Illinois Route 47, south of E. Main Street, immediately north of the Fox River and west of Ron Clark Park in Yorkville, Illinois.

Currently, a single-family home is situated on the property which straddles two (2) parcels. As proposed, the petitioner will demolish the existing home and construct a two-story building with surface parking which will contain an approximately 12,000 square foot restaurant and banquet hall. The main floor of the building (~8,000 square feet) will house the food service and restaurant operations while the lower level, about 4,000 square feet, will be used as the banquet facility.



The building is planned to be constructed immediately adjacent to the eastern property line, thereby necessitating the zero foot setback due the unique constraints of the topography in the area. The site topography also dictates stairs be proposed along the western walkway around the building to access the delivery area and trash enclosure. The parking lot will be constructed to the north of the restaurant structure along the eastern and western property lines. The plan illustrates utilizing the existing right-in/right out access drive off of Illinois Route 47 for deliveries. However, the primary access point for this proposed project will be constructed north of the property off of East Main Street through Ron Clark Park via a public/private partnership between the petitioner and the City whereby additional parking for the recreational area will be provided. This public/private partnership will be memorialized under a separate development

agreement presented to the EDC and City Council at future meeting. The park will also serve as an intervening land use and densely screened landscape buffer between the proposed commercial use and the nearby existing residential homes.

Finally, the minimum off-street parking requirement for the proposed restaurant has been met on site via 38 parking stalls and bicycle racks. While no monument site signage has been illustrated on the plan, it is anticipated such signage will be incorporated into the final site design and signage details will be reviewed at time of building permit and will be required to adhere to the current sign ordinance regulations.

EXISTING CONDITIONS:

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

| | Zoning | Land Use |
|-------|----------------------------|-----------------------------------|
| North | OS-1, Open Space (Passive) | Ron Clark Park (City) |
| East | OS-1, Open Space (Passive) | Ron Clark Park (City) |
| South | Waterway | Fox River |
| West | Transportation Corridor | Illinois Route 47 (Bridge Street) |

COMPREHENSIVE PLAN COMPLIANCE:

The City’s Comprehensive Plan Update 2016 designated this parcel as “Traditional Neighborhood Residential” and “Parks and Open Space”. In general, the Traditional Neighborhood Residential designation is intended primarily for single-family detached residences, “preserving and maintaining the...scale and design of the existing housing stock.” While the Parks and Open Space land use designation is intended to preserve existing active centers for recreational activity through a well connected system of open spaces, trails and “green” infrastructure.

However, the Comprehensive Plan Update 2016 offered a more detailed analysis of areas within the City that abutted major thoroughfares as part of a corridor study, further defining the relationships and development pattern of future land uses and surrounding neighborhoods. In Section 8 – Corridors of the updated plan, the subject property is identified within Zone F (Walnut Street to Fox River), it is envisioned that the existing residential development pattern be preserved and branding elements, such as streetscape and gateway signage, be installed to promote this areas characteristic as one of the “Old Bristol” neighborhoods.

ZONE F - TRADITIONAL RESIDENTIAL (WALNUT STREET TO FOX RIVER)
 This zone is characterized by single-family housing organized along a traditional gridded street network. Neighborhood oriented and small-scale office, retail and institutional uses are scattered throughout this zone, as well as civic spaces. The zone’s mature landscape features should also be maintained. Strategies in this zone include:

- Maintain and enhance the traditional residential development pattern.
- Develop gateway signage and other branding elements related to the “Old Bristol” or “Yorkville” neighborhood.



Although the proposed commercial land use is not consistent with the future land use designation as Traditional Neighborhood Residential”, the Zone F area identified in the Comprehensive Plan Update 2016 does recognize this location adjacent to a major arterial roadway as having small-scale office, retail and institutional uses scattered throughout. Since it is the intent of the petitioner to enhance the park and open space areas nearby and on their property to take full advantage of the mature landscaping and river front views, it is staff’s recommendation that the petitioner maintain the neighborhood scale, and incorporates high quality development design with a “nod” to the surrounding “Old Bristol” residential character.

AMENDMENT CRITERIA:

Section 10-4-10-B-3 of the City’s Zoning Ordinance establishes standards for proposed amendment requests. Where the purpose and effect of the proposed amendment are to change the zoning classification of a particular property, the Planning and Zoning Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:

1. The existing uses and zoning of nearby property.
2. The extent to which the property values are diminished by the particular zoning restrictions.
3. The extent to which the destruction of property values of plaintiff promotes the health, safety, morals or general welfare of the public.
4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.
5. The suitability of the subject property for the zoned purposes.
6. 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.
7. The community need for the purposed use.
8. The care to which the community has undertaken to plan its land use development.

The Petitioner has provided written responses to these amendment standards as part of their application and requests inclusion of those responses into the public record at the October 11, 2017 Planning and Zoning Commission meeting.

STANDARDS FOR GRANTING A VARIANCE:

The Planning and Zoning Commission must base its decision to vary, or recommend varying, the Petitioner’s request for minimum required rear yard setback relief of the Zoning Ordinance regulation upon the following standards (Section 10-4-7-C):

1. Because the particular physical 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 the regulations was carried out.

2. The conditions upon which the petition 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.
3. 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.
4. 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.
5. 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 Petitioner has provided written responses to these variance standards as part of their application and requests inclusion of those responses into the public record at the October 11, 2017 Planning and Zoning Commission meeting.

STAFF COMMENTS:

The City Administrator will be providing additional information regarding the public/private partnership for the additional parking on the Ron Clark Park site as part of this development. A public hearing is scheduled on October 11, 2017 before the Planning and Zoning Commission for the requested rezoning and variance. A recommendation will be forwarded to the City Council for consideration at the October 24, 2017 regularly scheduled meeting.

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

Attachments:

1. Copy of Petitioner's Applications for Rezoning and Variance w/exhibits.
2. Proposed Conceptual Site Plan prepared by HR Green dated 09/20/17.
3. Copy of Public Notice.



Memorandum

To: Economic Development Committee
From: Bart Olson, City Administrator
CC:
Date: September 27, 2017
Subject: Clark Park parking lot

Summary

Review of a discussion between the City and the 104 N Bridge St developer for a public private partnership on a parking lot to be constructed in and/or adjacent to Clark Park.

Background

During the discussion of the rezoning and variance application from Mark Southern for the 104 N Bridge St property, it became apparent that the size, location, and use of the property would provide some access and parking challenges. First, the right-in-right-out driveway and the location of the property adjacent to the raised median on Route 47 prevents the property from ever having full access. While the developer would have been ok with right-in-right-out access onto Route 47, the topography of the property would have required a second right-in-right-out access on the north side of the property (one entrance for deliveries, one for the parking lot). IDOT's initial review of this plan was not favorable, which meant that we needed to look at full access to the property somewhere through Clark Park. Second, the size and use of the property posed some challenges to the amount of parking desired for the property. From a land-use perspective, we think the developer would be able to easily meet, but not exceed, the minimum parking requirements for the use of the property within the property boundaries. However, the nature of a restaurant/banquet facility means peak usage above the minimum requirements within our zoning code – so the developer has targeted additional parking spaces as necessary for successful operation of the restaurant. Very early concept plans for the property show that 40 spaces can comfortably fit on north end of the property. The building would likely sit in the middle of the property, and green space on the south end of the property. The building can not be shifted south on the property much further than the initial drawings because of the topography of the south end of the property, which means the developer has limited opportunity to add parking.

Ideally, the developer would like access to an additional 40 parking spaces in the immediate area. While there are eight public parking spaces in the park off of E Main St, and there are a couple dozen spaces around Town Square, we felt that the use of the Clark Park and the problems crossing Route 47, respectively, would pose issues for regular use of the parking spaces by business patrons. All of the above led to a discussion that the City could build a parking lot and access drive across the Clark Park property which would both allow business patrons to access the 104 N Bridge St property and would increase parking for the general public for Clark Park and Town Square uses.

Early proposal

The 104 N Bridge St property is not in a TIF district, and while the staff expressed some willingness to explore whether the property could be added to the second Downtown TIF district (currently under review by the City Council), the property owner plans on developing the property much

sooner than the TIF can be created. This meant that the City needs to look at more traditional incentive arrangements, including sales tax sharing or other methods.

The discussions on property development and incentives led us to a public private partnership. Since Mark Southern is the owner at Encap and an owner of Fishermen's Inn, he brings great expertise and a unique set of skills to environmental development, ecological restoration, and restaurant and banquet facility operations. Encap has been the low bidder on many City naturalization projects in the past. We envision utilizing Encap's expertise and resources to both offset the City's cost of the public private partnership and to improve the facilities within the park.

Exact details of the arrangement are still being discussed between both parties, including commitment amounts and types, but the general concept is as follows:

- 1) Access drive and signage
 - a. The City allows an access drive and directional/business signage to be constructed across a portion of the Clark Park so that business patrons can access the 104 N Bridge St parking lot from E Main St.
- 2) City parking lot
 - a. 40 or so parking spaces get added within or adjacent to Clark Park, with a significant contribution coming from the developer for planning and construction of the spaces.
 - b. Some form of use agreement with the developer so that business patrons have access to the 40 additional parking spaces in or adjacent to Clark Park during peak business periods.
- 3) Park use and improvements
 - a. The City utilizes Encap's expertise and resources at a discounted rate to improve areas within the park for general public use, including removing invasive species, installing high value plants and trees, and ecologically clearing areas viewpoint vistas within the park.
 - b. The City partners with the property developer to improve the area around the existing shelter for better use as a wedding ceremony site.
 - c. The property developer would receive be able to utilize the park for wedding ceremonies in consideration for all of the above.
- 4) Water and sewer service
 - a. As a general incentive in the absence of a TIF agreement, the City has offered to replace the existing, residentially-sized water and sewer lines across the Clark Park property, with a larger water and sewer service. This offer would involve the City either contracting or performing in-house the excavation of the existing service lines and reinstallation of large service lines between the sewer and water mains near E Main St to the edge of the 104 N Bridge St property. We would expect this cost to be around \$35,000 total, and could likely be funded out of the water and sewer fund.

Out of the items listed above, the most important component is the access drive and additional parking. The developer has not closed on the property, but would expect to soon after a vote on the variance and rezoning application. While neither the variance nor the rezoning application require the parking and access issues to be addressed, the developer has let us know that he needs some guidance as to whether the public private partnership above has a reasonable chance of succeeding. In general, staff is

supportive of the outline above. There are many hurdles yet to jump regarding: the contribution amounts for all components; cost, use, and layout of the parking spaces in and near the park; improvements to the park. However, we've found a willing negotiating partner and successful developer in Mark Southern and we are optimistic all of these issues can be ironed out as long as everyone is ok with the concept.

Recommendation

Staff requests feedback on the above proposal.

LETTER OF TRANSMITTAL



HRGreen

651 Prairie Pointe, Suite 201
Yorkville, Illinois 60560
630.553.7560

| | |
|---------|-------------------------------|
| Date: | September 8, 2017 |
| Job No. | 171231 |
| Subject | 104 N. Bridge Street Property |

VIA (as checked below):

- Messenger/Delivery Regular Mail
 UPS Ground UPS Next Day

To: Ms. Krysti Barksdale-Noble
Community Development Director
800 Game Farm Road
Yorkville, Illinois 60560

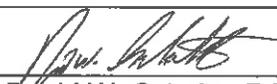
- Shop Drawings Prints Plans Survey Plat
 Specifications Copy of Letter Change Order See Below

| Copies | Date | Description |
|--------|----------|---------------------------------|
| 2 | 09/08/17 | Rezoning Request Application |
| 2 | 09/08/17 | Variance Request Application |
| 2 | 09/08/17 | Exhibit A – Legal Description |
| 2 | 09/08/17 | Exhibit B – Surrounding Parcels |
| 1 | 09/07/17 | Application Fee (Check) |

- For Approval For Your Signature For Your Use As Requested
 For Review and Comment

Please review for completeness and provide any comment next week if you see any information we need to revise to provide with the compliance of the application. Thank you.

Copies to: Mark Southern, via email

Signed: 

David W. Schultz, P.E., LEED AP
Project Manager



Exhibit A

HR Green Job #171231
104 N. Bridge Street (IL Route 47)
United City of Yorkville, IL

LEGAL DESCRIPTION

That part of Lots 5 and 6 in Block 21 of the Original Village of Bristol and that part of the Northwest Quarter of Section 33, Township 37 North, Range 7 East of the Third Principal Meridian, all described as follows: Beginning at the Southeasterly comer of Lot 6 in said Block 21; thence North 6 degrees 11 minutes East along the Easterly line of said lot, 115 feet; thence North 83 degrees 00 minutes West, parallel with the Northerly line of said Block 21, 157.62 feet to the Westerly line of said block; thence South 6 degrees 11 minutes West along said Westerly line 115 feet to the Southwesterly comer of said Block, being along the Easterly line of Illinois Route 47; thence South 7 degrees 10 minutes West along said Easterly line to the Northerly bank of the Fox River; thence Easterly along said Northerly bank to a line drawn South 6 degrees 11 minutes West, being the extension Southerly of the Easterly line of Lot 6 in said Block 21, from the point of beginning; thence North 6 degrees 11 minutes East along said extended Easterly line to the point of beginning, in the Village of Yorkville, Kendall County, Illinois.

Excepting therefrom, that portion conveyed to the People of the State of Illinois, Department of Transportation by Warranty Deed, recorded as document 82-1167.

Also excepting therefrom, that portion described as Parcel 3KC0073 in condemnation case no. 2011 ED 3 in the Circuit Court for the 16th Judicial Circuit, Kendall County, Illinois, per Order Vesting Title, recorded as document 201100006923.

HRGreen.com

Phone 630.553.7560 Fax 630.553.7646 Toll Free 800.728.7805
651 Prairie Pointe Drive, Suite 201, Yorkville, Illinois 60560



Exhibit B

02-32-277-001
UNITED CITY OF YORKVILLE
800 GAME FARM RD
YORKVILLE, IL 60560

02-33-106-007
EDDY, GUY W
201 E MAIN ST
YORKVILLE, IL 60560

02-32-230-004
ERICKSON, BERT & HOLLY
102 RIVER RD
YORKVILLE, IL 60560

02-32-230-003
BERGER, CAROL
202 CHURCH ST
YORKVILLE, IL 60560

02-32-231-006
CHICAGO TITLE LAND TRUST COMPANY, %
PETER M SAHLAS
106 RIVER ST
YORKVILLE, IL 60560

02-33-107-001
COX, MICHAEL P
106 W MAIN ST
YORKVILLE, IL 60560

02-33-108-007
SCHOMER, MICHAEL & MOLLY
104 N BRIDGE ST
YORKVILLE, IL 60560

02-33-108-006
UNITED CITY OF YORKVILLE
800 GAME FARM RD
YORKVILLE, IL 60560

02-33-108-008
SCHOMER, MICHAEL & MOLLY
104 N BRIDGE ST
YORKVILLE, IL 60560

02-33-108-005
UNITED CITY OF YORKVILLE
800 GAME FARM RD
YORKVILLE, IL 60560

02-33-109-011
ELLINGER, DAMEN
206 E MAIN ST
YORKVILLE, IL 60560

02-33-109-001
GAEBLER, GAIL TR
202 E MAIN ST
YORKVILLE, IL 60560

02-32-231-007
SAHLAS, PETER N
208 RIVER RD UNIT 8
YORKVILLE, IL 60560

02-33-108-001
UNITED CITY OF YORKVILLE
800 GAME FARM RD
YORKVILLE, IL 60560

02-33-104-001
UNITED CITY OF YORKVILLE
(YORKVILLE PARK)
800 GAME FARM RD
YORKVILLE, IL 60560

02-33-107-003
PLOCHER, RONALD R & KELLY
102 W MAIN ST
YORKVILLE, IL 60560

02-33-107-002
GORGES, TIMOTHY A & SARAH M
104 W MAIN ST
YORKVILLE, IL 60560

02-32-230-002
TOSCHAK, JOHN E & VICKIE J
108 W MAIN ST
YORKVILLE, IL 60560

02-33-105-006
ORSBURN LEROY J & CONNIE R &, ORSBURN
AMANDA L
105 E MAIN ST
YORKVILLE, IL 60560

02-32-230-001
WALKER, WESLEY P
110 W MAIN ST
YORKVILLE, IL 60560

Exhibit B

02-33-105-010
OM & CHHAYA INC,
1493 BURBERRY LN
SCHAUMBURG, IL 60173

02-33-107-004
COVENY, VICTORIA K
201 N BRIDGE ST
YORKVILLE, IL 60560

02-33-105-008
BUSHMAN, LOIS TRUST
353 NELSON DR
GENEVA, IL 60134

02-33-105-007
KOTELES, JACK K & KATHLEEN
107 E MAIN ST
YORKVILLE, IL 60560

02-33-105-005
OM & CHHAYA INC,
1493 BURBERRY LN
SCHAUMBURG, IL 60173

02-33-110-002
ERICKSON, BERT & HOLLY
102 RIVER RD
YORKVILLE, IL 60560



United City of Yorkville

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

APPLICATION FOR REZONING

Purpose of Application

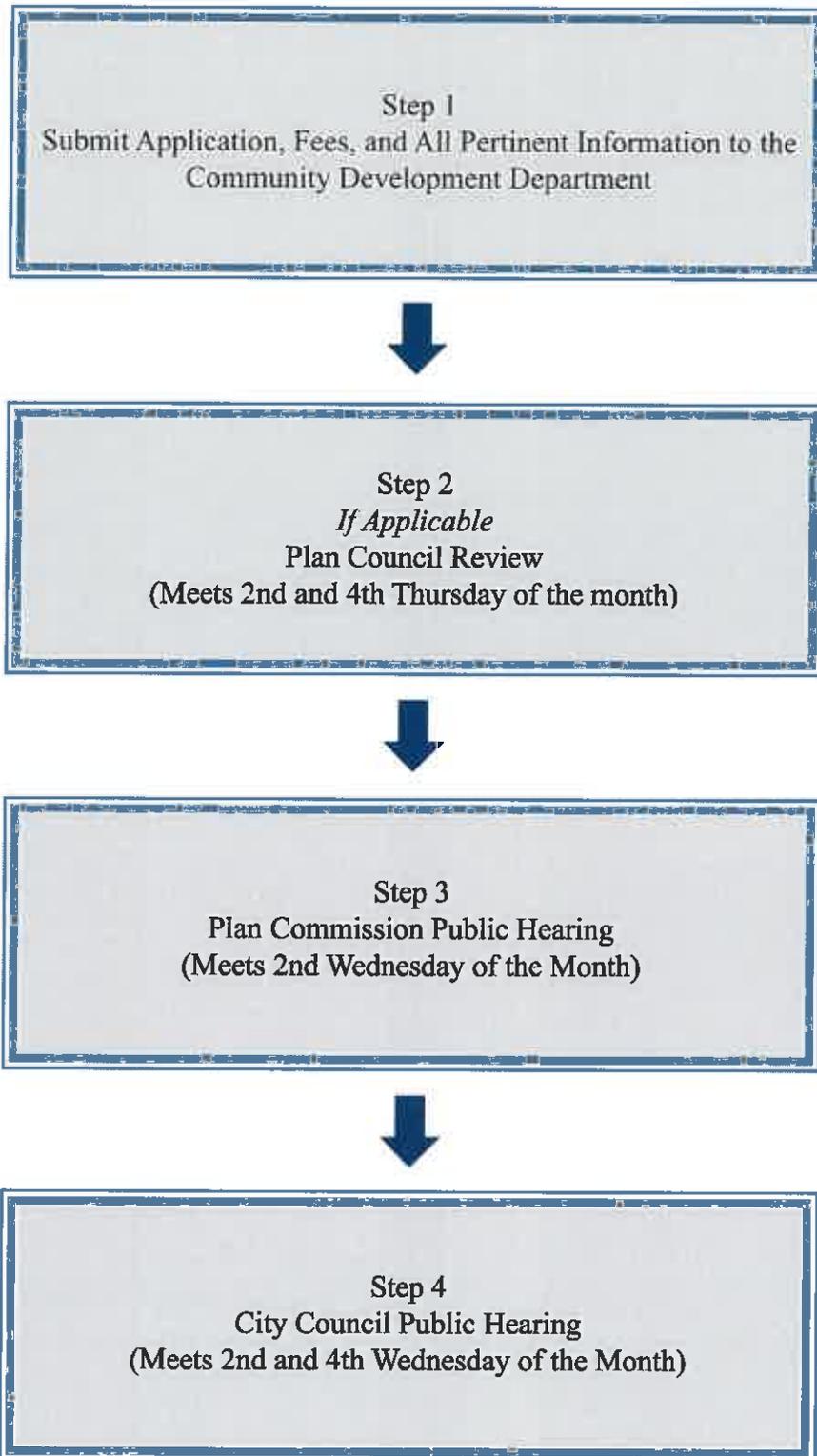
An application for Map Amendment, or commonly referred to as “rezoning”, is a request to reclassify a property from one zoning designation to within another zoning district. Requests for rezoning must not be merely arbitrary, but has to have validity as to the appropriate zoning classification for the existing or proposed land use in consideration of certain factors such as: the existing land use and zoning of the surrounding properties; suitability of the land use within the current zoning district; the trend of development in the general area; impact the proposed rezoning would have on traffic; the potential diminishment of property values due to the rezoning; and the promotion of public health, safety, morals or general welfare of the public as a result of the proposed rezoning.

This packet explains the process to successfully submit and complete an Application for Rezoning. It includes a detailed description of the process and the actual application itself (Pages 6 to 12). Please type the required information in the application on your computer. The application will need to be printed and 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 Rezoning Request process, please refer to “Title 10, Chapter 14, Section 7 Amendments” of the Yorkville, Illinois City Code.

Application Procedure

Procedure Flow Chart



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 5)
- 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 Plan Commission meeting. An incomplete submittal could delay the scheduling of the project.

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

Plan Council (If Applicable)

Applicant may present the proposed request to the Plan Council. The Plan Council meets on the 2nd and 4th Thursday of the month. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. Upon recommendation by the Plan Council, applicant will move forward to the Plan Commission hearing.

Step 3

Plan Commission

Applicant will attend a public hearing conducted by the Plan Commission. The Plan Commission meets on the 2nd 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 Plan Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council.

Application Procedure

Step 4

City Council

Applicant will attend the City Council meeting where the recommendation of the rezoning request will be considered. The City Council meets on the 2nd and 4th Tuesdays of the month at 7:00pm. City Council will make the final approval of the rezoning request.

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:
Mark Southern

DEVELOPMENT/PROPERTY:
104 N. Bridge Street

Acreage: 1.06
Date: 8/31/17

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
\$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

Mile and 1/2 Review: \$250.00 Yes No \$ _____

Zoning Variance: \$85.00 Yes No \$ 85.00
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 \$ 2,500.00
 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 \$ 1,000.00
Legal, Land Planner, Zoning Coordinator, Environmental Services
Annexation, subdivision 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: \$ 3,785.00

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 | OS-1, Passive City Park (Ron Clark) |
| East | OS-1, Passive City Park (Ron Clark) |
| South | Waterway - Fox River |
| West | IL Route 47 (N Bridge St) ROW |

Current Zoning Classification Requested Zoning Classificaion

Comprehensive Plan Future Land Use Designation Total Acreage

Kendall County Parcel Number(s) Within Proposed PUD

| | |
|--|--|
| <input type="text" value="02-33-108-007"/> | <input type="text" value="02-33-108-008"/> |
| <input type="text"/> | <input type="text"/> |

Application For Rezoning

Property Information

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

United City of Yorkville
Illinois Department of Transportation (IDOT)
IEPA
IHPA
IDNR

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:

North: OS-1, Passive City Park (Ron Clark) - Walking Paths, Benches and access to River.
East: OS-1, Passive City Park (Ron Clark) - Walking Paths, Benches and access to River.
South: Waterway - Fox River and Business District across River and Recreation Activity.
West: Roadway and Residential beyond to the West.

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:

The trend of development along the southern bank of the Fox River is business and recreation. The trend of development along the Route 47 corridor is also business and recreation. The property immediately to the north and east of the subject property is open space/passive park.

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

The existing zoning will not allow for a business to operate on the property. A business is the highest and best use for this subject property following the trend of development since it is located directly on Route 47 and the north bank of the Fox River.

The new zoning will not diminish the values of the surrounding properties.

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

There is no Plaintiff and no property values are being destroyed.

The business will provide for local job opportunities, make a significant capitol investment in the community, and will reduce the real estate tax burden off of the residence of the community. Development will also take a vacant property which could be a hazard to the community and make it productive again.

Application For Rezoning

Rezoning Standards

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

The highest and best use of this property is business use open to the public. This complements the development trend in the area and promotes community gathering on the subject property and adjacent public property (Ron Clark Park).

The business use is also in agreement with the City's Comprehensive Plan.

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

The property in question is deemed suitable for the construction of a business due to its location adjacent a highly traveled Route 47, which has been recently improved, and along the Fox River.

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:

The property has been used as a single family residence and currently has been vacant since the property has been on the market for sale.

Please state the community need for the proposed land use:

The community is seeking businesses to locate within the confines of the City. Businesses create job opportunities, make capitol investments, and lessen the real estate tax burden from the local residents. The additional new business generates visits from individuals who live and work outside of the City, and frequent the business and make purchases in the community.

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:

The United City of Yorkville has recently completed a revised comprehensive plan. The comprehensive plan process was a lengthy process that allowed for and encouraged input by all area stakeholders. This property was identified as business development property.

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):

The present use of the property as residential conflicts with the intended traffic flow and pattern along Route 47. Changing the use to business zoning will tend to promote a more fluid traffic flow similar to neighboring business properties.

Traffic and traffic conditions (level of service) has been recently upgraded based on the completion of the Route 47 improvements through the area to safety and effectively move vehicles and pedestrians.

Attachments

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

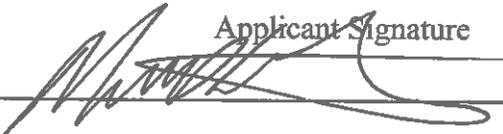
Applicant must list the names and addresses of any adjoining or contiguous landowners within 500 feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

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.

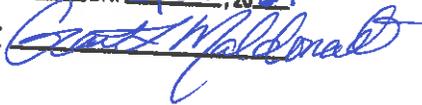
I understand all of the information presented in this document and understand that if an application becomes dormant it is through my own fault and I must therefore follow the requirements outlined above.

Applicant Signature


Date
09-08-2017

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



STATE IL COUNTY Kane
SIGNED BEFORE ME 8th DAY September, 2017
NOTARY PUBLIC 



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.

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:
Mark Southern

DEVELOPMENT/ PROPERTY:
104 N. Bridge Street

Acreage: 1.06

Date: 8/31/17

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
\$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

Mile and 1/2 Review: \$250.00 Yes No \$ _____

Zoning Variance: \$85.00 Yes No \$ 85.00
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 \$ 2,500.00
 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 \$ 1,000.00
Legal, Land Planner, Zoning Coordinator, Environmental Services
Annexation, subdivision 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: \$ 3,785.00

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 | OS-1, Passive City Park (Ron Clark) |
| East | OS-1, Passive City Park (Ron Clark) |
| South | Waterway - Fox River |
| West | IL Route 47 (N Bridge St) ROW |

Current Zoning Classification

Kendall County Parcel Number(s) of Property

| | |
|---------------|---------------|
| 02-33-108-007 | 02-33-108-008 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Application For Variance Request

Additional Contact Information

Attorney

| | | | | | |
|---------|------------------------------|-------|----------------|-----|-------|
| Name | Jeffrey L. Lewis | | | | |
| Address | 2045 Aberdeen Court, Suite A | | | | |
| City | Sycamore | State | IL | ZIP | 60178 |
| Phone | (815) 748-0380 | Fax | (815) 748-4030 | | |
| E-mail | jlewis@kleinstoddard.com | | | | |

Engineer

| | | | | | |
|---------|-------------------------------------|-------|--------------|-----|-------|
| Name | HR Green Inc. - David Schultz | | | | |
| Address | 651 Prairie Pointe Drive, Suite 201 | | | | |
| City | Yorkville | State | IL | ZIP | 60560 |
| Phone | 630-708-5002 | Fax | 630-553-7646 | | |
| E-mail | dschultz@hrgreen.com | | | | |

Land Planner/Surveyor

| | | | | | |
|---------|-------------------------------------|-------|--------------|-----|-------|
| Name | HR Green Inc. | | | | |
| Address | 651 Prairie Pointe Drive, Suite 201 | | | | |
| City | Yorkville | State | IL | ZIP | 60560 |
| Phone | 630-553-7560 | Fax | 630-553-7646 | | |
| E-mail | dschultz@hrgreen.com | | | | |

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:

The variance requested is for the Rear Yard setback of the property to be reduced to zero (0) feet for the eastern property line or Rear Yard of the parcel.
Parking/Landscaping setback variance request reduced to no more than five (5') for the Front Yard along Route 47.

Title 10 - Zoning B-2
Chapter 7 Dimensional and Bulk Table
10-7-1 - Rear Yard Setback
(Ord. 2014-73, 11-25-2014; amd. Ord. 2015-55, 10-27-2015)

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:

The property to the east of the site is City owned and zoned OS-1 to provide a view corridor to the Fox River corridor.

No adjacent landowners will be impacted by this variance being requested.

Existing Topography of the site is very limiting to the placement of a proposed building while also taking into account tree preservation for both the building and parking area.

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:

What makes this property unique and unlike any other property in the City with B-2 zoning is that the subject property is adjacent to property that is owned by the City (Ron Clark Park), and the north bank of the Fox River. The variation requested would take advantage of the unique open space adjacent the subject property and promote community connectivity.

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:

The difficulty is caused by the setback of the rear yard in the B-2 zoning classification of 20 feet, and has not been created by any person with an interest of the subject property. The ordinance allows for a Restaurant, but does not take into consideration the properties unique setting and connectivity to City Park and Fox River corridor to enhance the area.

Application For 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 granting of this exception will not negatively effect the public as the adjacent property to the east is public open space. Because of this, there is no practical gain from adhering to the required rear setback requirements and the proposed development would be better able to utilize the parcel if it was not constrained by this setback.

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 proposed variation will not impair an adequate supply of light or air to the adjacent property since all adjacent properties will remain open space/recreational. Adequate measures will be provide for ingress/egress of access road and parking area will be designed to accommodate traffic and vehicle parking on the site. This business will have a positive impact on the neighborhood and the City for years to come.

Agreement

I verify that all the information in this application is true to the best of my knowledge. I understand and accept all requirements and fees as outlined as well as any incurred administrative and planning consultant fees which must be current before this project can proceed to the next scheduled committee meeting.

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

Applicant Signature

Date

09/08/2017

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

Application For 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 granting of this exception will not negatively affect the public welfare or other property in the neighborhood and improvements. Because of this, the applicant is not required to adhere to the minimum setback requirements and the proposed development would be better able to utilize the parcel. There was no disruption to existing services.

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:

Agreement

I verify that all the information in this application is true to the best of my knowledge. I understand and accept all requirements and fees as outlined as well as any incurred administrative and planning consultant fees which must be current before this project can proceed to the next scheduled committee meeting.

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

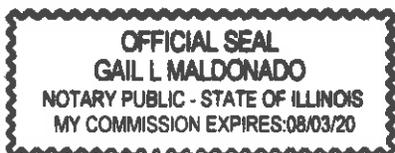
Applicant Signature



Date

09/08/2017

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



STATE IL COUNTY Kane

SIGNED BEFORE ME 8th DAY September, 2017

NOTARY PUBLIC 



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: 104 N. Bridge Street | Project No.: FOR CITY USE ONLY | Fund Account No.: FOR CITY USE ONLY |
|--|---------------------------------------|--|

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

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Concept Plan Review | <input type="checkbox"/> Amendment (Text) (Annexation) (Plat) | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Special Use | <input type="checkbox"/> Mile and 1/2 Review |
| <input checked="" 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: Mark Southern | Address: 49 W 693 Hinckley Road | City: Big Rock | State: IL | Zip Code: 60511 |
| Telephone: (615) 739-3552 | Mobile: | Fax: | E-mail: msouthern@encapinc.net | |

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: Mark Southern Title: Owner
 Signature*:  Date: 09-08-2017

****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)***

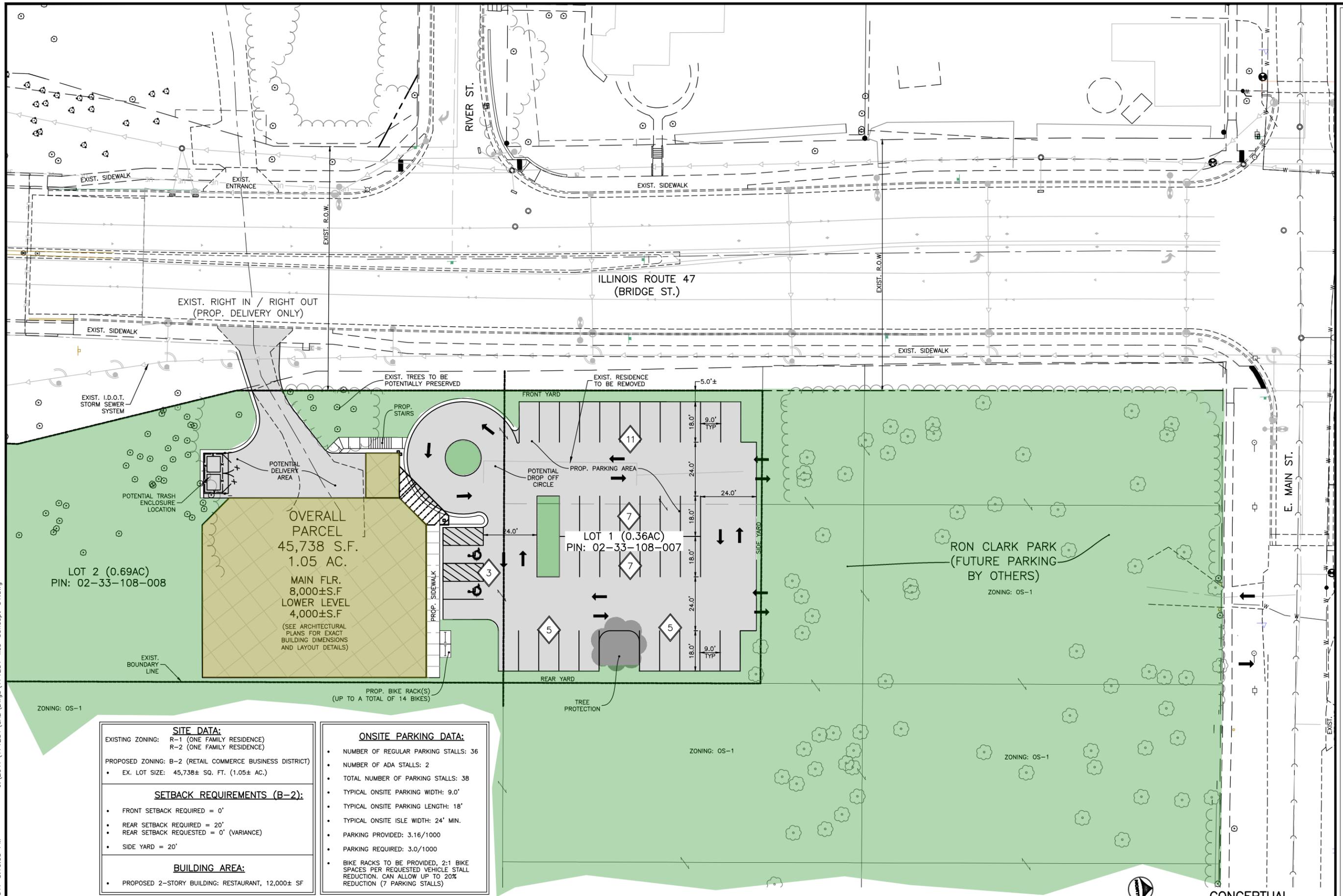
FOR CITY USE ONLY

ACCOUNT CLOSURE AUTHORIZATION:

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

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

Xref: row_47; pin_47; extops_47; 171231-xcs-05-lidar-lr; 171231-EXHIBIT; vgt-1-d01
 9/26/2017 5:16:05 PM J:\2017\171231\CAD\Drawings\171231-xcs-Concept-01.dwg



OVERALL PARCEL
 45,738 S.F.
 1.05 AC.
 MAIN FLR.
 8,000±S.F.
 LOWER LEVEL
 4,000±S.F.
 (SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT DETAILS)

LOT 1 (0.36AC)
 PIN: 02-33-108-007

SITE DATA:

EXISTING ZONING: R-1 (ONE FAMILY RESIDENCE)
 R-2 (ONE FAMILY RESIDENCE)

PROPOSED ZONING: B-2 (RETAIL COMMERCE BUSINESS DISTRICT)

EX. LOT SIZE: 45,738± SQ. FT. (1.05± AC.)

SETBACK REQUIREMENTS (B-2):

- FRONT SETBACK REQUIRED = 0'
- REAR SETBACK REQUIRED = 20'
- REAR SETBACK REQUESTED = 0' (VARIANCE)
- SIDE YARD = 20'

BUILDING AREA:

- PROPOSED 2-STORY BUILDING: RESTAURANT, 12,000± SF

ONSITE PARKING DATA:

- NUMBER OF REGULAR PARKING STALLS: 36
- NUMBER OF ADA STALLS: 2
- TOTAL NUMBER OF PARKING STALLS: 38
- TYPICAL ONSITE PARKING WIDTH: 9.0'
- TYPICAL ONSITE PARKING LENGTH: 18'
- TYPICAL ONSITE ISLE WIDTH: 24' MIN.
- PARKING PROVIDED: 3.16/1000
- PARKING REQUIRED: 3.0/1000
- BIKE RACKS TO BE PROVIDED, 2:1 BIKE SPACES PER REQUESTED VEHICLE STALL REDUCTION, CAN ALLOW UP TO 20% REDUCTION (7 PARKING STALLS)

| NO. | DATE | BY | REVISION DESCRIPTION |
|-----|------|----|----------------------|
| | | | |
| | | | |
| | | | |
| | | | |

ILLINOIS DESIGN FIRM
 # 184.001322
 651 PRAIRIE POINTE,
 SUITE 201
 YORKVILLE, IL 60560
 PHONE: 630.553.7560
 FAX: 630.553.7646

104 N. BRIDGE ST.
CLIENT: MARK SOUTHERN
 YORKVILLE, ILLINOIS
 CONCEPT
CONCEPTUAL PLAN 01

BAR IS ONE INCH ON
 OFFICIAL DRAWINGS
 0" 1" 1"
 IF NOT ONE INCH,
 ADJUST SCALE ACCORDINGLY

DRAWN BY: MPL
 APPROVED: DWS
 JOB DATE: 09/20/2017
 JOB NO: 171231

DRAWING
CON-01

CONCEPTUAL
NOT FOR CONSTRUCTION

CONSENT BY PROPERTY OWNERS

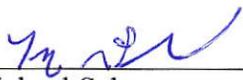
**Property: 104 N. Bridge Street
Yorkville, Illinois**

The undersigned hereby affirm that they are the owners of the property commonly known as 104 N. Bridge Street, Yorkville, Illinois, also referenced by Kendall County Parcel ID Nos. 02-33-108-007 and 02-33-108-008 (hereinafter, the "Property").

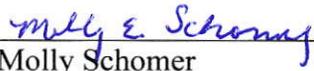
Pursuant to a Resident Real Estate Contract dated August 25, 2017, the Property is to be purchased by Mark Southern, subject to certain terms, conditions, and contingencies.

We hereby authorized Mark Southern to apply to the City of Yorkville for rezoning of the Property and for zoning variance(s) for the Property, and to engage in written applications, negotiations, private or public hearings, and to otherwise undertake such actions as are reasonably required by the City of Yorkville to accomplish such rezoning, variances, and related approvals for the uses he intends. For such limited purposes, we authorize Mark Southern to apply to the City of Yorkville as the "Owner" of the Property.

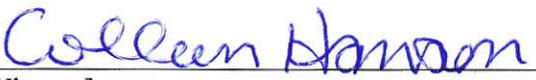
Executed this date: September 19, 2017



Michael Schomer



Molly Schomer



[Witness]



[Witness]