



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, November 7, 2017

6:00 p.m.

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

Citizen Comments:

Minutes for Correction/Approval: October 3, 2017

New Business:

1. EDC 2017-66 Building Permit Report for September 2017
2. EDC 2017-67 Building Inspection Report for September 2017
3. EDC 2017-68 Property Maintenance Report for September 2017
4. EDC 2017-69 Economic Development Update
5. EDC 2017-70 Fourth Amendment to the Redevelopment Agreement for the Downtown Yorkville Redevelopment Project Area (Imperial Investments, LLC)
6. EDC 2017-71 TIF Inducement Resolution – Muellner Property – 301 S. Bridge Street
7. EDC 2017-72 Downtown Overlay District – Award Recommendation
8. PZC 2017-13 Coffman Carpets – Annexation Agreement and Rezoning

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, November 7, 2017
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. October 3, 2017

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

NEW BUSINESS:

1. EDC 2017-66 Building Permit Report for September 2017

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

2. EDC 2017-67 Building Inspection Report for September 2017

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

3. EDC 2017-68 Property Maintenance Report for September 2017

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

4. EDC 2017-69 Economic Development Update

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

5. EDC 2017-70 Fourth Amendment to the Redevelopment Agreement for the Downtown Yorkville
Redevelopment Project Area (Imperial Investments, LLC)

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2017-71 TIF Inducement Resolution – Muellner Property – 310 S. Bridge Street

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

7. EDC 2017-72 Downtown Overlay District – Awards Recommendation

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

8. PZC 2017-13 Coffman Carpets – Annexation Agreement and Rezoning

☐ 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 – October 3, 2017

Meeting and Date: Economic Development Committee – November 7, 2017

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker

Name

Department

Agenda Item Notes:

Have a question or comment about this agenda item?

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at <http://www.yorkville.il.us/320/City-Council>

DRAFT

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, October 3, 2017, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Joel Frieders
Alderman Alex Hernandez

Absent: Alderman Carlo Colosimo

Other City Officials

City Administrator Bart Olson
Interim Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Senior Planner Jason Engberg
Code Official Pete Ratos
Alderman Joe Plocher
Alderman Chris Funkhouser

Other Guests

David Schultz, EEI
Stephanie Saylers, Fisherman's Inn
Mark Southern, Fisherman's Inn & Encap

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

Citizen Comments: None

Minutes for Correction/Approval: September 5, 2017

The minutes were approved on a unanimous voice vote.

New Business

1. EDC 2017-60 Building Permit Report for August 2017

Mr. Ratos reported 128 single family permits issued thus far this year and 73 multi-family permits for the development by Jewel. Cedarhurst is also underway.

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

Many residential inspections were done this month and two commercial buildings are also under construction.

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

There were three hearings and all cases were dismissed due to being abated. Alderman Koch asked about the citation issued to Green Organics. It was abated prior to the hearing and the City will work with the County Inspector in the future. When compost is turned over a deodorant can be applied to alleviate future smells. The City can also review the situation when the annexation agreement authorization for the organics operation expires in 2019. There has been discussion with the operator and attorney and it will continue to be monitored.

4. EDC 2017-63 Economic Development Update

Ms. Dubajic is on vacation, however, her report is contained in the agenda packet.

5. EDC 2017-64 Meeting Schedule for 2018

The committee had no conflicts with the proposed schedule so it was approved on a unanimous voice vote.

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

The program has been in effect for five years with over 400 total permits issued. Staff wishes to extend this until December 31, 2018 or until 100 more building permits are issued and then close the program. Alderman Frieders and Alderman Hernandez agreed the results show the program served its purpose. Alderman Koch said progress is finally being made in his ward with three previously-stalled subdivisions finally beginning to build, however, he said it's time to wind down. Alderman Plocher said residents in his ward wish to stop the program. To just stop the program would be short-sighted and could hurt the builders, said Alderman Funkhouser. He said the builders should be allowed time to inform potential buyers and he added that sales taxes have been good due to more homes.

It was decided to end the program after 30 permits are issued with the program expiring December 31, 2018 and the City rebate will be cut to \$5,000. This moves forward to the full Council.

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

Petitioner Mark Southern is requesting rezoning and a variance for a restaurant and banquet hall on a one-acre lot at the southeast corner of Rt. 47 and Main St.. Ms. Noble described the particulars of the proposed project. The petitioner has suggested a possible public/private partnership for additional parking since the site is adjacent to Ron Clark Park. This project will go before the Planning and Zoning Commission on October 18 and then to the Council.

Mr. Southern said he owns the Fisherman's Inn and an environmental business called Encap. Administrator Olson explained the potential partnership and other aspects of the project which could also help improve the park. The project would allow access through the park to the site, increase number of parking spaces and improve the park property. He also discussed the city water and sewer on the site. He said Park Board input would be needed also.

Aldermen discussed the challenges of the property and the effect on the surrounding properties and neighbors. In general, they liked the project idea. Alderman Funkhouser questioned the use of the park for this type of project since the purchase agreement stipulated the property should remain open space.

Mr. Olson will bring a draft agreement to the November meeting if possible.

Old Business None

Additional Business None

There was no further business and the meeting adjourned at 7:09pm.

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 2017-66

Agenda Item Summary Memo

Title: Building Permit Report for September 2017

Meeting and Date: Economic Development Committee – November 7, 2017

Synopsis: All permits issued in September 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

September 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
September 2017	93	5	4	0	0	18	0	66	2,528,690.00	109,034.78
Calendar Year 2017	772	54	74	0	1/51 Units	120	0	523	54,958,183.00	2,094,010.18
Fiscal Period 2018	539	38	46	0	1/51 Units	76	0	378	44,364,839.00	1,504,600.65
September 2016	95	15	12	0	0	15	0	53	4,756,837.00	263,394.20
Calendar 2016	707	43	84	0	0	96	0	484	30,430,072.00	1,481,039.58
Fiscal Period 2017	486	36	54	0	0	55	0	341	21,947,896.00	1,016,638.24
September 2015	55	1	9	0	0	12	0	33	2,030,513.00	129,951.49
Calendar Year 2015	475	7	59	0	0	87	0	322	45,226,888.00	922,421.96
Fiscal Period 2016	329	6	37	0	0	50	0	236	9,690,878.00	532,184.20
September 2014	58	1	6	0	0	14	0	37	1,522,213.00	107,983.63
Calendar Year 2014	467	7	50	0	0	85	0	325	20,738,435.00	891,623.62
Fiscal Period 2015	327	2	32	0	0	52	0	241	15,868,590.00	563,256.59



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 2017-67

Agenda Item Summary Memo

Title: Building Inspection Report for September 2017

Meeting and Date: Economic Development Committee – November 7, 2017

Synopsis: All inspections scheduled in September 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: 10/02/2017
TIME: 12:47:16
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 09/01/2017 TO 09/30/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	002-FIN FINAL INSPECTION	20160424	726 INDEPENDENCE CT	9		09/14/2017
BC	_____	003-FIN FINAL INSPECTION	20160623	1979 COUNTRY HILLS DR	118		09/11/2017
		Comments1: 1-middle handrail post on soutside very					
		Comments2: loose. 2-flasing needed between home+dec					
		Comments3: k to prevent moisture intrusion 3-instal					
		Comments4: 1 anchors in all nailing holes in joist					
PR	_____	001-SUM SUMP	20160842	634 BURNING BUSH DR.			09/25/2017
PR	_____	017-PPF PRE-POUR, COMMERCIAL FLOO	20160894	1050 FREEMONT ST			09/01/2017
BC	13:00	018-PPS PRE-POUR, SLAB ON GRADE					09/06/2017
PR	_____	021-RFR ROUGH FRAMING					09/21/2017
PR	_____	010-INS INSULATION	20170041	205 OAKWOOD ST	21		09/15/2017
BC	_____	015-PWK PRIVATE WALKS	20170061	2004 PRAIRIE GRASS LN	50		09/01/2017
		Comments1: Public walk and stoop					
PR	_____	001-FTG FOOTING	20170098	1800 MARKETVIEW DR	4		09/11/2017
PR	_____	002-PPS PRE-POUR, SLAB ON GRADE					09/13/2017
PR	_____	014-FIN FINAL INSPECTION	20170168	792 GREENFIELD TURN	108		09/25/2017
PR	_____	015-PLF PLUMBING - FINAL OSR READ					09/25/2017
TK	_____	016-EFL ENGINEERING - FINAL INSPE				09/25/2017	
BC	_____	003-REI REINSPECTION	20170203	567 PARKSIDE LN	99		09/11/2017
BC	_____	014-FIN FINAL INSPECTION	20170205	2648 MCLELLAN BLVD	56	09/07/2017	
RE	_____	015-PLF PLUMBING - FINAL OSR READ					09/07/2017
DBH	_____	016-EFL ENGINEERING - FINAL INSPE					09/07/2017
		Comments1: NO PARKWAY TREE, PROPERTY CORNERS (WATER					
		Comments2: BAN EXTENDED BY MAYORAL PROCLAMATION)					
PR	_____	016-FIN FINAL INSPECTION	20170212	2884 CRYDER WAY	441		09/22/2017
PR	_____	017-PLF PLUMBING - FINAL OSR READ					09/22/2017
TK	_____	018-EFL ENGINEERING - FINAL INSPE					09/27/2017
		Comments1: PARKWAY TREE FAIL					

DATE: 10/02/2017
TIME: 12:47:16
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 09/01/2017 TO 09/30/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	008-PPS PRE-POUR, SLAB ON GRADE	20170214	2631 MCLELLAN BLVD	44		09/19/2017
		Comments1: STOOPS					
BC	_____	009-INS INSULATION				09/22/2017	
BC	_____	010-PPS PRE-POUR, SLAB ON GRADE					09/20/2017
PR	_____	013-RMC ROUGH MECHANICAL					09/21/2017
BC	_____	002-RFR ROUGH FRAMING	20170237	337 PENSACOLA ST	1142		09/08/2017
RE	_____	011-PLR PLUMBING - ROUGH	20170265	512 E MAIN ST	2	09/05/2017	
PR	_____	012-REL ROUGH ELECTRICAL					09/11/2017
PR	_____	013-RFR ROUGH FRAMING					09/15/2017
PR	_____	014-RST FIRE OR DRAFT STOPPING					09/19/2017
PR	_____	015-INS INSULATION					09/29/2017
BC	_____	014-WKS PUBLIC & SERVICE WALKS	20170266	1033 N CARLY CIR	117		09/06/2017
PR	_____	017-SUM SUMP	20170280	2685 FAIRFAX WAY	260		09/13/2017
BC	_____	014-WKS PUBLIC & SERVICE WALKS	20170283	1012 N CARLY CIR	58		09/06/2017
BC	_____	015-PPS PRE-POUR, SLAB ON GRADE					09/06/2017
PR	_____	008-PLU PLUMBING - UNDERSLAB	20170301	1690 CANNONBALL TR			09/12/2017
PR	_____	AM 009-PLU PLUMBING - UNDERSLAB					09/15/2017
PR	_____	010-PLU PLUMBING - UNDERSLAB					09/20/2017
PR	_____	011-PLU PLUMBING - UNDERSLAB				09/21/2017	
PR	_____	012-PLU PLUMBING - UNDERSLAB				09/25/2017	
PR	_____	013-PLU PLUMBING - UNDERSLAB					09/27/2017
PR	_____	014-PLU PLUMBING - UNDERSLAB					09/28/2017
PR	14:00	015-PPS PRE-POUR, SLAB ON GRADE				09/25/2017	
_____	_____	016-PPS PRE-POUR, SLAB ON GRADE					09/29/2017
PR	_____	007-REL ROUGH ELECTRICAL	20170307	2739 CRANSTON CIR	128		09/01/2017

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 09/01/2017 TO 09/30/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	008-INS INSULATION					09/06/2017
PR	_____	010-RMC ROUGH MECHANICAL					09/01/2017
BC	_____	012-WKS PUBLIC & SERVICE WALKS					09/25/2017
BC	_____	007-RFR ROUGH FRAMING	20170308	2745 CRANSTON CIR	129		09/07/2017
		Comments1: INSTALL NUTS & WASHERS ON ANCHOR BOLTS I					
		Comments2: N GARAGE					
BC	_____	008-REL ROUGH ELECTRICAL					09/07/2017
BC	_____	009-RMC ROUGH MECHANICAL					09/07/2017
RE	_____	010-PLR PLUMBING - ROUGH					09/07/2017
PR	_____	011-INS INSULATION					09/11/2017
BC	_____	012-WKS PUBLIC & SERVICE WALKS					09/25/2017
PR	_____	013-WKS PUBLIC & SERVICE WALKS	20170309	2295 GRANDE TR	171		09/14/2017
PR	_____	014-FIN FINAL INSPECTION					09/26/2017
PR	_____	015-PLF PLUMBING - FINAL OSR READ					09/26/2017
PR	_____	006-RFR ROUGH FRAMING	20170310	2757 CRANSTON CIR	131		09/14/2017
PR	_____	007-REL ROUGH ELECTRICAL					09/14/2017
PR	_____	008-RMC ROUGH MECHANICAL					09/14/2017
PR	_____	009-PLR PLUMBING - ROUGH					09/14/2017
PR	_____	010-INS INSULATION					09/18/2017
BC	_____	011-WKS PUBLIC & SERVICE WALKS					09/25/2017
PR	_____	012-WKS PUBLIC & SERVICE WALKS	20170311	2738 CRANSTON CIR	116		09/15/2017
PR	10:00	012-WKS PUBLIC & SERVICE WALKS	20170312	2742 CRANSTON CIR	115		09/15/2017
PR	_____	007-INS INSULATION	20170314	2795 CRANSTON CIR	140		09/25/2017
PR	_____	008-RFR ROUGH FRAMING					09/21/2017
PR	_____	009-REL ROUGH ELECTRICAL					09/21/2017

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 09/01/2017 TO 09/30/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	010-RMC ROUGH MECHANICAL					09/21/2017
PR	_____	011-PLR PLUMBING - ROUGH					09/21/2017
PR	_____	013-WKS PUBLIC & SERVICE WALKS	20170315	2293 GRANDE TR	170		09/14/2017
PR	_____	014-FIN FINAL INSPECTION	20170316	302 WESTWIND DR	1		09/18/2017
PR	_____	015-PLF PLUMBING - FINAL OSR READ					09/18/2017
TK	_____	016-EFL ENGINEERING - FINAL INSPE				09/18/2017	
PR	_____	001-PLU PLUMBING - UNDERSLAB	20170318	234 GARDEN ST	6		09/20/2017
PR	_____	002-UGE UNDERGROUND ELECTRIC					09/20/2017
BC	_____	003-FIN FINAL INSPECTION	20170324	2523 LYMAN LOOP	20		09/07/2017
BC	_____	013-WKS PUBLIC & SERVICE WALKS	20170325	2191 BURR CT	7		09/19/2017
BC	_____	002-FIN FINAL INSPECTION Comments1: CANCEL	20170332	114 CONOVER CT		09/26/2017	
BC	_____	007-RFR ROUGH FRAMING	20170375	2652 MCLELLAN BLVD	55		09/08/2017
BC	_____	008-REL ROUGH ELECTRICAL					09/08/2017
BC	_____	009-RMC ROUGH MECHANICAL					09/08/2017
RE	_____	010-PLR PLUMBING - ROUGH					09/08/2017
PR	_____	011-INS INSULATION					09/13/2017
BC	_____	011-INS INSULATION	20170376	2651 MCLELLAN BLVD	46		09/01/2017
BC	_____	008-PPS PRE-POUR, SLAB ON GRADE	20170377	2182 BURR CT	10		09/19/2017
PR	_____	009-PLR PLUMBING - ROUGH					09/26/2017
PR	_____	010-RFR ROUGH FRAMING					09/26/2017
PR	_____	011-REL ROUGH ELECTRICAL					09/26/2017
PR	_____	012-RMC ROUGH MECHANICAL					09/26/2017
PR	_____	013-INS INSULATION					09/29/2017
PR	_____	001-RFR ROUGH FRAMING	20170379	2001 S BRIDGE ST.			09/15/2017

DATE: 10/02/2017
TIME: 12:47:16
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 09/01/2017 TO 09/30/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	002-REL ROUGH ELECTRICAL					09/19/2017
PR	_____	PM 003-PLR PLUMBING - ROUGH					09/19/2017
PR	_____	016-SUM SUMP	20170386	2649 FAIRFAX WAY	256		09/13/2017
BC	_____	002-FIN FINAL INSPECTION	20170387	2741 PHELPS CT			09/12/2017
BC	_____	013-WKS PUBLIC & SERVICE WALKS	20170389	1003 S CARLY CIR	88		09/06/2017
PR	_____	001-FTG FOOTING	20170393	3405 RYAN DR	10		09/13/2017
BC	_____	002-FOU FOUNDATION					09/14/2017
PR	_____	003-PLU PLUMBING - UNDERSLAB					09/25/2017
_____	_____	004-BKF BACKFILL					09/20/2017
PR	_____	005-ESW ENGINEERING - SEWER / WAT					09/20/2017
PR	_____	006-ESS ENGINEERING - STORM					09/20/2017
PR	_____	013-WKS PUBLIC & SERVICE WALKS	20170394	3355 RYAN DR	15		09/13/2017
BC	_____	003-BKF BACKFILL	20170395	312 RYAN CT	72		09/07/2017
PR	_____	004-PLU PLUMBING - UNDERSLAB				09/12/2017	
RE	_____	005-ESS ENGINEERING - STORM					09/07/2017
RE	_____	006-ESW ENGINEERING - SEWER / WAT					09/07/2017
_____	_____	007-BGS BASEMENT GARAGE STOOPS					09/13/2017
		Comments1: CRAWL					
PR	_____	013-WKS PUBLIC & SERVICE WALKS	20170396	3457 RYAN DR	5		09/13/2017
PR	_____	014-PLF PLUMBING - FINAL OSR READ					09/27/2017
PR	_____	015-FIN FINAL INSPECTION					09/27/2017
BC	_____	009-PPS PRE-POUR, SLAB ON GRADE	20170437	1262 DEERPATH DR	230		09/08/2017
		Comments1: WKS, PATIO, DRIVEWAY APRON					
PR	_____	010-FIN FINAL INSPECTION					09/26/2017
PR	_____	011-PLF PLUMBING - FINAL OSR READ					09/26/2017

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 6

INSPECTIONS SCHEDULED FROM 09/01/2017 TO 09/30/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-FIN FINAL INSPECTION	20170442	206 FAIRHAVEN DR			09/15/2017
PR	_____	007-RFR ROUGH FRAMING	20170460	1036 N CARLY CIR	59		09/13/2017
PR	_____	008-REL ROUGH ELECTRICAL					09/13/2017
PR	_____	009-REL ROUGH ELECTRICAL					09/13/2017
PR	_____	010-PLR PLUMBING - ROUGH					09/13/2017
BC	_____	011-GAR GARAGE FLOOR					09/15/2017
BC	_____	012-STP STOOP					09/29/2017
RE	_____	006-ESW ENGINEERING - SEWER / WAT	20170461	1027 N CARLY CIR	118		09/06/2017
BC	_____	007-GAR GARAGE FLOOR					09/15/2017
BC	_____	007-RFR ROUGH FRAMING	20170462	961 PURCELL ST	60		09/07/2017
		Comments1: DOOR FRAME AT MASTER BATH NOT NAILED TO					
		Comments2: BOTTOM PLATE. JACK & KING STUDS AT DOORW					
		Comments3: AY TO FRON BR ARE FAR OUT OF PLUMB, LG G					
		Comments4: AP IN BOTTOM PLATE					
BC	_____	008-REL ROUGH ELECTRICAL					09/07/2017
BC	_____	009-RMC ROUGH MECHANICAL					09/07/2017
RE	_____	010-PLR PLUMBING - ROUGH					09/07/2017
BC	_____	011-REI REINSPECTION					09/11/2017
		Comments1: ROUGH FRAMING					
BC	_____	012-INS INSULATION					09/14/2017
PR	_____	002-RFR ROUGH FRAMING	20170467	911 S CARLY CIR	97		09/11/2017
BC	_____	001-PHF POST HOLE - FENCE	20170469	1101 MIDNIGHT PL	277		09/06/2017
PR	_____	004-PPS PRE-POUR, SLAB ON GRADE	20170495	203 COMMERCIAL DR	22		09/12/2017
PR	_____	005-RFR ROUGH FRAMING				09/21/2017	
PR	_____	006-REL ROUGH ELECTRICAL				09/21/2017	
PR	_____	007-RMC ROUGH MECHANICAL				09/21/2017	
BC	_____	008-RFR ROUGH FRAMING	20170508	437 SUTTON ST	206		09/05/2017
		Comments1: ENSURE ALL JOIST HANGARS ON MAIN LEVEL H					
		Comments2: AVE NAILS IN ALL PROVIDED HOLES					

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BC	_____	009-REL ROUGH ELECTRICAL					09/05/2017
BC	_____	010-RMC ROUGH MECHANICAL					09/05/2017
RE	_____	011-PLR PLUMBING - ROUGH					09/05/2017
BC	_____	012-INS INSULATION					09/07/2017
BC	_____	001-FIN FINAL INSPECTION	20170512	208 E VETERANS PKWY.			09/07/2017
BC	_____	001-FIN FINAL INSPECTION	20170513	208 E VETERANS PKWY.			09/07/2017
BC	_____	001-FIN FINAL INSPECTION	20170514	208 E VETERANS PKWY.			09/07/2017
BC	_____	001-FIN FINAL INSPECTION	20170517	208 E VETERANS PKWY.			09/07/2017
BC	10:30	001-FIN FINAL INSPECTION Comments1: GFCI UNDER SMALL SINK IS FAULTY NEED TUB Comments2: ING FROM RELEIF VALVE ON WATER HEATER	20170539	1228 N BRIDGE ST	B-4		09/26/2017
BC	_____	004-FIN FINAL INSPECTION Comments1: OCC RE					09/27/2017
BC	_____	001-FIN FINAL INSPECTION	20170542	2312 HIGH RIDGE LN	133		09/01/2017
RE	_____	003-ESW ENGINEERING - SEWER / WAT	20170546	522 WINDETT RIDGE RD	172		09/07/2017
BC	_____	004-BKF BACKFILL Comments1: NEED DRAIN TILE & CRUSHED STONE COVERING Comments2: TILE AT REAR OF BUILDING					09/08/2017
PR	_____	005-PLU PLUMBING - UNDERSLAB					09/13/2017
BC	_____	006-REI REINSPECTION Comments1: BACKFILL					09/12/2017
BC	_____	007-BSM BASEMENT FLOOR					09/13/2017
BC	_____	008-GAR GARAGE FLOOR					09/13/2017
BC	_____	008-INS INSULATION Comments1: ADD FOAM AROUND GAS LINE & ROMEX PENETRA Comments2: TIONS IN KITCHEN FLOOR	20170547	702 KENTSHIRE DR	120		09/21/2017
BC	_____	008-INS INSULATION	20170549	2601 FAIRFAX WAY	250		09/29/2017
PR	_____	008-RFR ROUGH FRAMING	20170550	2629 FAIRFAX WAY	253		09/12/2017

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PR	_____	009-REL ROUGH ELECTRICAL					09/12/2017
PR	_____	010-PLR PLUMBING - ROUGH					09/12/2017
PR	_____	011-RMC ROUGH MECHANICAL					09/12/2017
PR	_____	012-SUM SUMP					09/13/2017
BC	_____	013-INS INSULATION					09/14/2017
BC	_____	002-RFR ROUGH FRAMING	20170551	2478 WAVERLY CIR	237		09/05/2017
BC	_____	003-FIN FINAL INSPECTION	20170555	569 BURNING BUSH DR	117		09/25/2017
		Comments1: GATES ARE SELF CLOSING & SELF LATCHING B					
		Comments2: UT WERE HELD OPEN BY ELASTIC STRAPS. DEC					
		Comments3: K OR FENCE GATES ARE TO BE LOCKED WHEN P					
		Comments4: OOL IS NOT IN USE.					
BC	_____	001-FTG FOOTING	20170561	2441 EMERALD LN	114		09/05/2017
BC	_____	002-FIN FINAL INSPECTION	20170564	322 TWINLEAF TR	72		09/01/2017
BC	_____	001-FIN FINAL INSPECTION	20170565	125 BOOMBAH BLVD			09/11/2017
PR	_____	008-REL ROUGH ELECTRICAL	20170575	3307 CALEDONIA DR	76		09/18/2017
PR	_____	009-RFR ROUGH FRAMING					09/18/2017
PR	_____	010-RMC ROUGH MECHANICAL					09/18/2017
PR	_____	011-PLR PLUMBING - ROUGH					09/18/2017
BC	_____	012-INS INSULATION					09/20/2017
BC	_____	007-GAR GARAGE FLOOR	20170576	921 PURCELL ST	64		09/29/2017
BC	_____	008-STP STOOP					09/29/2017
BC	_____	007-GAR GARAGE FLOOR	20170577	1006 S CARLY CIR	112		09/29/2017
BC	_____	008-STP STOOP					09/29/2017
BC	_____	007-GAR GARAGE FLOOR	20170578	948 PURCELL ST	83		09/29/2017
BC	_____	008-STP STOOP					09/29/2017
PR	_____	005-PLU PLUMBING - UNDERSLAB	20170585	1321 SPRING ST	168		09/21/2017

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	004-ESW ENGINEERING - SEWER / WAT	20170586	2622 MCLELLAN BLVD	59	09/01/2017	
RE	_____	005-PLU PLUMBING - UNDERSLAB					09/07/2017
PR	_____	AM 006-BGS BASEMENT GARAGE STOOPS					09/13/2017
BC	_____	001-PHF POST HOLE - FENCE	20170591	2233 KINGSMILL ST	75		09/08/2017
PR	_____	008-INS INSULATION	20170593	3465 RYAN DR	4		09/22/2017
PR	_____	009-REL ROUGH ELECTRICAL					09/20/2017
PR	_____	010-RFR ROUGH FRAMING					09/20/2017
PR	_____	011-RMC ROUGH MECHANICAL					09/20/2017
PR	_____	012-PLR PLUMBING - ROUGH Comments1: INSTALL CONDUIT FOR METER READER BY GAS Comments2: METER TO WATER					09/20/2017
PR	_____	013-MIS MISCELLANEOUS Comments1: PLUMBING STACK					09/18/2017
PR	_____	004-ESW ENGINEERING - SEWER / WAT	20170594	2611 MCLELLAN BLVD	42	09/01/2017	
RE	_____	005-PLU PLUMBING - UNDERSLAB					09/07/2017
BC	_____	006-BGS BASEMENT GARAGE STOOPS					09/19/2017
PR	_____	005-ESW ENGINEERING - SEWER / WAT	20170595	2587 LYMAN LOOP	39	09/01/2017	
RE	_____	006-PLU PLUMBING - UNDERSLAB					09/07/2017
BC	_____	007-BGS BASEMENT GARAGE STOOPS					09/19/2017
BC	_____	007-BGS BASEMENT GARAGE STOOPS	20170608	2846 CRANSTON CIR	95		09/05/2017
PR	_____	001-FTG FOOTING	20170612	2836 CRANSTON CIR	96		09/22/2017
BC	_____	002-FOU FOUNDATION	20170614	2736 CRANSTON CIR	117		09/12/2017
PR	_____	003-BKF BACKFILL					09/18/2017
PR	_____	004-ESS ENGINEERING - STORM					09/21/2017
PR	_____	005-ESW ENGINEERING - SEWER / WAT					09/21/2017
PR	_____	006-PLU PLUMBING - UNDERSLAB					09/26/2017

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PR	_____	001-FTG FOOTING	20170615	2732 CRANSTON CIR	118		09/01/2017
PR	_____	002-FOU FOUNDATION					09/18/2017
PR	_____	003-ESS ENGINEERING - STORM					09/21/2017
PR	_____	004-ESW ENGINEERING - SEWER / WAT					09/21/2017
PR	_____	006-PLU PLUMBING - UNDERSLAB					09/26/2017
BC	_____	001-FTG FOOTING	20170616	2728 CRANSTON CIR	119		09/05/2017
PR	_____ AM	002-FOU FOUNDATION					09/22/2017
PR	14:00	003-ESS ENGINEERING - STORM	20170617	2707 CRANSTON CIR	123		09/14/2017
PR	14:00	004-WAT WATER					09/14/2017
PR	_____	005-BKF BACKFILL					09/14/2017
PR	_____	006-PLU PLUMBING - UNDERSLAB					09/15/2017
BC	_____	007-BGS BASEMENT GARAGE STOOPS					09/20/2017
BC	_____	001-FTG FOOTING	20170618	2299 GRANDE TRAIL CT	172		09/05/2017
BC	_____	002-FOU FOUNDATION					09/26/2017
PR	_____	001-FTG FOOTING	20170619	2298 GRANDE TRAIL CT	173		09/22/2017
BC	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20170624	2967 ELLSWORTH DR	402		09/08/2017
BC	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20170625	1081 AUBURN DR	95		09/14/2017
PR	_____	001-FTG FOOTING	20170633	554 SHADOW WOOD DR	97		09/13/2017
BC	_____	002-FOU FOUNDATION					09/14/2017
PR	_____	003-PLU PLUMBING - UNDERSLAB					09/25/2017
_____	_____	004-BKF BACKFILL					09/20/2017
PR	_____	005-ESW ENGINEERING - SEWER / WAT					09/20/2017
PR	_____	006-ESS ENGINEERING - STORM					09/20/2017
BC	_____	003-BKF BACKFILL	20170634	3311 CALEDONIA DR	75		09/07/2017

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INSPECTIONS SCHEDULED FROM 09/01/2017 TO 09/30/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	004-PLU PLUMBING - UNDERSLAB					09/12/2017
RE	_____	005-ESS ENGINEERING - STORM					09/07/2017
RE	_____	006-ESW ENGINEERING - SEWER / WAT					09/07/2017
PR	_____	007-BGS BASEMENT GARAGE STOOPS					09/13/2017
		Comments1: CRAWL					
PR	_____	008-PLU PLUMBING - UNDERSLAB					09/12/2017
BC	_____	001-PHF POST HOLE - FENCE	20170638	1558 SIENNA DR	74		09/11/2017
BC	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE	20170639	2441 EMERALD LN	114		09/18/2017
RE	_____	003-ESW ENGINEERING - SEWER / WAT	20170641	495 WINDETT RIDGE RD	67		09/07/2017
BC	_____	004-BKF BACKFILL					09/08/2017
PR	_____	005-PLU PLUMBING - UNDERSLAB					09/13/2017
PR	_____	005-PLU PLUMBING - UNDERSLAB	20170645	1985 MEADOWLARK LN	115		09/19/2017
BC	_____	PM 002-FOU FOUNDATION	20170648	927 N CARLY CIR	128		09/11/2017
BC	_____	003-BKF BACKFILL					09/19/2017
PR	_____	004-PLU PLUMBING - UNDERSLAB					09/20/2017
		Comments1: NOT DONE					
PR	_____	003-BKF BACKFILL	20170649	911 PURCELL ST	65		09/14/2017
PR	_____	004-WAT WATER					09/19/2017
PR	_____	005-PLU PLUMBING - UNDERSLAB					09/20/2017
PR	_____	004-PLU PLUMBING - UNDERSLAB	20170650	951 PURCELL ST	61		09/12/2017
PR	_____	006-ESW ENGINEERING - SEWER / WAT					09/19/2017
BC	_____	004-BKF BACKFILL	20170651	1954 SUNNY DELL CT	98		09/15/2017
BC	_____	001-PHF POST HOLE - FENCE	20170656	372 BERTRAM DR	1036		09/15/2017
BC	_____	001-PHD POST HOLE - DECK	20170659	141 CLAREMONT CT	28		09/07/2017
BC	_____	002-RFR ROUGH FRAMING					09/14/2017

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		PM 003-FIN FINAL INSPECTION Comments1: POOL GATE TO REMAIN LOCKED WHEN POOL IS Comments2: NOT IN USE & ATTENDED BY AN ADULT.					09/20/2017
BC		001-FIN FINAL INSPECTION	20170660	605 ANDREA CT	1		09/15/2017
BC		AM 001-BKF BACKFILL Comments1: REMOVED APPROX 8" OF BALCK DIRT FORM SEC Comments2: APPROX 6' IN EITHER DIRECTION.	20170662	2591 LYMAN LOOP	40		09/08/2017
BC		002-FOU FOUNDATION					09/12/2017
PR		003-BKF BACKFILL					09/18/2017
PR		004-WAT WATER					09/19/2017
PR		005-PLU PLUMBING - UNDERSLAB					09/26/2017
		001-FIN FINAL INSPECTION	20170677	113 E KENDALL DR			09/21/2017
BC		002-FIN FINAL INSPECTION	20170678	221 WALSH CIR	42		09/11/2017
BC		002-FIN FINAL INSPECTION	20170680	562 KELLY AVE	162		09/20/2017
BC		AM 001-FTG FOOTING	20170683	2453 WILTON CT	129		09/18/2017
BC		002-FOU FOUNDATION					09/19/2017
BC		001-PHD POST HOLE - DECK	20170686	876 N CARLY CIR	47		09/08/2017
BC		AM 002-RFR ROUGH FRAMING					09/15/2017
BC		003-FIN FINAL INSPECTION					09/22/2017
BC		001-FIN FINAL INSPECTION Comments1: DECK & PATIO DOOR	20170687	1989 MEADOWLARK LN	114		09/11/2017
BC		002-FIN FINAL INSPECTION	20170693	307 W CENTER ST			09/05/2017
BC		001-PPS PRE-POUR, SLAB ON GRADE Comments1: SHED	20170695	2004 PRIAIRE GRASS LN	50		09/07/2017
BC		001-PHF POST HOLE - FENCE	20170698	586 KELLY AVE	164		09/18/2017
BC		PM 001-PHF POST HOLE - FENCE	20170699	423 E SPRING ST	4		09/19/2017
BC		001-PPS PRE-POUR, SLAB ON GRADE	20170711	1377 SLATE DR	334		09/22/2017

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-PHF POST HOLE - FENCE	20170714	112 E FOX RD			09/29/2017
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20170715	306 E RIDGE ST			09/25/2017
BC	_____	001-PHD POST HOLE - DECK	20170716	4662 PLYMOUTH AVE	985		09/08/2017
BC	_____	AM 002-RFR ROUGH FRAMING					09/22/2017
BC	_____	001-PHF POST HOLE - FENCE	20170719	2848 MCMURTRIE WAY	210		09/15/2017
BC	_____	001-PHF POST HOLE - FENCE	20170722	302 WESTWIND DR	1		09/26/2017
BC	_____	001-PHF POST HOLE - FENCE	20170723	683 YELLOWSTONE LN	104		09/07/2017
BC	_____	001-OCC OCCUPANCY INSPECTION Comments1: NEED GFI IN RESTROOM	20170726	1308 SUNSET AVE			09/12/2017
BC	_____	001-PHF POST HOLE - FENCE	20170727	421 HONEYSUCKLE LN	148		09/11/2017
BC	_____	002-FIN FINAL INSPECTION					09/14/2017
BC	_____	001-FIN FINAL INSPECTION Comments1: FINAL PAVERS	20170728	2662 BURR ST	5		09/22/2017
BC	11:00	001-PHF POST HOLE - FENCE	20170729	1434 ASPEN LN	122		09/14/2017
BC	_____	002-FIN FINAL INSPECTION					09/20/2017
BC	08:30	001-FOU FOUNDATION	20170733	607 CENTER PKWY			09/22/2017
PR	_____	AM 001-FOU FOUNDATION	20170734	2184 BURR CT	9		09/25/2017
BC	_____	002-FIN FINAL INSPECTION	20170735	117 W VAN EMMON ST			09/12/2017
BC	_____	001-PHD POST HOLE - DECK	20170750	304 BLAINE ST			09/21/2017
BC	_____	002-RFR ROUGH FRAMING					09/26/2017
BC	_____	001-PHF POST HOLE - FENCE	20170752	1301 DEERPATH DR	258		09/19/2017
BC	_____	002-FIN FINAL INSPECTION					09/25/2017
PR	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE	20170755	1013 INDEPENDENCE BLVD	5		09/14/2017
PR	_____	001-FOU FOUNDATION	20170760	2633 FAIRFAX WAY	254		09/29/2017
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE Comments1: PERGOLA, STOOPS, POSTHOLE	20170763	1243 TAUS CIR	115		09/29/2017

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BC	_____	001-PHD POST HOLE - DECK	20170764	997 N CARLY CIR	121		09/15/2017
BC	_____	002-RFR ROUGH FRAMING					09/19/2017
BC	_____	001-PHF POST HOLE - FENCE	20170765	1126 CARLY DR	24		09/21/2017
BC	_____	001-PHF POST HOLE - FENCE	20170769	207 W ELIZABETH ST			09/27/2017
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20170784	504 COLTON ST	0		09/29/2017
BC	_____	001-PHD POST HOLE - DECK	20170785	206 FAIRHAVEN DR			09/22/2017
BC	_____	002-RFR ROUGH FRAMING					09/26/2017
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20170792	201 LEISURE ST			09/25/2017
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20170803	337 PENSACOLA ST	1142		09/29/2017

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PERMIT TYPE SUMMARY:		ADD ADDITION			3		
		AGP ABOVE-GROUND POOL			1		
		APT APARTMENT, CONDO			3		
		BDO COMMERCIAL BUILD-OUT			2		
		BIP BUILD INCENTIVE PROGRAM SFD		112			
		CCO COMMERCIAL OCCUPANCY PERMIT			1		
		COM COMMERCIAL BUILDING			13		
		CRM COMMERCIAL REMODEL			5		
		DCK DECK			23		
		ESN ELECTRIC SIGN			5		
		FNC FENCE			21		
		MSC MISCELLANEOUS			1		
		PRG PERGOLA			3		
		PTO PATIO / PAVERS			7		
		ROF ROOFING			5		
		SFD SINGLE-FAMILY DETACHED			91		
		SHD SHED/ACCESSORY BUILDING			2		
		SID SIDING			1		
		WIN WINDOW REPLACEMENT			2		
INSPECTION SUMMARY:		BGS BASEMENT GARAGE STOOPS			7		
		BKF BACKFILL			13		
		BSM BASEMENT FLOOR			1		
		EFL ENGINEERING - FINAL INSPECTION			4		
		ESS ENGINEERING - STORM			7		
		ESW ENGINEERING - SEWER / WATER			13		
		FIN FINAL INSPECTION			36		
		FOU FOUNDATION			12		
		FTG FOOTING			10		
		GAR GARAGE FLOOR			6		
		INS INSULATION			17		
		MIS MISCELLANEOUS			1		
		OCC OCCUPANCY INSPECTION			1		
		PHD POST HOLE - DECK			6		
		PHF POST HOLE - FENCE			15		
		PLF PLUMBING - FINAL OSR READY			7		
		PLR PLUMBING - ROUGH			13		
		PLU PLUMBING - UNDERSLAB			27		
		PPF PRE-POUR, COMMERCIAL FLOOR			1		
		PPS PRE-POUR, SLAB ON GRADE			19		
		PWK PRIVATE WALKS			1		
		REI REINSPECTION			3		
		REL ROUGH ELECTRICAL			16		
		RFR ROUGH FRAMING			24		
		RMC ROUGH MECHANICAL			13		
		ROF ROOF UNDERLAYMENT ICE & WATER			2		
		RST FIRE OR DRAFT STOPPING			1		

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		STP STOOP			4		
		SUM SUMP			4		
		UGE UNDERGROUND ELECTRIC			1		
		WAT WATER			3		
		WKS PUBLIC & SERVICE WALKS			13		
INSPECTOR SUMMARY:					5		
		BC BOB CREADEUR			141		
		DBH DAVE BEHERNS			1		
		PR PETER RATOS			135		
		RE RANDY ERICKSON			16		
		TK TOM KONEN			3		
STATUS SUMMARY:							
	A	BC			1		
	C				1		
	C	BC			32		
	C	PR			5		
	C	TK			1		
	I				4		
	I	BC			106		
	I	PR			120		
	I	RE			15		
	T	BC			2		
	T	DBH			1		
	T	PR			10		
	T	RE			1		
	T	TK			2		
REPORT SUMMARY:					301		



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 2017-68

Agenda Item Summary Memo

Title: Property Maintenance Report for September 2017

Meeting and Date: Economic Development Committee – November 7, 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:

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Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: October 3, 2017
Subject: September Property Maintenance

Property Maintenance Report September 2017

Adjudication:

17 Property Maintenance Cases were heard in September

9/6/2017

N 2685	202 E Countryside Pkwy	Permit for Sign	Dismissed
N 3553	7311 S Bridge St	Weeds	Continued 10-2-17
N 3555	19.04 Acres Caledonia	Weeds	Dismissed

9/11/2017

N 3563	2976 Old Glory Ln	Weeds	Dismissed
N 3556	1962 Meadowlark Ln	Weeds	Dismissed
N 3557	Liberty & E Center St	Weeds	Liable \$5,250
N 3560	2896 Mclelland Blvd	Weeds	Dismissed
N 3561	2262 Cryder Ct	Weeds	Dismissed
N 3562	2261 Cryder Ct	Weeds	Dismissed
N 3564	2920 Old Glory Dr	Weeds	Dismissed

9/25/2017

N 3566	122 Claremont Ct	Vehicles on Property	Continued 10-2-17
N 3567	206 Heustis St	Prohibited Signs	Liable \$1,750
N 3568	206 Heustis St	Vehicles on Property	Liable \$1,750
N 3569	206 Heustis St	Protective Treatment	Liable \$1,750
N 3570	206 Heustis St	Property Mnt-Address	Liable \$1,750
N 3571	206 Heustis St	Weeds	Liable \$1,750
N 3572	206 Heustis St	Corner Clearance	Liable \$1,750

Case Report

09/01/2017 - 09/30/2017

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING	POSTED	ADJUDICATION FINDINGS
20170414	9/29/2017	208 E Veterans Pkwy	Occupancy With out permit	CLOSED						
20170413	9/28/2017	805 S Bridge St	Weeds and Grass	CLOSED					9/25/2017	
20170412	9/28/2017	2075 Marketview Dr	Sign with out a permit	IN VIOLATION	9/29/2017					
20170411	9/28/2017	1945 Marketview Dr	Sign with out a permit	IN VIOLATION	9/28/2017					
20170410	9/28/2017	304 W Main St	Work with out permit	IN VIOLATION	9/28/2017					
20170409	9/28/2017	103 E Main St	Exterior Structure	IN VIOLATION	9/28/2017					
20170408	9/27/2017	2301 Winterthur Green	Weeds and Grass	CLOSED						
20170407	9/25/2017	309 E Fox St	Vehicle	IN VIOLATION	9/26/2017					
20170406	9/22/2017	312 E Fox Rd	Vehicle	IN VIOLATION	9/25/2017					
20170405	9/22/2017	306 E Orange St	Vehicle	IN VIOLATION	9/22/2017					
20170404	9/22/2017	2204 Kingsmill St	Weeds and Grass	CLOSED		COMPLIANT			9/22/2017	
20170403	9/22/2017	105 Worsley St	CARS, BOAT & TRASH	IN VIOLATION	9/29/2017					
20170402	9/21/2017	406 Colton St	Vehicles	CLOSED	9/22/2017	COMPLIANT				
20170401	9/21/2017	1604 Cypress Ln	Vehicle	IN VIOLATION	9/22/2017					
20170400	9/20/2017	1820 B Country Hills Dr	Junk	IN VIOLATION	9/20/2017					
20170399	9/18/2017	305 Colton St	Illegal rental and drainage outback	PENDING						
20170398	9/18/2017	1617 N BRIDGE ST	SMOKE FROM CREMATORIUM	IN VIOLATION						
20170397	9/15/2017	503 Colton St	CHICKENS	IN VIOLATION	9/20/2017					

20170396	9/15/2017	8721 ROUTE 126	COMMERCIAL VEHICLES PARKED ON LOT	REPEAT COMPLAINT		PENDING				
20170395	9/15/2017	135 E Van Emmon Rd	AWNING IN DISREPAIR	CLOSED	9/20/2017	COMPLIANT				
20170394	9/14/2017	101 Colonial Pkwy	Vehicles	CLOSED	9/20/2017					
20170393	9/14/2017	565 Redhorse Ln	Weeds and Grass	CLOSED		COMPLIANT			9/14/2017	
20170392	9/13/2017	403 E Kendall Dr	Vehicles	CLOSED	9/14/2017	COMPLIANT				
20170391	9/13/2017	109 Center Pkwy	Vehicles	CLOSED	9/14/2017	COMPLIANT				
20170390	9/13/2017	E Hydraulic St	Sign with out a permit	IN VIOLATION	9/15/2017					
20170389	9/8/2017	471 E KENNEDY AVE	DRAINAGE/OPER ATING BUSINESS OUT OF HOUSE	REPEAT COMPLAINT						
20170388	9/7/2017	1567 Sienna Dr	Apiary with out a permit	IN VIOLATION	9/8/2017					
20170387	9/7/2017	Lot 366-371 Fairfield Ave	Weeds and Grass	CLOSED		COMPLIANT			9/7/2017	
20170386	9/7/2017	745 Hayden Dr	Roof Damage	PENDING						
20170385	9/7/2017	135 E Veterans Pkwy	Sign with out a permit	CLOSED	9/7/2017	COMPLIANT				
20170384	9/7/2017	188 Claremont Ct	Weeds and Grass	CLOSED		COMPLIANT				
20170383	9/7/2017	362 Timblaier St	Weeds and Grass	CLOSED		COMPLIANT				
20170382	9/7/2017	1859 Columbine Dr	Home occupation	CLOSED						

Total Records: 33

10/2/2017



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 2017-69

Agenda Item Summary Memo

Title: Economic Development Report for October 2017

Meeting and Date: Economic Development Committee – November 7, 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?

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

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

October 2017 Activity

Downtown Redevelopment:

- Working with Jefferson Properties (Muellner Construction) to begin design, site prep, and building pad and retaining wall construction on property located at 301 South Bridge to allow for construction of buildings that will maximize the potential of the overall site.
- Working with business looking at leasing space in existing building.

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...Construction has begun on the Holiday Inn Express and Banquet Facility. Sonny Shah is working on finalizing plans with an architect for the banquet facility. It is still a possibility that the banquet facility will be completed and open prior to the hotel opening.
- There are two Yorkville businesses that are working on plans for expansion on their current sites. These are both business that have been successful, and active business members of Yorkville. I anticipate that formal announcements of these business expansions will take place by the end of this year.
- 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. We are also beginning meetings with Wrigley to discuss obtaining Enterprise Zone status for the property through the UIRVDA program.

Recreational Development:

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

Other Activity:

- Attended the regular KEDA meeting to discuss challenges by communities of Kendall County.
- Attended the quarterly SBA meeting to stay connected to new programs available for local business community.
- Attended local taxing body meetings with Bart Olson to roll out the extension of the downtown TIF.

Respectfully submitted,

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



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

Agenda Item Number

New Business #5

Tracking Number

EDC 2017-70

Agenda Item Summary Memo

Title: Fourth Amendment to the Imperial Investments TIF agreement

Meeting and Date: Economic Development Committee – November 7, 2017

Synopsis: See attached memo.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:

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Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: November 1, 2017
Subject: Fourth amendment to Imperial Investments TIF agreement

Summary

Consideration of a fourth amendment to the Imperial Investments TIF agreement, regarding the addition of renovations to the 220, 222, and 224 S Bridge St properties, generally known as the old Kendall County Record and old St Joseph cabinet buildings.

Background

This item was last discussed by the City Council in April 2013 and July 2013, where the original TIF redevelopment agreement was amended by the City Council for the second and third times, respectively. The second amendment added the 102 E Van Emmon St property (currently owned by the City) and the parking lot near the west alley that had been previously owned by the City. The third amendment added the optional (and never authorized) utility undergrounding project in the west alley and renovation/demolition of the Well 3 pump house. Since those amendments, the developer has acquired several new parcels and added inducement resolutions for all of those properties – but the City has not approved a redevelopment plan for an Imperial Investments property since 2013.

Imperial Investments has acquired the 220, 222, and 224 S Bridge St properties, and is in the process of remodeling the 222/224 building to accommodate various businesses including a downtown expansion of the Your Performing Arts Center (YPAC). YPAC has announced they will be running a new cheer and gymnastics program out of the 222 S Bridge St property, among other new programs. Imperial Investments is committed to starting construction before March 2018 (they've already pulled a permit) and complete the renovations before the end of 2018. In general, they are renovating the interior of the 222/224 building to include large, open multi-purpose rooms that can accommodate a variety of recreational/instructional programming. Imperial has a prospective tenant for the 220 building and will be renovating-to-suit when the agreement is finalized. In the meantime, they have to do a fair amount of roof work and interior plumbing work on the building. They have given us a minimum project budget for this building but do not have an exact layout at this time.

Imperial Investments standard TIF incentive from the first agreement controls the incentive for these projects, should they be approved by City Council. In order to receive TIF reimbursement for these projects, the City Council must amend the agreement to include the new redevelopment plans. Project budgets, narrative, and a simple space illustration for each property are attached, and will be incorporated into the agreement.

Recommendation

Staff recommends approval of the fourth amendment to the Imperial Investments TIF agreement, regarding the addition of renovations to the 220, 222, and 224 S Bridge St properties, generally known as the old Kendall County Record and old St Joseph cabinet buildings.

**FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE
DOWNTOWN YORKVILLE REDEVELOPMENT PROJECT AREA**
(Imperial Investments, LLC)

THIS FOURTH AMENDMENT (the “*Fourth Amendment*”) to the Redevelopment Agreement for the Downtown Yorkville Redevelopment Project Area dated April 23, 2012, as amended January 8, 2013, April 9, 2013 and July 18, 2013, by and between the United City of Yorkville, Kendall County, Illinois, a municipal corporation (hereafter the “*City*”) and Imperial Investments, LLC, an Illinois limited liability company (hereafter the “*Developer*”), is dated this ____ day of _____, 2017.

W I T N E S S E T H:

WHEREAS, by Ordinance No. 2006-46 adopted by the Mayor and City Council of the City (the “*Corporate Authorities*”) on June 13, 2006, the Downtown Yorkville Tax Increment Financing Redevelopment Project and Plan (hereinafter the “*Redevelopment Plan*”) was approved, which project and plan covered some of the oldest properties of the City constituting a significant portion of the City’s historic Downtown; and,

WHEREAS, by Ordinance No. 2006-47 and No. 2006-48 adopted by the Corporate Authorities on June 13, 2006, the City designated approximately 200 acres of land containing 114 buildings as a “redevelopment project area” (the “*Yorkville Downtown Redevelopment Project Area*”) and adopted tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*) (hereinafter referred to as the “*Act*”); and,

WHEREAS, as authorized by the Act, on April 23, 2013, pursuant to Ordinance No. 2012-06, the Corporate Authorities entered into the Redevelopment Agreement for the

Downtown Yorkville Redevelopment Project Area (the “*Original Agreement*”) with the Developer in order to induce the development and redevelopment of certain properties within the Yorkville Downtown Redevelopment Project Area; and,

WHEREAS, pursuant to the Original Agreement, the City agreed to reimburse the Developer for Redevelopment Project Costs as specifically identified therein for the following four (4) Projects:

1. Cobblestone Bakery, Project No. 1;
2. Follies Theater, Project No. 2;
3. Follies Box Office, Project No. 3; and,
4. Van Emmon Apartments, Project No. 4; and,

WHEREAS, on January 8, 2013, the Original Agreement was amended (the “*First Amendment*”) to add the following additional redevelopment projects (the “*Additional Projects*”) and provide additional incentives as set forth in the First Amendment to the Original Agreement:

1. 209 South Bridge Street;
2. The parking lot immediately to the north of 209 Bridge Street;
3. 213 South Bridge Street; and,
4. An expansion of the Cobblestone Bakery Project No. 1; and,

WHEREAS, on April 9, 2013, the Original Agreement was again amended (the “*Second Amendment*”) to include new redevelopment projects at 102 E. Van Emmon Street (the “*Bank Property*”) and a parking lot located at the northeast corner of West Van Emmon Street and the west alley (the “*Parking Lot*”); and on July 18, 2013, was again amended (the “*Third Amendment*”) to further enhance the Yorkville Downtown Redevelopment Project Area by

undertaking the demolition of a portion of a utility station owned by the City and replacing the façade on the portion remaining and creating a pedestrian walkway; and,

WHEREAS, once again the Developer has submitted a proposal to the City to undertake additional improvements in the Downtown Yorkville Redevelopment Project Area to rehabilitate and redevelop the property commonly known as 220 Bridge Street (the Old St Joe’s building) and the property commonly known as 222-224 Bridge Street (the old Kendall County Record building) for office uses as permitted by the City’s Zoning Code; and,

WHEREAS, the Developer has advised the City it is unable to proceed with the proposal without the financial assistance available as a result of the designation of the Downtown Yorkville Redevelopment Project Area pursuant to the Act and potentially through the Business District Act as hereinafter provided; and,

WHEREAS, in order to induce the Developer to continue with the Project approved in the Original Agreement, the First Amendment, the Second Amendment; and, the Third Amendment, the City designated a portion of the commercial area of the Yorkville Downtown Redevelopment Project Area as a “Business District” in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3 *et seq.*) (the “*Business District Act*”), on January 8, 2013; and,

WHEREAS, pursuant to the Business District Act, once a business district is designated, the Corporate Authorities may impose a retailers’ occupation tax, service occupation tax, and a hotel operators’ occupation tax in an amount not to exceed one percent (1%) (the “*BD Taxes*”) to pay costs to be incurred in connection with the planning, execution and implementation of the goals and objectives as set forth in the business district plan, and the Corporate Authorities have,

in fact, imposed a retailers' occupation tax and a service occupation tax of one percent (1%) in the business district; and,

WHEREAS, the City desires the Developer to proceed with the Project as stated in the Original Agreement, the First Amendment, the Second Amendment, the Third Amendment and the project as specifically hereinafter described in this Fourth Amendment and is, therefore, willing to commit additional incentives available pursuant to the Act and the Business District Act in order to induce the Developer to proceed, all as hereinafter set forth.

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants hereinafter set forth, the parties agree as follows:

Section 1. Incorporation. The representations and recitations set forth in the preambles hereto are material to this Fourth Amendment and are hereby incorporated into and made a part of this Fourth Amendment as though fully set forth in this Section I and said representations and recitations constitute the understandings of the City and the Developer.

Section 2. Developer's Obligations.

A. The Developer represents and warrants that it has acquired the following properties (collectively the "*Bridge Street Properties*") within the Downtown Yorkville Redevelopment Project Area:

1. 220 South Bridge Street, identified by parcel number 02-33-154-031
2. 222-224 South Bridge Street identified by parcels 02-33-154-027 and 02-33-154-028

B. The Developer covenants and agrees to rehabilitate and redevelop the Bridge Street Properties (the "*Project*") in conformance with all applicable zoning codes, building

codes, life safety codes, maintenance codes and all other applicable ordinances of the City and laws of the State of Illinois including the terms of this Agreement (collectively, the “*Legal Requirements*”).

C. The Developer covenants and agrees to commence construction of the Project on or before March 31, 2018, and complete construction and obtain a certificate of occupancy for the Bridge Street Properties on or before December 31, 2018.

D. The Developer has submitted estimated budgets for each of the buildings included in the Project which budgets are attached hereto as *Exhibit A* and the Developer warrants that the completion of the Project shall result in an investment of approximately \$795,000 which includes the cost of acquisition.

E. Upon completion of the Project, the Developer shall deliver to the Village a final itemization of the actual costs incurred by the Developer in connection with the Project with such invoices, bills and receipts to substantiate proof of payment.

F. The Developer covenants and agrees to pay all fees, taxes, bills and fines and all other amounts that may be owing to the City and the County as such become due and payable.

Section 3. Obligations and Commitments of the City.

A. So long as no notice pursuant to Section 17 of this Fourth Amendment has been issued and remains outstanding and so long as the Developer shall have completed the Project in conformance with the Legal Requirements, the City shall reimburse the Developer for twenty-five percent (25%) of the costs of the Project to the extent such costs are “Redevelopment Project Costs” under the Act, as hereinafter defined, or Business District Project Costs, as hereinafter defined.

B. In connection with the establishment and ongoing administration of the Downtown Yorkville Redevelopment Area, the City has established a special fund pursuant to the requirements of the Act, known as the Downtown Yorkville Special Tax Allocation Fund (the “STAF”), into which the City shall deposit all incremental real estate taxes as hereinafter defined, generated from the Bridge Street Properties (the “*Incremental Taxes*”) and any BD Taxes generated from businesses operating at the Bridge Street Properties. The City shall thereafter transfer eighty-five percent (85%) of the Incremental Taxes from the Bridge Street Properties and any BD Taxes generated from any business operating at the Bridge Street Properties into a subaccount known as the “Imperial Investment Subaccount” as established by the City pursuant to the terms of the Original Agreement.

C. Reimbursement of Redevelopment Project Costs shall be made annually on November 1 or such later date which is ten (10) days following receipt of the second installment of real estate taxes by the City; provided, that reimbursement of Redevelopment Project Costs shall only be made to the extent money is available therefore from the deposits made into the Imperial Investment Subaccount. To the extent money in the Imperial Investment Subaccount is insufficient to reimburse the Developer for Redevelopment Project Costs, reimbursements shall be held for payment on the following November 1.

D. THE CITY’S OBLIGATIONS TO REIMBURSE THE DEVELOPER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION PAYABLE SOLELY FROM INCREMENTAL TAXES DEPOSITED IN THE IMPERIAL INVESTMENT SUBACCOUNT OF THE STAF FROM TIME TO TIME AND SHALL NOT BE SECURED BY THE FULL FAITH AND CREDIT OF THE CITY. As used in this Agreement, “*Incremental Taxes*” shall

mean the amount in the STAF equal to the amount of ad valorem taxes, if any, paid in respect of the Downtown Yorkville Redevelopment Project Area and its improvements which is attributable to the increase in the equalized assess value over the initial equalized assessed value of the Downtown Yorkville Redevelopment Project Area. For purposes of this Agreement, Redevelopment Project Costs shall mean and include all costs and expenses defined as “redevelopment project costs” in Section 11-74.4-3(q) of the Act and shall also mean “business district project costs” as defined in the Business District Act.

Section 4. Term. Unless earlier terminated pursuant to Section 19, the term of the Redevelopment Agreement shall commence on the date of execution and end December 31, 2029 (the “*Termination Date*”).

Section 5. Verification of Tax Increment. The Developer shall use its best efforts to cooperate with the City in obtaining certified copies of its real estate tax bills for the Bridge Street Properties payable in 2017, and paid in each subsequent year during the term of this Redevelopment Agreement.

Section 6. No Liability of City for Others for Developer’s Expenses. The City shall have no obligation to pay costs of the Project or to make any payments to any person other than the Developer, nor shall the City be obligated to pay any contractor, subcontractor, mechanic, or material man providing services or materials to the Developer for the development of the Project.

Section 7. Time; Force Majeure. Time is of the essence of this Fourth Amendment, provided, however, a party shall not be deemed in material breach of this Fourth Amendment with respect to any obligations of this Fourth Amendment on such party’s part to be performed if such party fails to timely perform the same and such failure is due in whole or in part to any

strike, lock-out, labor trouble (whether legal or illegal), civil disorder, weather conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnations, riots, insurrections, acts of terrorism, war, fuel shortages, accidents, casualties, floods, earthquakes, fires, acts of God, epidemics, quarantine restrictions, freight embargoes, acts caused directly or indirectly by the other party (or the other party's agents, employees or invitees) or similar causes beyond the reasonable control of such party ("*Force Majeure*"). If one of the foregoing events shall occur or either party shall claim that such an event shall have occurred, the party to whom such claim is made shall investigate same and consult with the party making such claim regarding the same and the party to whom such claim is made shall grant any extension for the performance of the unsatisfied obligation equal to the period of the delay, which period shall commence to run from the time of the commencement of the Force Majeure; provided that the failure of performance was reasonably caused by such Force Majeure.

Section 8. Assignment. This Fourth Amendment may not be assigned by the Developer without the prior written consent of the City, which consent shall not be unreasonably withheld.

Section 9. Developer's Indemnification. The Developer shall indemnify and hold harmless the City, its agents, officers and employees against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses (including any liabilities, judgments, costs and expenses and reasonable attorney's fees) which may arise directly or indirectly from any third-party claims made against the City as a result of the failure of the Developer or any contractor, subcontractor or agent or employee thereof (so long as such contractor, subcontractor or agent or employee thereof is hired by the Developer) to timely pay any contractor, subcontractor, laborer or material men; from any default or breach of the terms of this Fourth

Amendment by the Developer; or from any negligence or reckless or willful misconduct of the Developer or any contractor, subcontractor or agent or employee thereof (so long as such contractor, subcontractor or agent or employee is hired by the Developer). The Developer shall, at its own cost and expense, appear, defend and pay all charges of attorneys, costs and other expenses arising therefrom or incurred in connection therewith. If any judgment shall be rendered against the City, its agents, officers, officials or employees in any such action, the Developer shall, at its own expense, satisfy and discharge the same. The paragraph shall not apply, and the Developer shall have no obligation whatsoever, with respect to any acts of negligence or reckless or willful misconduct on the part of the City or any of its officers, agents, employees or contractors.

Section 10. Waiver. Any party to this Fourth Amendment may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right or remedy does so in writing. No such waiver shall obligate such party to waive any right or remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided said party pursuant to this Fourth Amendment.

Section 11. Severability. If any section, subsection, term or provision of this Fourth Amendment or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Fourth Amendment or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

Section 12. Notices. All notices, demands, requests, consents, approvals or other instruments required or permitted by this Fourth Amendment shall be in writing and shall be

executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the Developer: Imperial Investments, LLC
202 Boombah Blvd.
Yorkville, Illinois 60560

To the City: United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560
Attention: City Administrator

With a copy to: Kathleen Field Orr
Kathleen Field Orr & Associates
53 W. Jackson Blvd.
Suite 964
Chicago, Illinois 60604

Section 13. Successors in Interest. This Fourth Amendment shall be binding upon and inure to the benefit of the parties to this Fourth Amendment and their respective successors and assigns.

Section 14. No Joint Venture, Agency or Partnership Created. Neither anything in this Fourth Amendment nor any acts of the parties to this Fourth Amendment shall be construed by the parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such parties.

Section 15. Warranty of the Developer.

The Developer hereby covenants and agrees to maintain good standing as an Illinois limited liability company throughout the term of this Fourth Amendment.

Section 16. No Discrimination – Construction. The Developer for itself and its successors and assigns agrees that in the construction of the improvements at the Subject Property provided for in this Fourth Amendment the Developer shall not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. The Developer shall take affirmative action to require that applicants are employed and that employees are treated during employment, without regard to their race, creed, color, religion, sex or national origin unless there is a false claim and or accusation Such action shall include, but not be limited to, the following: employment upgrading, demotion or transfer; recruitment or recruitment advertising and solicitations or advertisements for employees; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Developer agrees to post in conspicuous places, available to employees and applicants for employment, notices, which may be provided by the City, setting forth the provisions of this nondiscrimination clause.

Section 17. Remedies – Liability.

A. If, in the City's judgment, the Developer is in material default of this Fourth Amendment, the City shall provide the Developer with a written statement indicating in adequate detail any failure on the Developer's part to fulfill its obligations under this Fourth Amendment. Except as required to protect against further damages, the City may not exercise any remedies

against the Developer in connection with such failure until thirty (30) days after giving such notice. If such default cannot be cured within such thirty (30) day period, such thirty (30) day period shall be extended for such time as is reasonably necessary for the curing of the same, so long as the Developer diligently proceeds with such cure; if such default is cured within such extended period, the default shall not be deemed to constitute a breach of this Fourth Amendment. A default not cured as provided above shall constitute a breach of this Fourth Amendment. Any failure or delay by the City in asserting any of its rights or remedies as to any default or alleged default or breach shall not operate as a waiver of any such default or breach of any rights or remedies it may have as a result of such default or breach.

B. If the Developer materially fails to fulfill its obligations under this Fourth Amendment after notice is given by the City and any cure periods described in paragraph A. above have expired, the City may elect to terminate this Fourth Amendment or exercise any right or remedy it may have at law or in equity, including the right to specifically enforce the terms and conditions of this Fourth Amendment. If any proceeding in any court or tribunal shall be instituted to declare the Developer insolvent or unable to pay the Developer's debts, or the Developer makes an assignment for the benefit of its creditors, or a trustee or receiver is appointed for the Developer or for the major part of the Developer's property, the City may elect, to the extent such election is permitted by law and is not unenforceable under applicable federal bankruptcy laws, but is not required, with or without notice of such election and with or without entry or other action by the City, to forthwith terminate this Fourth Amendment under this Section by written notice to the Developer.

C. If, in the Developer's judgment, the City is in material default of this Fourth Amendment, the Developer shall provide the City with a written statement indicating in adequate detail any failure on the City's part to fulfill its obligations under this Fourth Amendment. The Developer may not exercise any remedy against the City in connection with such failure until (30) days after giving such notice. A default not cured as provided above shall constitute a breach of this Fourth Amendment. Any failure or delay by the Developer in asserting any of their rights or remedies as to any default or any alleged default or breach shall not operate as a waiver of any such default or breach of shall not operate as a waiver of any such default or breach of any rights or remedies it may have as a result of such default or breach.

D. In addition to any other rights or remedies, a party may institute legal action against the other party to cure, correct or remedy any default, or to obtain any other remedy consistent with the purpose of this Fourth Amendment, either at law or in equity, including, but not limited to the equitable remedy of an action for specific performance; provided, however, no recourse under or upon any obligation contained herein or for any claim based thereon shall be had against the City, its officers, agents, attorneys, representatives or employees in any amount or in excess of any specific sum agreed to be paid by the City hereunder, and no liability, right or claim at law or in equity shall be attached to or incurred by the City, its officers, agents, attorneys, representatives or employees in any amount in excess of any specific sums agreed by the City to be paid hereunder and any such claim is hereby expressly waived and released as a condition of and as consideration for the execution of this Fourth Amendment by the City. Notwithstanding the foregoing, in the event either party shall institute legal action against the other party because of a breach of any Redevelopment Agreement or obligation contained in this

Fourth Amendment, the prevailing party shall be entitled to recover all costs and expenses, including reasonable attorneys' fees, incurred in connection with such action.

E. The rights and remedies of the parties are cumulative and the exercise by a party of one or more of such rights or remedies shall not preclude the exercise by it, at the same time or different times, of any other rights or remedies for the same default or for any other default by the other party.

Section 19. Amendment. This Fourth Amendment, and any exhibits attached to this Fourth Amendment, may be amended only in a writing signed by all the parties with the adoption of any ordinance or resolution of the City approving said amendment, as provided by law, and by execution of said amendment by the parties or their successors in interest. Except as otherwise expressly provided herein, this Fourth Amendment supersedes all prior Redevelopment Agreements, negotiations and discussions relative to the subject matter hereof.

Section 20. Counterparts. This Fourth Amendment may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Fourth Amendment to be executed by their duly authorized officers on the above date at Yorkville, Illinois.

United City of Yorkville, an Illinois
municipal corporation

By: _____
Mayor

Attest:

City Clerk

IMPERIAL INVESTMENTS, LLC, an Illinois
limited liability company

By: _____
President

Attest:

Secretary

Developer's Proposal for 222-224 S Bridge Rehabilitation

Imperial Investments, LLC ("Imperial") submits this proposal for rehabilitation of the building and property at 222-224 S Bridge Street, Yorkville Illinois ("222 Bridge") for the purposes of amending the Redevelopment Agreement of Imperial Investments for the Downtown Yorkville Redevelopment Project Area dated April 23, 2012 and as amended thereafter ("the Redevelopment Agreement").

Imperial requests that the United City of Yorkville (the "City") amend the Redevelopment Agreement to include 222 Bridge as a project approved for TIF treatment under the Redevelopment Agreement and take any action needed to allow Imperial to proceed with rehabilitation of 222 Bridge with the benefits of the Redevelopment Agreement.

Imperial further states that:

Pursuant to Resolution 2017-27, Imperial purchased the property at 222 Bridge;

222 Bridge falls within the Project Area as defined in the Redevelopment Agreement;

Without the financial assistance afforded in the Redevelopment Agreement, Imperial will not proceed with this rehabilitation; and

The proposed rehabilitation will result in a greatly improved structure and appearance of the building, a new tenant in 222 Bridge bringing more people to the downtown area on a regular basis, and should increase the tax base for the property.

Attached are the proposed budget and plans for the 222 Bridge rehabilitation.

Please advise if you need any further information and the days and times for any City meetings that might include discussion on this proposal. Please contact Julie Schlichting on these matters at 630.988.2030.

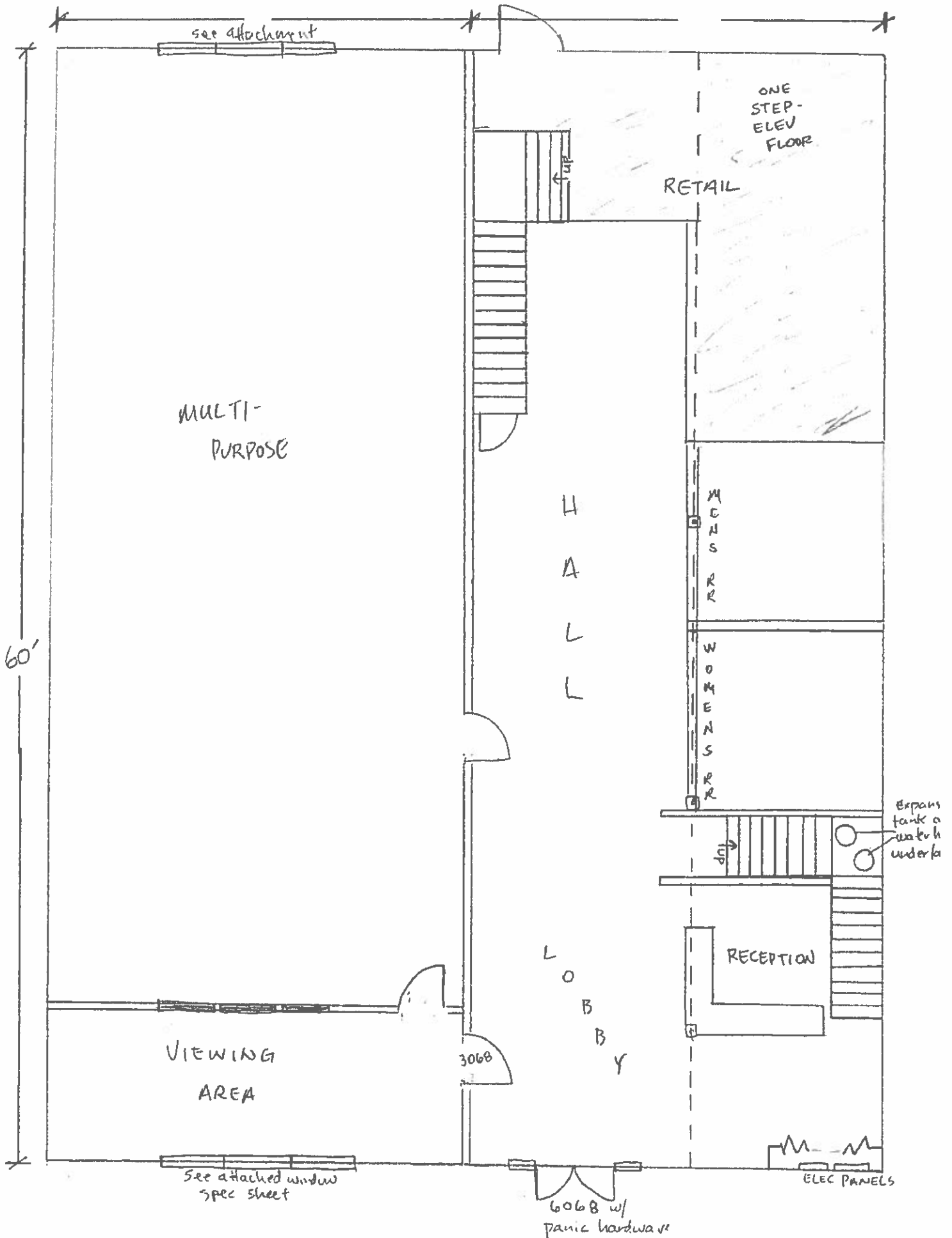
Thank you for your attention to this matter,

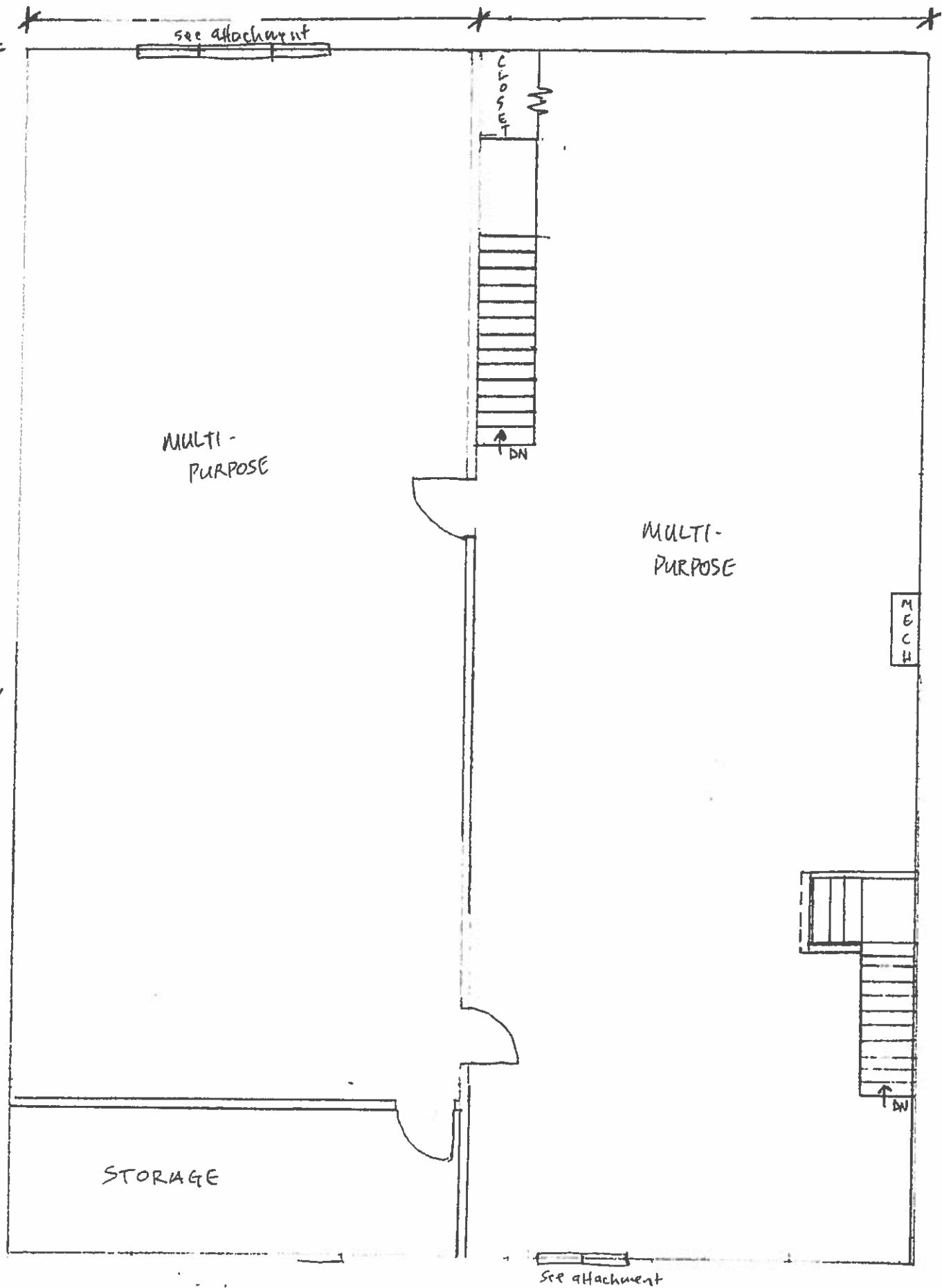
A handwritten signature in black ink, appearing to read 'Rick Tollefson', is written over a horizontal line.

Rick Tollefson
Manager
Imperial Investments
202 Boombah Blvd
Yorkville IL 60560

222 Bridge proposed budget

Property Name:	Record Building
Address or PIN #	222 S Bridge 02-33-154-027 and 028
Acquisition Cost:	\$ 215,000.00
General renovation costs:	\$ 135,000.00
All engineering, architectural design costs:	\$ 1,000.00
Any legal fees incurred by developer:	\$ 5,000.00
Signage costs:	NA- tenant to provide
Outdoor lighting costs:	\$ 3,500.00
Landscaping costs:	\$ 2,500.00
Any interest costs on borrowing:	\$ 47,010.00
	\$ 409,010.00





Developer's Proposal for 220 S Bridge Rehabilitation

Imperial Investments, LLC ("Imperial") submits this proposal for rehabilitation of the building and property at 220 S Bridge Street, Yorkville Illinois ("220 Bridge") for the purposes of amending the Redevelopment Agreement of Imperial Investments for the Downtown Yorkville Redevelopment Project Area dated April 23, 2012 and as amended thereafter ("the Redevelopment Agreement").

Imperial requests that the United City of Yorkville (the "City") amend the Redevelopment Agreement to include 220 Bridge as a project approved for TIF treatment under the Redevelopment Agreement and take any action needed to allow Imperial to proceed with rehabilitation of 220 Bridge with the benefits of the Redevelopment Agreement.

Imperial further states that:

Pursuant to Resolution 2011-18, Imperial purchased the property at 220 Bridge;

220 Bridge falls within the Project Area as defined in the Redevelopment Agreement;

Without the financial assistance afforded in the Redevelopment Agreement, Imperial will not proceed with this rehabilitation; and

The proposed rehabilitation will result in a greatly improved structure and appearance of the building, a new tenant in 220 Bridge bringing more people to the downtown area on a regular basis, and should increase the tax base for the property.

Attached are the proposed budget and plans for the 220 Bridge rehabilitation.

Please advise if you need any further information and the days and times for any City meetings that might include discussion on this proposal. Please contact Julie Schlichting on these matters at 630.988.2030.

Thank you for your attention to this matter,



Rick Tollefson
Manager
Imperial Investments
202 Boombah Blvd
Yorkville IL 60560

220 Bridge proposed budget

Property Name:	Old St. Joe's Building
Address or PIN #	220 S Bridge 02-33-154-031
Acquisition Cost:	\$ 150,000.00
General renovation costs:	\$ 172,000.00
All engineering, architectural design costs:	\$ 2,800.00
Any legal fees incurred by developer:	\$ 5,000.00
Signage costs:	\$ 3,900.00
Outdoor lighting costs:	\$ 4,650.00
Landscaping costs:	\$ 1,700.00
Any interest costs on borrowing:	\$ 47,010.00
	\$ 387,060.00



**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY,
ILLINOIS, APPROVING FOURTH AMENDMENT TO THE REDEVELOPMENT
AGREEMENT FOR THE DOWNTOWN YORKVILLE REDEVELOPMENT PROJECT
AREA**

(Imperial Investments, LLC)

WHEREAS, the United City of Yorkville, Kendall County, Illinois (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, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, *et. seq.*, as from time to time amended (the “*TIF Act*”) the Mayor and City Council of the City (collectively, the “*Corporate Authorities*”) are empowered to undertake the development or redevelopment of a designated area within its municipal boundaries in which existing conditions permit such area to be classified as a “blighted area” or a “conservation area” as defined in Section 11.74.4-3(a) of the TIF Act; and,

WHEREAS, pursuant to its powers and in accordance with the requirements of the TIF Act, the Corporate Authorities, pursuant to Ordinance Nos. 2006-46, 2006-47, and 2006-48, respectively, adopted on June 13, 2006, approved a redevelopment plan and project (the “*Redevelopment Plan*”) setting forth a plan for the development, redevelopment and revitalization of a redevelopment project area; designated a redevelopment project area known as the Yorkville Downtown Redevelopment Project Area (the “*Redevelopment Project Area*”); and adopted tax increment allocation financing for the Redevelopment Project Area; and,

WHEREAS, Imperial Investments, LLC, an Illinois limited liability company (the “*Developer*”) advised the City that it desired to complete various projects on certain properties

within the Redevelopment Project Area for which it needed financial assistance from the City; and,

WHEREAS, in order to provide the requested financial assistance and as authorized by the TIF Act, on April 23, 2013 the City and Developer entered into a Redevelopment Agreement for the Downtown Yorkville Project Area (the “*Original Agreement*”); thereafter, the Original Agreement was amended on January 8, 2013 (the “*First Amendment*”), April 9, 2013 (the “*Second Amendment*”), and on July 18, 2013 (the “*Third Amendment*”); and,

WHEREAS, on January 8, 2013, the Corporate Authorities, pursuant to the Business District Development and Redevelopment Law of the State of Illinois, 65 ILCS 5/11-74.3-1, *et. seq.*, as from time to time amended (the “*BDD Act*”), after a public hearing, designated the Redevelopment Project Area as a “business district” in accordance with the BDD Act and thereafter imposed a retailers’ occupation tax and service occupation tax of one percent (1%) in the Redevelopment Project Area to pay costs incurred in connection with the planning, execution and implementation of the goals and objectives as set forth in a business district plan for the Redevelopment Project Area; and,

WHEREAS, the Developer has now submitted a proposal to the City to undertake additional improvements to the Redevelopment Project Area at the properties commonly known as 220 Bridge Street (the Old St. Joe’s building) and 222-224 Bridge Street (the old Kendall County Record building) for office uses as permitted by the City’s Zoning Code (the “*Project*”); and,

WHEREAS, the Developer has advised the City that it is unable to proceed with the Project without additional financial assistance from the City available as a result of the

designation of the Redevelopment Project Area as a “redevelopment project area” under the TIF Act and a “business district” under the BDD Act; and,

WHEREAS, in order to induce the Developer to proceed with the projects as set forth in the Original Agreement, First Amendment, Second Amendment, and Third Amendment, and to proceed with the Project, the Corporate Authorities have determined that it is in the best interests of the City to provide additional financial incentives to the Developer in accordance with the terms of a fourth amendment between the parties.

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

Section 1. That the recitals in the preambles to this Ordinance are incorporated into this Section 1 as if fully set forth herein.

Section 2. That the Fourth Amendment to the Redevelopment Agreement for the Downtown Yorkville Redevelopment Project Area by and between the City and Developer, attached hereto and made a part hereof, is hereby approved and the Mayor, City Clerk, and City Administrator are hereby authorized to execute and deliver said Agreement and undertake any and all actions as may be required to implement its terms on behalf of the City.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

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

MAYOR

Attest:

CITY CLERK



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

Agenda Item Number

New Business #6

Tracking Number

EDC 2017-71

Agenda Item Summary Memo

Title: Jefferson Properties TIF Inducement Resolution

Meeting and Date: Economic Development Committee – November 7, 2017

Synopsis: See attached memo.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:

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: Bart Olson, City Administrator
CC:
Date: November 1, 2017
Subject: Jefferson Properties Limited, Inc. TIF inducement resolution

Summary

Approval of a TIF inducement resolution for 301 S Bridge Street, currently under ownership by Jefferson Properties Limited, Inc.

Background

City staff has been in contact with Jeff Muellner of Jefferson Properties Limited, Inc, who is the long-time owner of the 301 South Bridge Street property. This property generally encompasses the north half of the courthouse hill (with the realtor sign) and the southwest hard corner of Van Emmon and Route 47. Jefferson Properties Limited has expressed interest in doing site improvements at a date yet to be determined to make the property more attractive to a subsequent developer. In order to consider site improvements, the owner has let us know that TIF assistance will be required.

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

Recommendation

Staff recommends approval of the TIF inducement resolution with Jefferson Properties Limited, Inc.

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
TO INDUCE THE REDEVELOPMENT OF CERTAIN PROPERTY WITHIN THE
YORKVILLE DOWNTOWN TAX INCREMENT REDEVELOPMENT PROJECT AREA
(301 South Bridge Street)**

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

WHEREAS, the Mayor and City Council of the City (the “*Corporate Authorities*”), as authorized by the Municipal Code, undertook an eligibility study and report with respect to a redevelopment project and plan for a certain area and based on said report, pursuant to Ordinance Nos. 2006-46, 2006-47, and 2006-48, respectively, adopted on June 13, 2006 approved a redevelopment project and plan setting forth a plan for the development, redevelopment and revitalization of a specific area; designated said area as the Yorkville Downtown Redevelopment Project Area (the “*Project Area*”); and adopted tax increment financing for the payment and financing of redevelopment project costs incurred within the Project Area all in accordance with the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1, *et seq.*, (the “*TIF Act*”); and,

WHEREAS, the City has been informed by Jefferson Properties Limited, Inc., an Illinois corporation (the “*Developer*”), that it has acquired certain property within the Project Area, commonly known as 301 South Bridge Street, identified by parcel numbers 02-32-287-007 and 02-32-287-008 (the “*Subject Property*”), and that it intends to develop said property for uses in accordance with all applicable City Codes (the “*Projects*”); and,

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

WHEREAS, the Developer would like to incur certain costs in connection with the Projects prior to the adoption of any ordinance authorizing the execution of a development agreement with the City, wherein reimbursement for such costs may be considered between the parties subject to certain conditions; and,

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

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

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

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

Section 2. That the City Council may consider expenditures that are Redevelopment Project Costs under the TIF Act, in connection with the development of the Subject Property incurred prior to the approval and execution of a development agreement with the Developer, or

a successor or assignee of the Developer, to be expenditures that are eligible for reimbursement through the TIF Act in accordance with the redevelopment project and plan for the Project Area, provided that such costs constitute “redevelopment project costs” as defined by the TIF Act; and, that the development of the Subject Property shall be consistent with the development project and plan for the overall Project Area.

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

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

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

CARLO COLOSIMO _____

KEN KOCH _____

JACKIE MILSCHEWSKI _____

ARDEN JOE PLOCHER _____

CHRIS FUNKHOUSER _____

JOEL FRIEDERS _____

SEAVER TARULIS _____

ALEX HERNANDEZ _____

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

Mayor

Attest:

City Clerk



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

Agenda Item Number

New Business #7

Tracking Number

EDC 2017-72

Agenda Item Summary Memo

Title: Downtown Overlay District – Award Recommendation

Meeting and Date: Economic Development Committee - November 7, 2017

Synopsis: Recommendation of award to Farr Associates for Request for Proposal.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti J. Barksdale-Noble

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/gov_officials.php



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: October 26, 2017
Subject: **Downtown Overlay District RFP – Contract Award Recommendation
FARR ASSOCIATES**

Summary:

As the Economic Development Committee (EDC) will recall, in September staff solicited Request for Proposals (RFP) for a Downtown Overlay District and Streetscape Master Plan with Form-Based Code criteria. At the close of the RFP, the City received a total of four (4) submissions. Upon evaluation of the methodology and proposed project scopes, the review panel, consisting of the Community Development Department, the Assistant City Administrator and the Purchasing Manager interviewed the top three (3) respondent firms.

While all the candidates' proposals were very strong, it was the decision of the review panel that the Farr Associate's proposal was most impressive and provided an all-inclusive project methodology, previous "out-of-the-box" civic engagement programs and interdisciplinary approach (architects and planners) envisioned for the Downtown Overlay District plan. Below is an overview of the selection process, review criteria, candidate analysis and decision making approach used as a basis for our joint recommendation.

RFP Candidates:

As previously mentioned, the City received four (4) submissions in response to the Downtown Overlay District and Streetscape Master Plan with Form-Based Code Request for Proposal. Below is a summary matrix of those submittals in alphabetical order. The firms highlighted in yellow were the three (3) firms chosen to interview before the review panel.

Firm	Location	Proposal Summary Highlights	Cost
Farr Associates	Chicago, IL	<ul style="list-style-type: none">• All "in-house" Project Team• Firm specializes in downtown streetscapes plans and form-based code preparation with built results.• Team of urban designers, planners and architects.• Streetscape Vision Plan and ready-to-adopt form-based code regulations that are concise, clearly narrated and organized, extensively illustrated, using graphics and tables for clarity.• Traditional & Web-based Community Engagement Program	\$74,400
Houseal LaVigne Associates	Chicago, IL	<ul style="list-style-type: none">• All "in-house" Project Team• Firm specializes in downtown and corridor planning.• Emphasis in plan focused on strengthening and promoting the downtown; enhancing the scenic quality of the corridor; connecting the downtown; and enhancing Fox River access.• Visioning Workshop/Charrette Community Engagement Approach; Website and Online Issues Mapping was extra.	\$75,730
Teska Associates	Evanston/ Plainfield, IL	<ul style="list-style-type: none">• Partnered with Wohlt Group (Design & Branding) and Marya Morris (Form-based Code)• Firm specializes in urban design, landscape architecture, community planning, public outreach and economic development• Plan proposes to craft a unique identity for downtown Yorkville through branding, streetscape enhancements, development attraction and regulation. <p>Traditional & Website/Image Workshop Civic Engagement Component</p>	\$74,870

The Lakota Group	Chicago, IL	<ul style="list-style-type: none"> Partnered with Duncan Associates (zoning & development regulations) and Codametrics (form-based codes) Firm specializes in downtown and corridor planning, placemaking, streetscapes and public spaces, parks/open space and historic districts. Plan proposes to focus on creating alternative branding and signage to revitalize and attract redevelopment; establish a framework for future changes to design and development regulations; enhance the urban streetscape character; and creates a set of planning and urban design tolls and codes. Traditional & Committee-based Community Engagement Component 	\$74,810
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Review Criteria:

Each of the three (3) proposals which were selected for interviews ranked highest amongst the following criteria areas reviewed by staff: Methodology, Relevant Projects, Project Team Experience, Project Schedule and Cost. Points were attributed to each criteria area, weighted by importance, to determine the firms' ability to successfully complete the objectives of the RFP.

After tabulating the scores of the staff which reviewed the proposals, an overall score was given. The maximum total score to be obtained by a proposal was 100 points. Below is a detailed description of each criteria area and the point valuation assigned to it.

Methodology (35 points)

This area reviewed the firm's explanation of the general and technical approaches and processes to be employed for executing the requirements of the scope of services requested in the RFP. The scope of services includes:

- Create a vision for the ultimate physical development of the corridor, including illustrated best practices for design standards that establish aesthetic guidelines. This shall include massing examples, pavement improvements, building orientation, parking availability, pedestrian improvements as well as other design standards that are visually appropriate.
- Develop design standards based on the adopted Comprehensive Plan.
- Develop a "Downtown IL Route 47 Corridor Overlay District" along with necessary amendments to the zoning ordinances and subdivision regulations.
- Identify opportunities for proposed enhancements to beautify the corridor and improve economic development while providing regulatory measures to protect the historic and scenic qualities of the corridor. This would include material recommendations, color palettes, public art, signage, and public spaces.
- Develop and build consensus by using key stakeholders throughout the process including citizen, businesses, property owners, elected and appointed officials. A web portal is preferred to solicit comments from those that are unable to attend meetings or events.

Project Team Experience (25 points)

Resumes and credentials of all personnel assigned to the project including specific experiences each team member will contribute to the project as well as indentifying and defining their individual roles.

Relevant Projects (20 points)

A brief summary provided of at least three (3) recent relevant projects which are similar in scope to the Downtown Overlay District and Streetscape Master Plan with Form-Based Code RFP project objectives. The firms also submitted client contact information for the referenced projects.

Project Schedule (10 points)

Overall proposed amount of time, in months, to complete the scope of services as outlined in the RFP.

Project Cost (10 points)

Submittal of a cost breakdown for the proposed Downtown Overlay District and Streetscape Master Plan with Form-Based Code RFP, supplemented with appropriate explanatory detail and justifying costs and calculations.

Candidate Analyses:

Of the three (3) firms interviewed, **Farr Associates'** proposal scored the highest with a combined average score by the staff reviewers of **90.9** out a possible 100 points, as detailed below:

	FARR ASSOCIATES	THE LAKOTA GROUP	TESKA ASSOCIATES
Methodology	29.3	30.6	32.3
Project Team Experience	24.3	24	22
Relevant Projects	18.3	18	17.3
Project Schedule	10	10	10
Project Cost	9	8.3	8
TOTAL AGGREGATE SCORE	90.9/100	90.9/100	89.6/100

Farr Associates Proposal

The above scoring was based on Farr Associates' providing the strongest interview/in-person presentation, project methodology, an interdisciplinary project team (architects and planners) and depth of recent relevant projects of all the submittals. Their proposal also offered a five (5) layered project approach detailed below under "**Methodology**".

Methodology

The first layer of the Farr Associate's approach to the Downtown Overlay District Streetscape Master Plan with Form-Based Code was an "Anchoring Yorkville". As presented, Farr Associates felt a major goal of Yorkville's Comprehensive Plan Update "...was creating a shared identity and sense of belonging among residents" throughout the entire City. This would include promoting and enhancing downtown as the civic anchor of the City as well as a retail, dining and recreational destination for residents.

Second layered approach was to foster a distinctive urban design that promoted a walkable sense of place. This would integrate pedestrian-scaled building setbacks and public area treatments (such as engaging ground floor facades), appropriated sized blocks and identification of public and/or private parking locations.

The next layer includes placemaking, or the practice of creating quality exterior spaces that contribute to people's health, happiness, well-being and an overall feeling of connection. Some strategies proposed by Farr Associates are the development of a central gathering place, creation of a variety of walk-to destinations for dining, entertainment and daily services.

The fourth layer to the project approach consists of defining a "hierarchy of streets" where some primary streets are viewed as the heart of the downtown focus area for retail and active uses. Other streets will be viewed as secondary streets which are located in proximity to the primary streets but offer supporting services such as parking, office or residential uses.

Finally, the form-based code layer of the project approach will include a detailed streetscape vision plan, 3-D massing/modeling to determine appropriate scale and identify opportunities for streetscape design improvements to existing structures/buildings. The resulting regulations will be a concise, clearly narrated and organized code with extensive illustrations, graphics and tables.

Relevant Projects

Along with their thorough technical code and design approaches, Farr Associates offered five (5) relevant project summaries all consisting of downtown and neighborhood master plans with form-based code regulations. These projects span a period of 5 years, with the earliest in 2011 (Uptown Normal Master Plan & Form-Based Code – Normal, Illinois) and the most recent in 2016 (Envision 8th Corridor Master Plan & Form-Based Code – Traverse City, Michigan).

Staff has reviewed some of these studies and also contacted the former clients to understand the working relationship they had with Farr Associates and the fulfillment of deliverables promised. The results of those reference interviews as provided under “**Candidate References**”.

Project Team Experience

Farr Associates has provided public and private sector clients with architecture and urban planning design related services for nearly 30 years. The project team assembled for this Downtown Overlay District proposes an interdisciplinary approach which allows their plans to see the big picture and translate it into actionable implementation.

Project Cost & Project Schedule

Per the proposal, Farr Associates will provide the Downtown Overlay District for **\$74,400.00**, which includes nearly 500 hours of work. The fee estimate includes plan preparations, meeting attendance and public engagement workshops/pop up events, as well as the production of materials and copies required as part of the RFP. Additionally, the proposal cost was the least of the submitted proposal fees. As presented, this proposal is estimated to have a total nine (9) month completion schedule with the preparation of a 1st draft of the form-based overlay and streetscape vision plan within 4-5 months.

The Lakota Group Proposal

The Lakota Group’s overall aggregate score of 90.6 out of 100 was tied with Farr Associates. Their interview presentation and strong sub-consultants, particularly in form-based code and community branding, were the most dynamic of the group, which placed them very competitively with the preferred candidate. Additionally, the highlight of their proposal was their intimate knowledge of Yorkville, having completed the Comprehensive Plan Update 2016, and previous downtown streetscape plans in nearby communities such as Plainfield, Illinois.

However, where staff made the distinction between Farr Associates and the Lakota Group was Farr’s vast catalogue of in-house form-based code preparation experience, site specific design capabilities, in-house inter-disciplines and most importantly, the ability to reimage or bring fresh ideas to the implementation strategies set forth in the Comprehensive Plan Update prepared by the Lakota Group.

Teska Associates’ Proposal

The RFP response submitted by Teska Associates was very similar to the Lakota Group proposal with regard to methodology. It was staff’s opinion, that although a branding and form-based code consultant was provided as part of the project team; the overall proposal lacked an in-depth body of current or previous form-based code projects.

Houseal LaVigne Assoc. Proposal

The RFP response submitted by Houseal LaVigne and Associates was the only proposal to not include all the requested RFP components, such as an interactive project website and web-based civic engagement which were offered as optional. Incidentally, Houseal Lavigne’s proposal had the highest

project fee of all RFP's submitted at approximately \$75,730 (with the options). Based upon this, it was staff's decision not to advance this firm to the interview process.

Farr Associate's References:

In support of staff's recommendation for RFP contract award to Farr Associates for the Downtown Overlay District Streetscape Master Plan with Form-Based Code, we have conducted reference interviews with previous clients of Farr Associates and summarized those discussions below.

Mercy Davison – Town Planner, Uptown Normal Master Plan Main Street Form-Based Code:

- Remarkable experience working with Farr Associates; absolute pleasure to work with them
- Very visionary in their approach to design and code writing with great ideas for implementation
- High level quality product with superior graphics and supporting staff
- The plan prepared for Uptown Normal "...completely transformed the central business district" and they are still building and implementing aspects of the plan today.
- Work is timely and the team is highly responsive to comments/recommendations of client
- Have hired Farr Associates multiple times over the past almost 20 years for three (3) major projects and several smaller side projects. Would definitely hire again.

Russ Soyering – Director of Planning, Envision 8TH Street Traverse City Michigan:

- Highly recommend; very professional and maintained schedule
- Worked well with staff and public on a contentious corridor design project with form-based code elements
- Marvelous job at easing tensions and soothing flare-ups with an engaged community to build a consensus on a project element or issue.
- Requested an additional public meeting to ensure they had all the necessary input so as not to rush their recommendations and get the job right with full community support.

Staff Recommendation:

Based on the strong methodology, inter-disciplined project team, reasonable proposed project costs and favorable reference reviews, it is staff's recommendation to award the RFP contract for the Downtown Overlay District and Streetscape Master Plan with Form-Based Code to Farr Associates for a total commitment of \$74,400.00 as outlined in the RFP submittal. Staff will be in attendance at Tuesday's meeting to answer any questions the EDC members may have regarding this recommendation.



REQUEST FOR PROPOSALS

DOWNTOWN OVERLAY DISTRICT STREETSCAPE MASTER PLAN FORM-BASED CODE

UNITED CITY OF YORKVILLE, ILLINOIS

FARR ASSOCIATES



The Monadnock Building
53 West Jackson Blvd. Suite 650
Chicago, Illinois 60604



BUILDINGS + PLACES

October 6, 2017

Community Development Department
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

LETTER OF TRANSMITTAL

RE: Downtown Overlay District- Streetscape Master Plan & Form-Based Code RFP Response

The following proposal is a firm offer, guaranteed for a ninety (90) day period from the submittal deadline.

Proposal Contact

Christina Bader
Director of Marketing

53 W. Jackson Blvd. Suite 650
Chicago, IL 60604

(312)408-1661 x203
christinab@farrside.com

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Farr".

Doug Farr, FAIA, CNU-A, LEED AP
President, Farr Associates

EXECUTIVE SUMMARY

Farr Associates is pleased to submit this RFP response for the City of Yorkville's Downtown Overlay District Streetscape Master Plan & Form-Based Code. We are a firm of urbanists, passionate architects, and planners invested in cities and towns, sustainability and leadership. We have a regional portfolio of downtown streetscapes and form-based codes– with built results. Several examples have been provided in this proposal. We are excited at the possibility to work with the City on this important assignment. The timing is right for Downtown initiatives, building off the adoption of the City's award-winning comprehensive plan, The Yorkville Plan.

A CENTER FOR YORKVILLE

A major goal of The Yorkville Plan was creating an shared identity and sense of belonging among residents, many of whom live outside the historic core of the City in new developments. Promoting and enhancing downtown as the civic anchor of the City is a strong strategy to help with this. Giving residents a strong, positive vision of downtown that they can identify with will be the emphasis of our work.

URBAN DESIGN & PLACEMAKING

Farr Associates excels at creating walkable, pedestrian-scaled places, and we will develop specific strategies for improving and enhancing these characteristics for Downtown Yorkville's existing good bones. Our expertise comes from knowing the fine grain principles of walkability – appropriate sized blocks, building entrances on the street, locating parking behind buildings, and creating engaging ground floor facades with high levels of transparency. These strategies will be integrated into our streetscape design recommendations and code requirements.

Our practice has also been increasingly focused on placemaking. While placemaking can result in different outcomes depending on the project, it seeks to create quality spaces that contribute to people's health, happiness, well being, and a feeling of connection. We utilize several approaches to placemaking – including the development of a central gathering place and creating a variety of walk-to destinations for meals, entertainment, and daily services.

DEVELOPING THE RIGHT TOOLS

The RFP outlines several priorities that center around providing an engaging public realm and predictable, high quality development. We propose to deliver these results with two deliverables:

Streetscape Vision Plan

We will develop a Streetscape Vision Plan for the Downtown Study Area, which will include a physical design vision for Downtown and identify opportunities for streetscape design improvements to beautify the corridor and boost economic development. Much of this information will be codified into the Downtown Overlay District, but this document will include information that would not typically appear in a code document.

Downtown Form-Based Overlay District

We will develop form-based code overlay for the Downtown Study Area. The resulting regulations will be concise, clearly narrated and organized, and extensively illustrated, using graphics and tables for clarity.

This project offers an exciting opportunity to assist the City of Yorkville in setting and implementing a future vision for Downtown, and we are inspired to be a part of it. Our response showcases our team's prior experience, and we welcome a discussion with the City to demonstrate how it relates and informs the important work to be done.

1 ORGANIZATIONAL PROFILE & PROPOSED PROJECT TEAM





FARR ASSOCIATES

LEADERS IN THE FIELD

Farr Associates is a firm of optimistic architects and planners passionate about cities, sustainability and leadership. For over twenty-years we have been agile, early-adopters– pioneering cutting-edge sustainable strategies and technologies and working to overcome the technical and regulatory limits of sustainability at all scales. Located in the historic Monadnock Building in Chicago’s Loop since its founding in 1990, Farr Associates’ planners and architects work in integrated design teams to create award-winning plans and designs that are sustainability-minded. This interdisciplinary approach allows us to see the big picture and translate it into actionable implementation.



DESIGNING SUSTAINABLE PLACES

Our architecture and planning studios are driven by creating resilient, vibrant places across the country. Our expertise is urban-focused and includes commercial, education, mixed use, residential, affordable housing, master planning, and historic preservation projects. Our best work results from collaboration with clients on projects that aspire to attain social, economic and environmental goals, often at the crossroads of policy and design.



A BENEFIT CORPORATION + JUST ORGANIZATION

As an Illinois Benefit Corporation, Farr Associates strives for a positive and measurable impact on society, employees, our community, and the environment. We maintain a reputation of actively working on behalf of those with diverse needs and identities, while belonging and contributing to a larger and just context. We align our business with a public good through full transparency– from our employee policies and business development to our design intentions and community engagement.

We maintain Benefit Corporation reporting and transparency requirements through the Just Label managed by the International Living Future Institute.



Just.
THE SOCIAL JUSTICE LABEL

BUILDINGS + PLACES

KEY STAFF



DOUG FARR, FAIA, CNU-A, LEED AP **PRESIDENT / PRINCIPAL | FARR ASSOCIATES**

Doug Farr is the founding principal and president of Farr Associates Architecture and Urban Design. Doug is a national leader in planning and designing sustainable neighborhoods and buildings. He is a published author who lectures widely on the topics of urbanism and sustainability. From 2006-2009, Doug led the development of LEED Neighborhood, a U.S. Green Building Council (USGBC) rating system that integrates smart growth, walkability, and green building practices into standards and metrics that scale up sustainability to a neighborhood level.

Based on the firm's pioneering sustainable design practice and insights gained from chairing LEED Neighborhood, Doug authored the urban planning best-seller *Sustainable Urbanism: Urban Design with Nature* in 2008. His follow-up book entitled *Sustainable Nation* will be released in 2017. He recently completed a two-year term as the Executive Board Chair of the Congress for the New Urbanism and now serves on the Board of Directors of EcoDistricts.

ROLE ON PROJECT

Doug will serve as the principal in charge of the project, working with City to develop a code and streetscape plan that delivers walkable urban design, engaging placemaking, and a quality public realm with complete streets. He will lead the project team in a work plan that achieves these goals.

NOTABLE PROJECT EXPERIENCE

- Envision 8th Street Charrette & Form-Based Code - Traverse City, Michigan
- West Evanston Form-Based Code - Evanston, Illinois
- Uptown Renewal Plan & Form-Based Code - Normal, Illinois
- Downtown Bloomington Master Plan - Bloomington, Illinois
- Main Street Form-Based Code - Normal, Illinois
- Downtown North Implementation Plan - Mundelein, Illinois



GRANT HROMAS, LEED AP **PROJECT MANAGER | FARR ASSOCIATES**

Grant joined Farr Associates in 2016 as an urban designer and planner. His priorities include designing more attractive, economically and environmentally sustainable communities that create lasting connections between place and people. A background in architecture, as well as streetscape and corridor design, program development, town planning, and zoning and feasibility analysis, round out his diverse experience.

ROLE ON PROJECT

Grant will serve as the project manager, coordinating day-to-day logistics, schedule and budget for the overall project. He will attend all meetings and ensure deliverables are completed on schedule. Grant will also serve as a project urban designer focusing on the form-based code, right-of-way, and streetscape.

NOTABLE PROJECT EXPERIENCE

- Envision 8th Street Charrette & Form-Based Code - Traverse City, Michigan
- Toledo Civic Center Charrette & Master Plan - Toledo, Ohio
- Madison Street Corridor Charrette - Rockford, Illinois
- Tinley Park 80th Street Station Area Plan - Tinley Park, Illinois
- Central-Main Street Master Plan - West Chicago, Illinois
- Downtown North Implementation Plan - Mundelein, Illinois



SYDNEY VANKUREN
ASSOCIATE | FARR ASSOCIATES

Sydney VanKuren joined Farr Associates in 2015, focusing on sustainable urbanism projects. Sydney has professional experience in biology, research analysis, science communication, and environmental planning and policy. She holds a bachelor's degree in Natural Resources as well as a master's degree in Urban Planning and Policy. She is an EcoDistricts Accredited Professional.

ROLE ON PROJECT

Sydney will serve as project associate, with a focus on form-based code research, analysis, and calibration.

NOTABLE PROJECT EXPERIENCE

- Davis Core Area Plan - Davis, California
- Downtown North Implementation Plan - Mundelein, Illinois
- Detroit Mix Tape Zoning Initiative - Detroit, Michigan
- Detroit Future City Master Plan - Detroit, Michigan



ALY ANDREWS, AICP, LEED AP
URBAN DESIGNER | FARR ASSOCIATES

With a background in architecture, urban planning, and urban design, Aly has mastered the ability to work at multiple scales. Her experience includes working for state and local governments, as well as the private sector. Her project work includes developing community engagement tools, pedestrian and bike mobility, and resilient neighborhoods.

ROLE ON PROJECT

Aly will serve as a project designer, assisting in deliverable development, with a special focus on community engagement.

NOTABLE PROJECT EXPERIENCE

- Envision 8th Street Charrette & Form-Based Code - Traverse City, Michigan
- Toledo Civic Center Charrette & Master Plan - Toledo, Ohio
- Madison Street Corridor Plan - Rockford, Illinois
- Downtown Rockford Strategic Action Plan - Rockford, Illinois
- Uptown Renewal Plan Update - Normal, Illinois
- Tinley Park 80th Street Station Area Plan – Tinley Park, Illinois



DOUGLAS FARR, FAIA, LEED AP

PRINCIPAL

Doug Farr is the founding principal of Farr Associates, an architecture and planning firm regarded by many as one of the most sustainable design practices in the country. Farr Associates' unique niche is in applying the principles of green building at the scale of the neighborhood and in designing green buildings for urban contexts. Doug is the author of the urban planning best-seller *Sustainable Urbanism*. He recently completed a two-year term as the Executive Board Chair of the Congress for the New Urbanism and now serves on the Board of Directors of EcoDistricts.

AFFILIATIONS

AIA Licensed Architect, Illinois, Indiana, Wisconsin, and Massachusetts

U.S. Green Building Council

Congress for New Urbanism - Board Chair

LEED Neighborhood Development - Founding Chair

BioRegional Development Group North America - Board of Directors

STAR Community Index Technical Advisory Committee - ICLEI - Local Governments for Sustainability

Lambda Alpha International, Ely Chapter

SELECTED DESIGN AWARDS

Metropolitan Planning Council Burnham Award 2010

ITE Transportation Planning Council Best Project Award 2006

"Best Practice" US Department of Housing and Urban Development

CNU Illinois Merit Award, 2012

CNU Illinois Charter Award, 2013

AUTHORED WORKS

Sustainable Urbanism: Urban Design With Nature. Hoboken: Wiley, 2007.

Contributor: Zelinka, Al and Dean Brennan, eds. *SafeScape: Creating Safer, More Livable Communities Through Planning and Design*. Chicago: American Planning Association, 2001.

Contributor: Leccese, Michael, and Kathleen McCormick, eds. *Charter of the New Urbanism*. New York: McGraw-Hill, 2000.

SELECTED EXPERIENCE

UPTOWN NORMAL RENEWAL PLAN & FORM-BASED CODE, NORMAL, IL

Downtown Normal is home to Illinois State University, with a student and staff population of 22,000. Despite the presence of this large market for goods and services, the downtown has been in a prolonged state of decline, marked by reduced retail choices and deferred building maintenance. The preliminary \$211 million redevelopment plan is anchored by a urban design centerpiece circular plaza, an Amtrak multi-modal high speed rail facility, and a new children's museum.

ENVISION EIGHTH CHARRETTE & CORRIDOR PLAN, TRAVERSE CITY, MI

Eighth Street, an important cross-town connector in Traverse City, suffers from an identity crisis. It is overly wide, promoting speeding traffic through nodes of walkable development, mixed with small-scale strip centers and large front parking lots. Farr Associates led a week-long charrette process that helped unpack a controversial road diet implemented by the City the year prior. The charrette delivered a consensus-based plan for a new street section along the corridor with innovations for bikes, and a master plan for the land uses surrounding the corridor.

MAIN STREET FORM-BASED CODE, NORMAL, IL

To further the recommendations of the Town's Main Street Redevelopment Plan, Farr Associates was hired to create a form-based code for the Main Street Corridor. The Corridor is five miles long and stretches through two municipalities, two university campuses, and a large healthcare facility. While much of the Corridor is auto-oriented in nature, the community expressed strongly, through the adopted Main Street Plan, that the corridor should shift courses toward pedestrian-oriented development.

WEST EVANSTON FORM-BASED CODE, EVANSTON, IL

The City of Evanston hired Farr Associates to create an form-based overlay for the West Evanston neighborhood that was rapidly changing. After the City imposed a development moratorium in response to the community's disappointment with new development in the area, Farr Associates worked with the community to create a master plan and overlay that would attract more appropriate, pedestrian-oriented development.

DOWNTOWN NORTH IMPLEMENTATION PLAN, MUNDELEIN, IL

Building on the success of their recently adopted Station Area Plan, the Village turned its focus to the area immediately north. The Downtown North Implementation Plan has several strategic components— including visioning studies for catalytic redevelopment parcels, a streetscape redevelopment plan for the North Hawley, a major route through the study area, and a regional bike trail connection.

DOWNTOWN BLOOMINGTON MASTER PLAN, BLOOMINGTON, IL

Farr Associates developed a master plan for the historic downtown of Bloomington, Illinois. The City is regionally known for its intact historic downtown, so the plan balances the importance of preservation with the downtown's development pressures. The City was especially interested in infill redevelopment scenarios for several catalytic sites, which the plan illustrates with multiple options that respect the area's historic fabric.

FARR
ASSOCIATES



GRANT HROMAS, LEED AP

PROJECT MANAGER

Grant joined Farr Associates in 2016 as an urban designer and planner. His priorities include designing more attractive, economically and environmentally sustainable communities that create lasting connections between place and people. A background in architecture, as well as streetscape and corridor design, program development, town planning, and zoning and feasibility analysis, round out his diverse experience.

AFFILIATIONS

LEED Accredited Professional,
Neighborhood Development

Urban Land Institute (ULI) Chicago

Congress for the New Urbanism (CNU)

AWARDS & SCHOLARSHIPS

2017 NAREIM Executive Meeting Fellow

Real Estate Center Scholarship

Dr. Charles Wurtzbach & Susan
Marshall Travel Scholarship

2016 AIA Emerging Professionals Exhibit

2016 Better Philadelphia Challenge
Professional | First Place Winners, Build
Your Own Mantua

Metrocenter YMCA Get Engaged
representative on the Seattle Design
Commission

ULI | Gerald D.. Hines Student Urban
Design Competition '1st Runners-Up'

Selected as a University of Oklahoma
College of Architecture Ambassador

Bockus-Payne Scholarship and David L.
Boren Award Scholarship recipient

EDUCATION

DePaul University (in-progress)
Chicago, IL, MS in Real Estate

Washington University in St. Louis
St. Louis, MO, Master of Urban Design

Tongji University WUSTL Global
Urbanisms Studio, Shanghai, China

The University of Oklahoma
Norman, OK, Bachelor of Architecture

SELECTED EXPERIENCE

"ENVISION EIGHTH" CORRIDOR MASTER PLAN & FORM-BASED CODE, TRAVERSE CITY, MI

Eighth Street, an important cross-town connector in Traverse City, suffers from an identity crisis. It is overly wide, promoting speeding traffic through nodes of walkable development, mixed with small-scale strip centers and large front parking lots. Farr Associates led a week-long charrette process that helped unpack a controversial road diet implemented by the City the year prior. The charrette delivered a consensus-based plan for a new street section along the corridor with innovations for bikes, and a master plan for the land uses surrounding the corridor.

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TINLEY PARK 80TH STREET TOD REDEVELOPMENT PLAN, TINLEY PARK, IL

Farr Associate was retained by the Client of Tinley Park to create a redevelopment plan for a 280-acre site of a former State of Illinois Mental Health Campus that was vacated in 2011. The site, which sits directly adjacent to the 108th Street Metra Station, offers a rare opportunity to pursue TOD on a large-scale blank canvas in the mostly built-out client. The plan proposes three different walkable neighborhood schemes that each feature access to nature via stormwater parks and habitat areas, active living through trails, and community engagement through mixed use centers..

CENTRAL-MAIN STREET AREA PLAN UPDATE, WEST CHICAGO, IL

Farr Associates is working with the City of West Chicago to update their 2007 Central-Main Street Redevelopment Plan, which sits at the heart of their commuter rail station area. Launching into a recession-impacted real estate market, the plan stalled on several catalyst site redevelopments. The Plan Update will look at how to leverage City investments that were implemented, like a new station area streetscape, to interest area residential and commercial developers.

TOLEDO CIVIC CENTER CHARRETTE, TOLEDO, OH

U.S. EPA retained Farr Associates to lead a three-day charrette to develop a sustainable redevelopment vision for Toledo's 30-acre Civic Center based on new GSA building projects for the site. The charrette explored various design options for green infrastructure, site circulation, public art and programming.

FARR
ASSOCIATES



SYDNEY VANKUREN

ASSOCIATE

Sydney VanKuren joined Farr Associates in 2015, focusing on sustainable urbanism projects. Sydney has professional experience in biology, research analysis, science communication, and environmental planning and policy. She holds a bachelor's degree in Natural Resources as well as a master's degree in Urban Planning and Policy. She is an EcoDistricts Accredited Professional.

AFFILIATIONS

American Planning Association
Congress for the New Urbanism
EcoDistrict Accredited Professional
Biomimicry Chicago

EDUCATION

Master of Urban Planning & Policy,
University of Illinois-Chicago

Bachelor of Science, University of
Chicago

SELECTED EXPERIENCE

DETROIT FUTURE CITY, DETROIT, MI

Farr Associates worked with NRDC and DFC in 2015 to determine the viability of various long term open space types related to the Detroit Future City Plan. The study compiled unique data pertaining to potential land uses to beautify and increase productivity on Detroit's vacant land. The findings will inform the next step in the process, which is a Comprehensive Open Space Plan for Detroit.

DETROIT MIX TAPE ZONING, DETROIT, MI

Farr Associates is leading a design team competitively chosen by the City of Detroit in this one-of-a-kind initiative to reduce red tape in development projects. In three strategic corridors in the city, the team is crafting an innovative redevelopment vision, then testing those ideas against the City's existing approval processes.

DOWNTOWN DEARBORN REDEVELOPMENT PLAN, DEARBORN, MI

Farr Associates worked with Conservation Design Forum on redevelopment plans for several large Downtown surface parking lots. A multi-day charrette was convened with stakeholders to develop and test plan ideas.

UPTOWN MASTER PLAN UPDATE NORMAL, IL - LIVING COMMUNITY CHALLENGE PILOT

After a successful master planning effort of the Uptown area in Normal led by Farr Associates in 2001 that saw over \$211 million in public and private sector investment, the Town hired Farr Associates to develop a plan for the area directly south of Uptown—currently cut off from the area by high speed rail tracks. The plan focuses on how to bring the benefits of Uptown investment south of the tracks through urban design strategies and a centerpiece underpass.

"ENVISION EIGHTH" CORRIDOR MASTER PLAN, TRAVERSE CITY, MI

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WESTLAKE EXTENSION TOD PLANS, HAMMOND, MUNSTER, & DYER, IN

Farr Associates is currently working with the Northwest Indiana Regional Development Authority (RDA) and the Northwest Indiana Commuter Transportation District (NICTD) on the expansion of the commuter South Shore Line into three new communities. Four new stations are proposed, with Farr Associates completing transit-oriented development plans for the 1/2 mile radius around each station. These plans are illustrating how new land uses like residential, commercial, and offices can leverage the new transit service.



ALY ANDREWS, AICP, LEED GA

DESIGNER

With a background in architecture, urban planning & design, Aly has mastered the ability to work at multiple scales. Her experience includes working for state and local governments, as well as the private sector. Her project work includes developing community engagement tools, affordable housing, workforce development, pedestrian and bike mobility, resilient neighborhoods, urban agriculture, and vertical cities.

AFFILIATIONS

LEED, Green Associate

American Planning Association

Congress for the New Urbanism

National Charrette Institute Certified Planner

AWARDS & SCHOLARSHIPS

Michigan Association of Planning
Daniel P. Burnham Award for a Comprehensive Plan - 2016
Jackson Community Master Plan
Jackson, MI

Michigan Association of Planning
Planning Excellence Award for Outstanding Student Project - 2015
Forging a Future: Recommendations for Strengthening Detroit's Mt. Elliot Employment District

HUD Innovation in Affordable Housing
Student Design & Planning Competition
2014 - Finalist

EDUCATION

Master of Urban & Regional Planning,
University of Michigan

Bachelor of Architecture, University of Michigan

SELECTED EXPERIENCE

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ROCKFORD DOWNTOWN STRATEGIC ACTION PLAN, ROCKFORD, IL

Farr Associates worked with the City of Rockford to create a Downtown Strategic Action Plan that combines the goals and recommendations of multiple planning efforts in the area over the past decade. The results of these prior plans, focused on issues like adding downtown housing, linking open space, and improving mobility choices, often resulted in recommendations that were resource intensive, investment heavy, and had time lines of 15-20 years. A T[actical], L[ean], C[limax] approach proposes shorter-term implementation tactics that ultimately lead to high-investment climax conditions.

"ENVISION EIGHTH" CORRIDOR MASTER PLAN, TRAVERSE CITY, MI

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TOLEDO CIVIC CENTER CHARRETTE, TOLEDO, OH

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2 PREVIOUS PROJECT SUMMARIES





UPTOWN NORMAL MASTER PLAN & FORM-BASED CODE

NORMAL, ILLINOIS

TOWN OF NORMAL

LEED NEIGHBORHOOD SILVER
LIVING COMMUNITY CHALLENGE- PILOT
2011 U.S. EPA SMART GROWTH – BEST CIVIC SPACE

Normal's downtown, known as Uptown, had been in a prolonged state of decline, marked by reduced retail choices and deferred building maintenance. An ambitious plan was undertaken to create a sense of place downtown, where there previously had been none. The plan was built around a new traffic circle and plaza anchored by an existing Amtrak facility.

Well into its implementation phase, the redevelopment plan has far exceeded initial goals. The centerpiece Uptown Circle has become a major civic attraction, with the added benefit of on-site stormwater treatment. Thanks to a TIGER federal grant, a new multi-modal high speed rail facility replaced the undersized Amtrak station in 2012. A new hotel/conference facility and a LEED Silver certified children's museum located downtown. This redevelopment activity has spurred \$200 million in new private sector investment throughout the area.

Implementation has been aided by a form-based code for the area. The code requires high levels of ground floor transparency, entrances on the street, limits required off-street parking, and requires properties adjacent to the Circle feature a pedestrian arcade.

KEY STAFF
Doug Farr
Aly Andrews



UPTOWN REGULATING PLAN



FARR ASSOCIATES



MAIN STREET FORM-BASED CODE

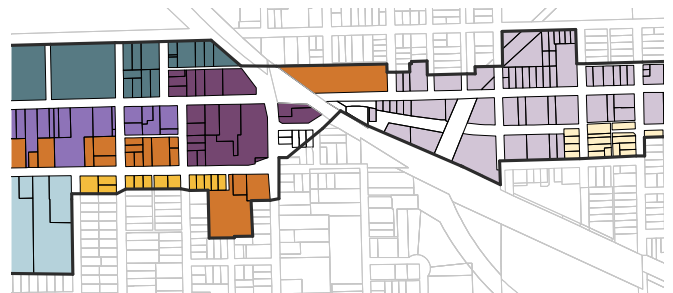
NORMAL, ILLINOIS

TOWN OF NORMAL

To further the recommendations of the Town's Main Street Redevelopment Plan, Farr Associates was hired to create a form-based code for the Main Street Corridor. The Corridor is five miles long and stretches through two municipalities, two university campuses, and a large healthcare facility. While much of the Corridor is auto-oriented in nature, the community expressed strongly, through the adopted Main Street Plan, that the corridor should shift courses toward pedestrian-oriented development.

The form-based code focuses on preserving existing residential neighborhoods while encouraging commercial development that is walkable and aesthetically appealing. To accomplish this goal, ten districts and nine building types specific to the area were created. The form-based code also includes permitted uses as well as parking, landscape, and signage standards.

Since adoption in 2010, mixed use buildings and commercial buildings have been developed in an area that had previously been auto-oriented strip center development. The urban design of these new buildings help to re-balance Main Street from a heavily trafficked auto corridor, to an area where large numbers of nearby Illinois State University students like to walk, live, and shop.



The regulating plan for the form-based code defines ten new districts created specifically to address urban design issues along the Corridor. Each district allows a unique mix of permitted building types and uses to accomplish the goals of the district.



This new corner commercial building was designed to hold the corner, with parking located in the rear. Medium depth setbacks were used to buffer traffic and lack of on street parking. Patios or other landscaping treatments are required in these setback area.

KEY STAFF
Doug Farr

FARR ASSOCIATES



MUNDELEIN DOWNTOWN NORTH IMPLEMENTATION PLAN

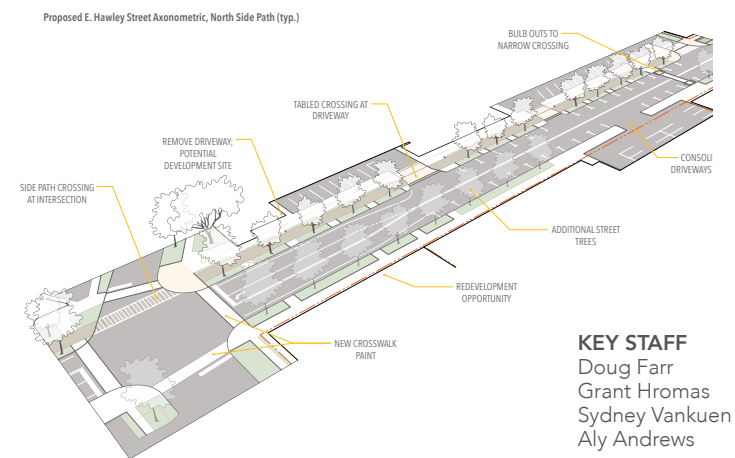
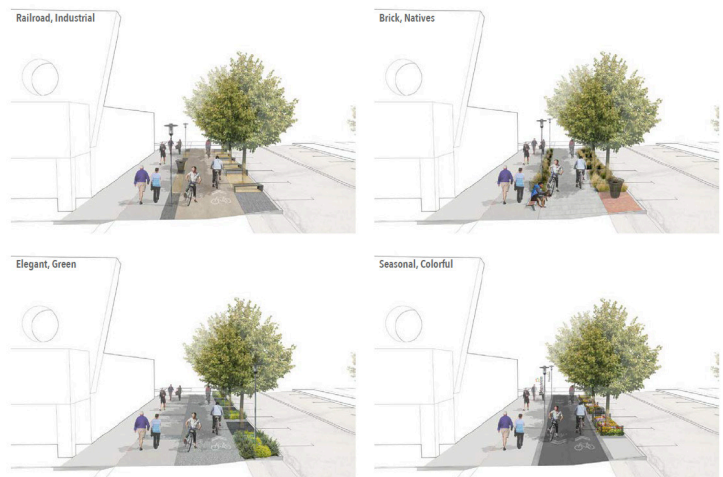
MUNDELEIN, ILLINOIS

VILLAGE OF MUNDELEIN

As the Village of Mundelein seeks to distinguish itself from other North and Northwest Chicago suburban communities, it has recently undergone a series of planning efforts to help improve and revitalize its downtown and adjacent areas. While Downtown Mundelein is mostly occupied, multiple vacant parcels and obsolete structures have created large areas of little or no activity. In an effort to attract new residents and businesses to the Village, the Downtown North Implementation Plan prioritizes and focuses on six strategic, incremental strategies that foster development opportunities of all scales that offer best practices for urban density, walkability, and parking requirements.

Understanding that transitioning industrial uses and large residential or mixed use redevelopments can only happen as fast as the market dictates, the Downtown North Plan actively builds on the Village's existing assets and takes advantage of incremental improvements—such as tactical infrastructure like parklets and programming for temporary events that draw residents into downtown for food, drinks, and entertainment.

An asset in downtown Mundelein is its small-block street grid and diagonal streets, introduced by the geometry of the rail tracks. However, multiple ROWs within downtown are in need of updates to transition from industrial to mixed-use, commercial, and residential land uses. The plan provides options for improving the streetscape to incorporate on-street parking, improved sidewalks, and new bike infrastructure.



KEY STAFF
 Doug Farr
 Grant Hromas
 Sydney Vankuen
 Aly Andrews

FARR ASSOCIATES



DOWNTOWN FERGUSON FORM-BASED DISTRICTS

FERGUSON, MO

CITY OF FERGUSON

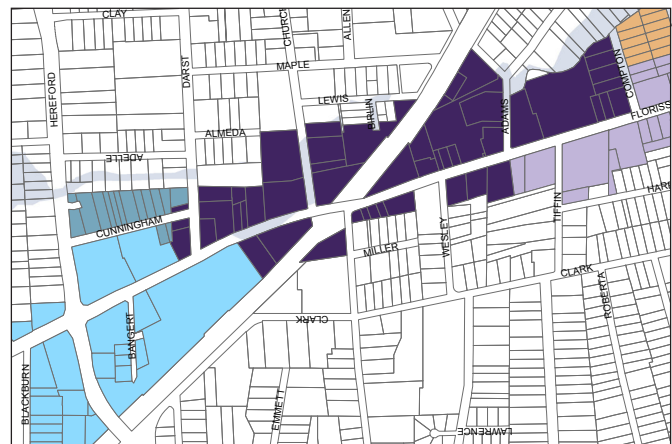
The City of Ferguson has made walkability a priority in their community, despite a four-lane state highway running through Downtown. To ensure new development be a pedestrian-friendly as possible, Farr Associates developed a form-based districts for their downtown and adjacent residential areas for what is known as the Citywalk District.

Building off their many downtown civic investments in recent years, including a new fire station, farmers market, and civic plaza, the code ensures that buildings have entrances on the street, and parking behind buildings. Due to the lack of on street parking and four travel lanes on Florissant Road, the code requires a build-to-zone set back at least seven feet from the street to provide a buffer to pedestrians with a wider sidewalk.

Also challenging were Downtown's two large creeks which flood yearly. Form regulations considered how to comfortably mix the need for raised first floors in flood-prone areas, while still being inviting to pedestrians.

FARR ASSOCIATES

KEY STAFF
Doug Farr



CITYWALK REGULATING PLAN



NEW MIXED USE DEVELOPMENT UNDER CONSTRUCTION



ENVISION 8TH CORRIDOR MASTER PLAN & FORM-BASED CODE

TRAVERSE CITY, MICHIGAN

KEY STAFF
Doug Farr
Grant Hromas
Sydney Vankuen
Aly Andrews

CITY OF TRAVERSE CITY

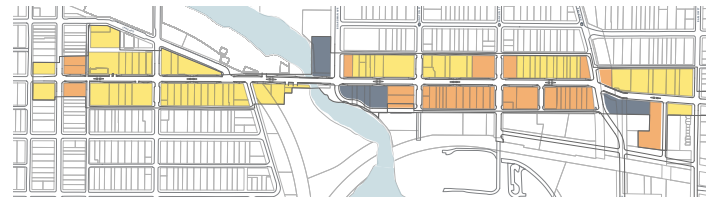
8th Street, an important cross-town connector in Traverse City, was a wide street, promoting speeding traffic though nodes of walkable development, mixed with strip centers and parking lots. The area was also confusing to cyclists looking for connections to nearby off-road trails. In contrast to the City's adjacent successful pedestrian-friendly downtown, 8th Street had become a street with no identity.

In late 2014, the City took action, implementing a road diet that shrunk the street from four lanes to three, with added on-street bike lanes. Community opinion splintered immediately. Those in favor enjoyed slowed traffic and less noise, and those against were upset with perceived new congestion and the addition of confusing bike lanes.

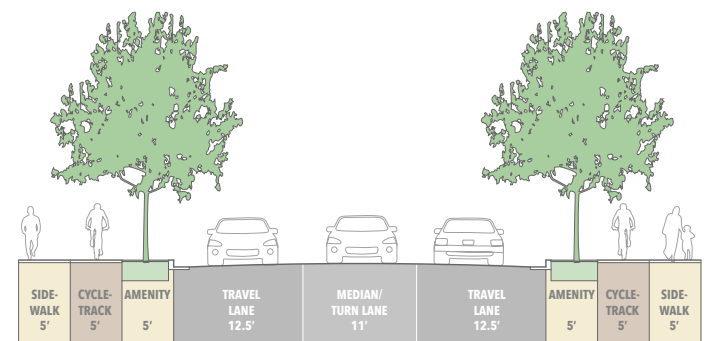
Farr Associates was hired in 2016 to lead a week-long charrette process to help unpack the controversial road diet and lead the community through a visioning process for the corridor. The charrette delivered a consensus-based plan for a new street section along the corridor to be implemented in 2018. It keeps three traffic lanes coupled with an extremely popular off-street cycle track—a first for Traverse City. The process also solidifies the community's desire for the area to become more walkable.

A form-based code was developed to implement the project which focuses density at two nodes and ensures new walkable development along the corridor's length.

FARR ASSOCIATES



8TH STREET REGULATING PLAN



8TH STREET PREFERRED SECTION



REFERENCES

UPTOWN NORMAL MASTER PLAN MAIN STREET FORM-BASED CODE

Mercy Davison, AICP

Town Planner, Town of Normal, IL

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mdavison@normal.org

MUNDELEIN NORTH IMPLEMENTATION PLAN

Amanda M. Orenchuk, AICP

Director of Community Development, Village of Mundelein

847-949-3282

aoreenchuk@mundelein.org

ENVISION 8TH STREET

Russ Soyering, AICP

Director of Planning

(231) 922-4465

rsoyering@traversecitymi.gov

3 METHODOLOGY PROJECT SCHEDULE PROJECT FEES



METHODOLOGY

APPROACH

Fresh off the award-winning Yorkville Plan, the City is ready to begin work on the Downtown planning initiatives. The work for this project will build off the parking study, Courthouse Hill, and wayfinding projects already underway.

ANCHORING YORKVILLE

A major goal of The Yorkville Plan was creating a shared identity and sense of belonging among residents, many of whom live outside the historic core of the City in new developments. Promoting and enhancing downtown as the civic anchor of the City is a strong strategy to help with this. Giving residents a strong, positive vision of downtown that they can identify with will be the emphasis of our work.

DISTINCTIVE URBAN DESIGN THAT FOSTERS A WALKABLE SENSE OF PLACE

Our team excels at creating walkable, pedestrian-scaled places, and we will develop specific strategies for creating an active and walkable area throughout the Downtown. Our expertise comes from knowing the fine-grain principles of walkability—appropriate sized blocks, locating parking well, and creating engaging ground floor facades with people-scaled setbacks, that we will design in the redevelopment scenarios. Our proposed plans will foster a sense of place on the site, integrating it with surrounding areas.

PLACEMAKING

Farr Associates' design practice has been increasingly focused on placemaking. While it can have different results depending on the project, it seeks to create quality spaces that contribute to people's health, happiness, well being, and feeling of connection. We utilize several approaches to placemaking— including the development of a central gathering place and creating a variety of walk-to destinations for meals, entertainment, and daily services.

A HIERARCHY OF STREETS

Part of successful urban walkability is understanding that not all streets are created equal when it comes to design aesthetics. For every pristine, walkable street, downtowns will always need streets for parking, loading, and higher volumes of traffic. An important part of planning for streetscapes or writing codes is determining this hierarchy. We will work with the City

and the community to determine Downtown's A Streets and B Streets, looking several years into the future.

"A" STREETS

A streets are the heart of the downtown focus area, along which retail and active uses are located. These streets contain a significant number of retail establishments, and have a number of destinations fronting them or within a block of them.

"B" STREETS

"B" streets are those that are located in close proximity to "A" streets, but may not be appropriate for a high concentration of retail uses due to fast-moving traffic or other constraints. These streets are often more conducive to parking, office, and residential uses. These streets still deserve a high level of care and amenities like sidewalks, good lighting, and shade should still be provided.

DEVELOPING THE RIGHT TOOLS

The RFP outlines several priorities that center around providing an engaging public realm and predictable, high quality development. We propose to deliver these results with two deliverables:

STREETSCAPE VISION PLAN

We will develop a Streetscape Vision Plan for the Downtown Study Area, which will include a physical design vision for Downtown and identify opportunities for streetscape design improvements to beautify the corridor and boost economic development. Much of this information will be codified into the Downtown Overlay District, but this document will include information that would not typically appear in a code document.

DOWNTOWN FORM-BASED OVERLAY DISTRICT

We will develop form-based code overlay for the Downtown Study Area. The resulting regulations will be concise, clearly narrated and organized, and extensively illustrated, using graphics and tables for clarity.

SCOPE OF WORK

TASK 1: PROJECT ORIENTATION

The initial phase of the project serves to familiarize us with Downtown Yorkville, key planning documents, and existing zoning. This will be accomplished through detailed review of plans, codes, other documents, and a physical survey of the existing conditions.

Task 1.1 Project Kickoff Meeting

The consultant team will attend a Kickoff Meeting with City staff. The meeting will set a common base of understanding for the project's goals, perceptions, and schedule. During this meeting, zoning concerns as well as opportunities and constraints related to the new code will be discussed.

Task 1.2 Review Existing Plans & Codes

Farr Associates will thoroughly review The Yorkville Plan, existing zoning regulations for the community, and any relevant neighborhood and special area plans. This review will give us a base of knowledge upon which to begin our more detailed design analysis and code development.

Task 1.3 Site Survey

Farr Associates will inventory and assess the Downtown study area existing conditions to become familiar with physical details and patterns of development. We will photographically survey the area and take any necessary measurements.

Task 1.4 Generate Necessary Background Maps

The City has indicated they have a large data set of GIS information that we will ask to be shared with us, including parcel, building, and curb lines, along with property ownership and any existing zoning information. We will then compile this digital information into a base map, which will be used throughout the project as a common graphic image.

TASK 2: PUBLIC INVOLVEMENT

Effective public participation is critical to the success of any planning process. We will work closely with the City to develop an agenda that maximizes the opportunity for public input.

Task 2.1 Project Website

Farr Associates will create a user-friendly and interactive project website. The design and content of

the site will ensure that all visitors, regardless of their background, understand the of the urban design vision for Downtown and the impacts of the proposed zoning overlay. We envision a fully interactive and updatable website built on a WordPress platform. Farr Associates will work with the City to approve the website design, and test the site before it posted for the public.

The website features include an interactive mapping tool, web-based Image Preference Survey, calendar, news updates, and document downloads.

Task 2.2 Stakeholder Interviews / Focus Groups

A day or interviews/focus groups will be conducted to get the firsthand insight of those most invested in the study area. We will work with the City identify and schedule these meetings.

Task 2.3 Public Workshop #1: Kickoff Meeting

A project kick off meeting will be held for residents that will introduce the project and goals of the City for the area. We also will seek their ideas for creating a vision for the ultimate physical development of the corridor. We will likely lead two input exercises:

Input Activity 1: Keypad Polling

Keypad polling is a wireless technology that allows for instantaneous polling of a room of people on a set of questions. The polling technology can be used to pose yes-no, either-or or multiple-choice questions pertaining to any aspect of the project.

Input Activity 2: Image Preference Survey

The IPS is a powerful tool that we often make use of to elicit group preferences on community character and appearance, especially for inclusion into zoning codes and development guidelines. In an IPS, participants are shown a series of image slides, each containing photographs of building types and streetscape related to appropriate categories. To offer a full range of options, contemporary images are typically drawn from local, regional, and national examples. The key, however, is a qualitative discussion of the results at the end of the meeting. The results of this process are used to establish preferred development types and mandatory or recommended design standards for new development in the neighborhood. Once the quantitative results are tallied and combined with documentation of the qualitative discussion for each image, a clear picture of consensus community desires is revealed.

The results of the public workshop will be tallied and reported back to the City and ultimately informs the final code document. Summary sheets with brief descriptions will be provided in digital format to be posted to the project website.

Task 2.4 Public Meeting #2: Open House

After the has have been drafted and initially revised, the consultant team and City will hold a Public Open House. A brief formal presentation of the code will be made by Farr Associates. The consultant/client team will then “staff” stations around the room and record community input and reactions. These comments will be recorded for the City to review and choose to incorporate or not.

TASK 3: STREETScape VISION PLAN

We will develop a Streetscape Vision Plan for the Downtown Study Area. Much of this information will be codified into the Downtown Overlay District, but this document will include more information about the Downtown vision and illustrated urban design best practices that would not appear in a code document. The results of the tasks in this phase will be combined into a highly graphic document to illustrate the vision for Downtown and streetscape improvements.

Task 3.1 Establish the Downtown Urban Design Vision

Based on the results from the public workshop and priorities and goals from The Yorkville Plan, the team will establish a vision for the for the ultimate physical development of the corridor. This will include the work of establishing the A and B streets and aesthetic characteristics.

Task 3.2 Illustrated Urban Design Best Practices

The team will illustrate urban design best practices for Downtown which may include photos or graphical illustrations of examples for strategies such as:

- Massing examples
- Pavement improvements
- Parkway/planting zone treatments
- Building orientation
- Parking availability
- Pedestrian improvements
- Downtown-scaled open space
- Seasonal strategies for our four-season climate
- Street furniture
- Passive or active green space
- Water features or other public art features

Task 3.3 Streetscape Master Plan

A Streetscape Master Plan will identify opportunities for enhancements to beautify the corridor and improve economic development. This includes material recommendations, color palettes, public art, signage, and public spaces.

TASK 4: DRAFT DOWNTOWN OVERLAY DISTRICT

Task 4.1 Draft Form-Based Downtown Overlay District Standards

Based on the development goals and information collected during the public workshop, Farr Associates will develop form-based code overlay for the study area. The resulting regulations will be concise, clearly narrated and organized, and extensively illustrated, using graphics and tables for clarity. The Downtown Overlay District will contain the following chapters:

REGULATING PLAN

The regulating plan created for this area will fold easily into the respective City’s existing map.

USE STANDARDS

Land use is a critical consideration when developing codes for any community. We will review existing land uses, and make recommendations as needed to fit the desired character for the area.

BUILDING FORM STANDARDS

We will develop an appropriate variety of building types for the study area. In this way, we ensure that the scale of development is appropriate for the surrounding area. For each building type, the code will establish standards for elements like building placement and height, window placement and quantity, entrance placement and quantity, building access design, facade proportioning, entrances, parking, vehicular access, service, use, and special design features.

STREET STANDARDS

Street types will be defined, illustrated, and mapped to ensure that the streets are not developed or redeveloped outside the district context. A and B Streets will be identified. For each street type, the code will establish standards for sidewalks, planting or furnishings zones, travel lane widths, bike traffic, parking, curb geometry, trees, and/or lighting.

LANDSCAPE STANDARDS

Landscape standards will be developed that foster aesthetically pleasing developments, minimize adverse visual impacts, and to improve the appearance of the public right-of-way.

PARKING STANDARDS

Parking standards are crafted reflect the realities of Downtown Yorkville. The area features on-street parking and public parking, we will analyze how this available parking supply may affect off-street parking requirements.

SIGNAGE STANDARDS

Signage can have a large impact on the visual quality and scale of a district. We will include signage types appropriate for Downtown Yorkville.

SUPPLEMENTAL DESIGN GUIDELINES

While form-based regulations include many design requirements, often there is an additional level of design that may require some flexible for implementation. Design guidelines can be an important element of a code that affect building appearance and district cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood. Farr Associates will draft design guidelines that may include elements like facade materials, window treatment, awnings, shutters, balconies, and building variety.

Task 4.2 1st Draft Code Review & Revision

Farr Associates will present the Draft Downtown Overlay to the City. The City will be responsible for collecting comments, suggestions, and questions from this meeting and subsequent staff reviews and consolidating them into a series of clear action items for revision or response by the consultant.

Task 4.3 2nd Draft Code Review & Revision

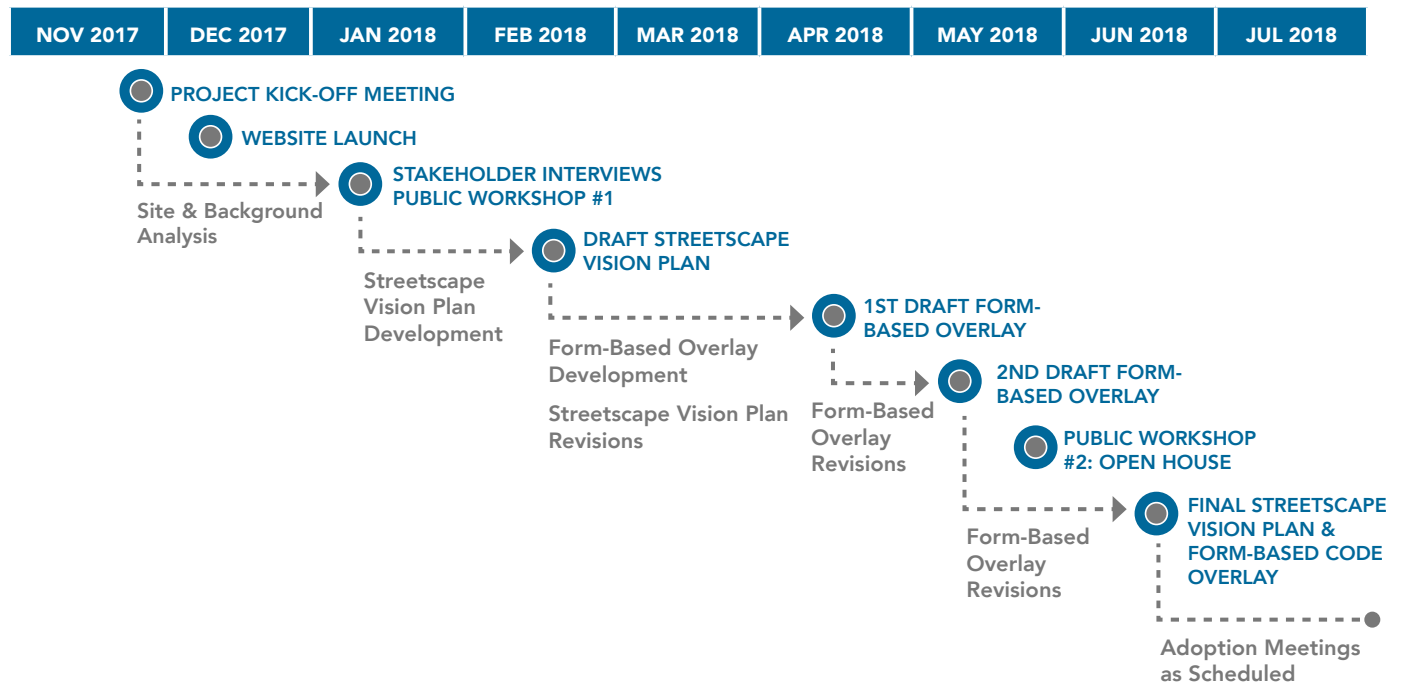
Upon making the revisions, a complete second draft of the code will be provided to the City, as well as the public via on-line posting for additional review and discussion. Changes to the document will be highlighted and color-coded for ease of review. Once again, the City will be responsible for collecting comments, suggestions, and questions from these meetings and consolidating them into a series of clear action items for revision or response by Farr Associates.

TASK 5: ADOPTION

5.1 Downtown Streetscape Vision Plan & Overlay District Adoption

The team will work with City staff to determine what involvement will be necessary during adoption proceedings. Farr Associates will present and attend up to three meetings with the Plan Commission and City Council.

PROJECT SCHEDULE



PROJECT FEES

FIXED FEE PROPOSAL

TASK	PERSON HOURS	FEES
Task 1: Project Orientation	43	\$6,500
Task 2: Public Involvement	80	\$12,000
Task 3: Streetscape Vision Plan	139	\$20,800
Task 4: Downtown Overlay District	189	\$28,400
Task 5: Adoption	40	\$6,000
Total	491	\$73,700
Expenses		\$700
GRAND TOTAL		\$74,400

Hourly Rates

Doug Farr, Principal	\$215/hour
Grant Hromas, Project Manager	\$165/hour
Sydney VanKuren, Associate	\$142/hour
Aly Andrews, Associate	\$105/hour



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

Agenda Item Number

New Business #8

Tracking Number

PZC 2017-13

Agenda Item Summary Memo

Title: Coffman Carpet Annexation and Rezoning Request

Meeting and Date: Economic Development Committee – November 7, 2017

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Jason Engberg 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: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: October 31, 2017
Subject: **PZC 2017-13 Casey's General Store (Annexation and Rezone)**
SW Corner of US 34 & McHugh Road

SUMMARY:

The petitioners, Dave and Debbie Coffman as represented by Ryan Swanson, have filed applications with the United City of Yorkville, Kendall County, Illinois, requesting annexation pursuant to an annexation agreement and rezoning classification for their existing carpet retail store. The property is located south of U.S. Route 34 and west of McHugh Road. This memorandum summarizes all of the submitted materials which will be reviewed at two separate public hearings.



PROPERTY BACKGROUND:

The parcel which the petitioner is seeking to annex into the City is currently located in unincorporated Kendall County. The property is currently zoned B-3 Highway Business District in Kendall County. Coffman Carpet's retail store currently sits on the property with a shed in the rear and a storage trailer in the side yard.

PROJECT DESCRIPTION:

As proposed, the petitioners are seeking to annex their property into the City of Yorkville. Upon annexation, the property will automatically be zoned into the most restrictive zoning district which is the R-1 Suburban Residence District. Therefore, to accommodate the intended commercial use, the petitioner has requested to rezone the properties to the B-3 General Business District.

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

	Zoning	Land Use
North	Commercial Planned Unit Development	Farm land
East	B-3 General Business District	Heartland Business Center/Casey's Development (recently approved)
South	B-3 Highway Business District (Kendall County)	Residential Housing
West	B-3 Highway Business District (Kendall County)	Car Dealership

REQUESTS FORM THE PETIONER:

The petitioners are seeking relief from certain parts of the Zoning Ordinance as well as reimbursement from their property taxes for a period of time through an annexation agreement. The requests are as follows:

- The petitioners are seeking relief from Section 10-7-1 which requires a minimum side yard setback of 20 feet in the B-3 General Business District. Since the existing structure is 9 feet from the side lot line, they are requesting the minimum to be 9 feet from that side lot line.
- The petitioners are seeking relief from Section 10-3-7 regarding trailers, tents, and boats. While the City does not allow the permanent use of a storage trailer on site, the petitioners are seeking to keep it in place for no more than 2 years. After this time period it will be removed from the property.
- The petitioners are seeking relief from Section 10-20-9 regarding their monument sign. The maximum square footage of a monument sign in a business district less than 3 acres is 32 square feet. The existing sign is 43.5 square feet in area. They are requesting that this be allowed as is currently constructed.
- The petitioners are requesting upon annexation that construction of sidewalks along U.S. 34 will not be required and no additional landscaping or lighting will be required. Additionally, the petitioner is requesting to not stripe the parking lot as it contains enough required parking per the zoning code.
- The petitioners are requesting a property tax reimbursement which would have the City reimburse 100% of the City's property taxes for the first 5 years and 75% of the City's property taxes for the following 5 years.

If the property is redeveloped to a significant extent, then the relief which the petitioners are seeking will not apply. This allows the business owners to continue to conduct their business but will not inhibit future development and conformation to the City's standards.

THE COMPREHENSIVE PLAN:

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



STAFF COMMENTS:

Staff is seeking comments from the Economic Development Committee in regards to this proposed annexation, rezoning, and requests for an annexation agreement. This annexation request is a result of the Casey's General Store development which needs this property to be annexed into the City to fit the necessary utilities for that site. A public hearing for the rezoning will be conducted at the Planning and Zoning Commission on November 8, 2017 at 7:00PM. The public hearing for the annexation agreement will be held at City Council on November 14 at 7:00PM. Staff is available to answer any questions the Economic Development Committee may have and will forward all comments and concerns to both the Planning and Zoning Commission and City Council.

ATTACHMENTS:

- Petitioner Applications
- Draft Annexation Agreement



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

APPLICATION FOR ANNEXATION

INTENT AND PURPOSE:

Local government has the authority to expand its boundaries by annexing unincorporated lands that are contiguous to their corporate limits. According to state law, all newly annexed land is automatically zoned to the most restrictive classification under the city's zoning ordinance, or R-1 One-Family Residence District. Therefore, all voluntary petitions for annexation requesting a zoning classification other than R-1 One-Family Residence District and seeking to enter into an annexation agreement with the city which specifies the desired zoning and other contractual approvals (i.e., amendments to zoning ordinance, variances, building codes, development impacts and contributions, etc.) that will affect the property and successor owners requires a public hearing before the City Council.

This packet explains the process to successfully submit and complete an Application for Annexation. It includes a detailed description of the process and the actual application itself. Please type the required information in the application on your computer. The application will need to be printed and signed by the petitioner. 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 Annexation process, please refer to "Title 10, Chapter 4, Section 10 Annexations" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE:



STAGE 1: APPLICATION SUBMITTAL

The following must be submitted to the Community Development Department:

- ☐ One (1) original signed application with legal description.
- ☐ Three (3) 11" x 17" copies each of the exhibits, proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- ☐ Appropriate filing fee.
- ☐ One (1) CD or portable USB drive containing one (1) electronic copy (pdf) of each of the following: signed application (complete with exhibits), proposed drawings, location map, and site plan. A Microsoft Word document with the legal description is also required.
- ☐ A written petition signed by a majority of the owners of record of land in the territory and also by a majority of the electors, if any, residing in the territory.

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 forty five (45) days prior to the targeted Planning and Zoning Commission meeting. An incomplete submittal could delay the scheduling of the project.

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



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

APPLICATION FOR ANNEXATION

STAGE 2: ECONOMIC DEVELOPMENT COMMITTEE

Applicant must present the proposed plan to the Economic Development Committee. Economic Development Committee meets at 7:00 p.m. on the 1st Tuesday of each month. This session is to discuss and consider recommendations prior to full City Council considerations and provide informal feedback. The Economic Development Committee will submit its recommendation to City Council.

STAGE 3: PLANNING AND ZONING COMMISSION PUBLIC HEARING (IF REZONING)

Petitioner will attend a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning 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 petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. Twenty four (24) hours prior to the public hearing, a certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No rezoning shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance. The Certified Mailing Affidavit form is attached to this document and must be submitted prior to the scheduled Planning and Zoning Commission meeting.

STAGE 4: CITY COUNCIL (PUBLIC HEARING IF ANNEXATION AGREEMENT IS REQUESTED)

Petitioner will attend the City Council public hearing where the recommendation of the annexation will be considered. The City Council meets on the 2nd and 4th Tuesdays of the month at 7:00pm. Notice will be placed in the Kendall County Record by the United City of Yorkville. The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. Twenty four (24) hours prior to the public hearing, a certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. City Council will make the final approval of the annexation request. The Certified Mailing Affidavit form is attached to this document and must be submitted prior to the scheduled City Council meeting.

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
Website: www.yorkville.il.us

APPLICATION FOR ANNEXATION

NECESSARY NOTIFICATIONS

The entities listed below must be notified in writing, by certified or registered mail, of the proposed annexations at least **ten (10) days** prior to the action taken at City Council. Notices must be delivered to the individual board members at their respective home addresses:

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

If there is a public hearing required for an annexation agreement, the petitioner will have to notify additional parties as required in the Yorkville Zoning Code "Section 10-4-11: Annexations."



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APPLICATION FOR ANNEXATION

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION <input checked="" type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres $\begin{array}{rcl} 0.58 & - 5 = & 0.00 \\ \text{\# of Acres} & & \text{Acres over 5} \end{array} \quad \times \$10 = \begin{array}{rcl} 0.00 & & \\ \text{Amount for Extra Acres} & & \end{array} \quad + \$250 = \$ \begin{array}{rcl} 250.00 & & \\ \text{Total Amount} & & \end{array}$			Total: \$ 250.00
REZONING <input checked="" type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i> $\begin{array}{rcl} 0.58 & - 5 = & 0.00 \\ \text{\# of Acres} & & \text{Acres over 5} \end{array} \quad \times \$10 = \begin{array}{rcl} 0.00 & & \\ \text{Amount for Extra Acres} & & \end{array} \quad + \$200 = \$ \begin{array}{rcl} 200.00 & & \\ \text{Total Amount} & & \end{array}$			Total: \$ 200.00
SPECIAL USE <input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres $\begin{array}{rcl} & - 5 = & \\ \text{\# of Acres} & & \text{Acres over 5} \end{array} \quad \times \$10 = \begin{array}{rcl} & & \\ \text{Amount for Extra Acres} & & \end{array} \quad + \$250 = \$ \begin{array}{rcl} & & \\ \text{Total Amount} & & \end{array}$			Total: \$
ZONING VARIANCE <input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit			Total: \$
PRELIMINARY PLAN FEE <input type="checkbox"/> \$500.00			Total: \$
PUD FEE <input type="checkbox"/> \$500.00			Total: \$
FINAL PLAT FEE <input type="checkbox"/> \$500.00			Total: \$
ENGINEERING PLAN REVIEW DEPOSIT <input type="checkbox"/> Less than 1 acre \$1,000.00 <input type="checkbox"/> Over 1 acre, less than 10 acres \$2,500.00 <input type="checkbox"/> Over 10 acres, less than 40 acres \$5,000.00 <input type="checkbox"/> Over 40 acres, less than 100 acres \$10,000.00 <input type="checkbox"/> Over 100 acres \$20,000.00			Total: \$
OUTSIDE CONSULTANTS DEPOSIT <i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input checked="" type="checkbox"/> Less than 2 acres \$1,000.00 <input type="checkbox"/> Over 2 acres, less than 10 acres \$2,500.00 <input type="checkbox"/> Over 10 acres \$5,000.00			Total: \$ 1000.00
TOTAL AMOUNT DUE:			1450.00



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APPLICATION FOR ANNEXATION

DATE:	PZC NUMBER:	DEVELOPMENT NAME:	
PETITIONER INFORMATION			
NAME: Dave and Debbie Coffman		COMPANY: N/A	
MAILING ADDRESS: 9290 US Route 34			
CITY, STATE, ZIP: Yorkville, IL 60560		TELEPHONE: 630-553-9820	
EMAIL: coffmancarpetsdave@yahoo.com		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: David E & Debbie M Coffman			
IS THE PROPERTY OCCUPIED OR VACANT: N/A			
IF OCCUPIED, PLEASE LIST ALL NAMES OF ELECTORS (THOSE REGISTERED TO VOTE) RESIDING ON THE PROPERTY:			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS: 9290 US Route 34			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 270 feet west of McHugh Road			
CURRENT ZONING CLASSIFICATION: Unincorporated Kendall County			
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: PUD (commercial)			
EAST: B-3 General Business District (Casey's Development--currently under annexation/rezoning approval)			
SOUTH: Unincorporated Kendall County			
WEST: Unincorporated Kendall County			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-28-252-009			



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APPLICATION FOR ANNEXATION

PLEASE DESCRIBE IN DETAIL ANY ADDITIONAL REQUESTS TO BE MADE UPON ANNEXATION APPROVAL.

ATTORNEY INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

ENGINEER INFORMATION

NAME: Ryan Swanson, P.E. COMPANY: Arc Design Resources

MAILING ADDRESS: 5291 Zenith Parkway

CITY, STATE, ZIP: Loves Park, IL, 61111 TELEPHONE: 815-484-4300 ext. 217

EMAIL: ryans@arcdesign.com FAX: 815-484-4303

LAND PLANNER/SURVEYOR INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

ATTACHMENTS

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

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

Petitioner must provide a written petition signed by a majority of the owners of record of land in the territory and also by a majority of the electors, if any, residing in the territory. Attach as a separate petition titled as "Exhibit C".



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APPLICATION FOR ANNEXATION

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

Nancy Jacobs

PETITIONER SIGNATURE

DATE

9/22/17

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

David A. Hoff

OWNER SIGNATURE

DATE

9/22/17

THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE:

Sheila Scharfenberg
9/20/17





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

PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
APPLICATION/APPROVAL TYPE (check appropriate box(es) of approval requested):		
<input type="checkbox"/> CONCEPT PLAN REVIEW	<input type="checkbox"/> AMENDMENT (TEXT)	<input type="checkbox"/> ANNEXATION
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MILE AND 1/2 REVIEW	<input type="checkbox"/> ZONING VARIANCE
<input type="checkbox"/> FINAL PLANS	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT	<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REZONING		
<input type="checkbox"/> PRELIMINARY PLAN		
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:	
MAILING ADDRESS:		
CITY, STATE, ZIP:	TELEPHONE:	
EMAIL:	FAX:	
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	TITLE	
SIGNATURE	DATE	
ACCOUNT CLOSURE AUTHORIZATION		
DATE REQUESTED: _____	<input type="checkbox"/> COMPLETED	<input type="checkbox"/> INACTIVE
PRINT NAME: _____	<input type="checkbox"/> WITHDRAWN	<input type="checkbox"/> COLLECTIONS
SIGNATURE: _____	<input type="checkbox"/> OTHER	
DEPARTMENT ROUTING FOR AUTHORIZATION:	<input type="checkbox"/> COM. DEV.	<input type="checkbox"/> BUILDING
	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> FINANCE
	<input type="checkbox"/> ADMIN.	

AFFIDAVIT OF SERVICE

State of Illinois)
) ss.
County of Kendall)

I, Arc Design Resources, being first duly sworn, deposes and says on oath that as the Representative of David and Debbie Coffman, he/she did cause the attached notice(s) to be served on:

☐ the Trustees of the Bristol Kendall Fire Protection District,
☐ the Trustees and Commissioner of Highways of Bristol Township

by mailing true and correct copies of the notice by certified mail to those Trustees at the addresses set forth below their names this 29th day of August, 2017, at 3:00 P.m., by Certified Mail, by depositing the copies in the United States Mail at Loves Park, Illinois, certified, postage prepaid.

SUBSCRIBED AND SWORN
to before me this _____ day
of _____, 20__.

Notary Public

Exhibit B - Properties within 500'

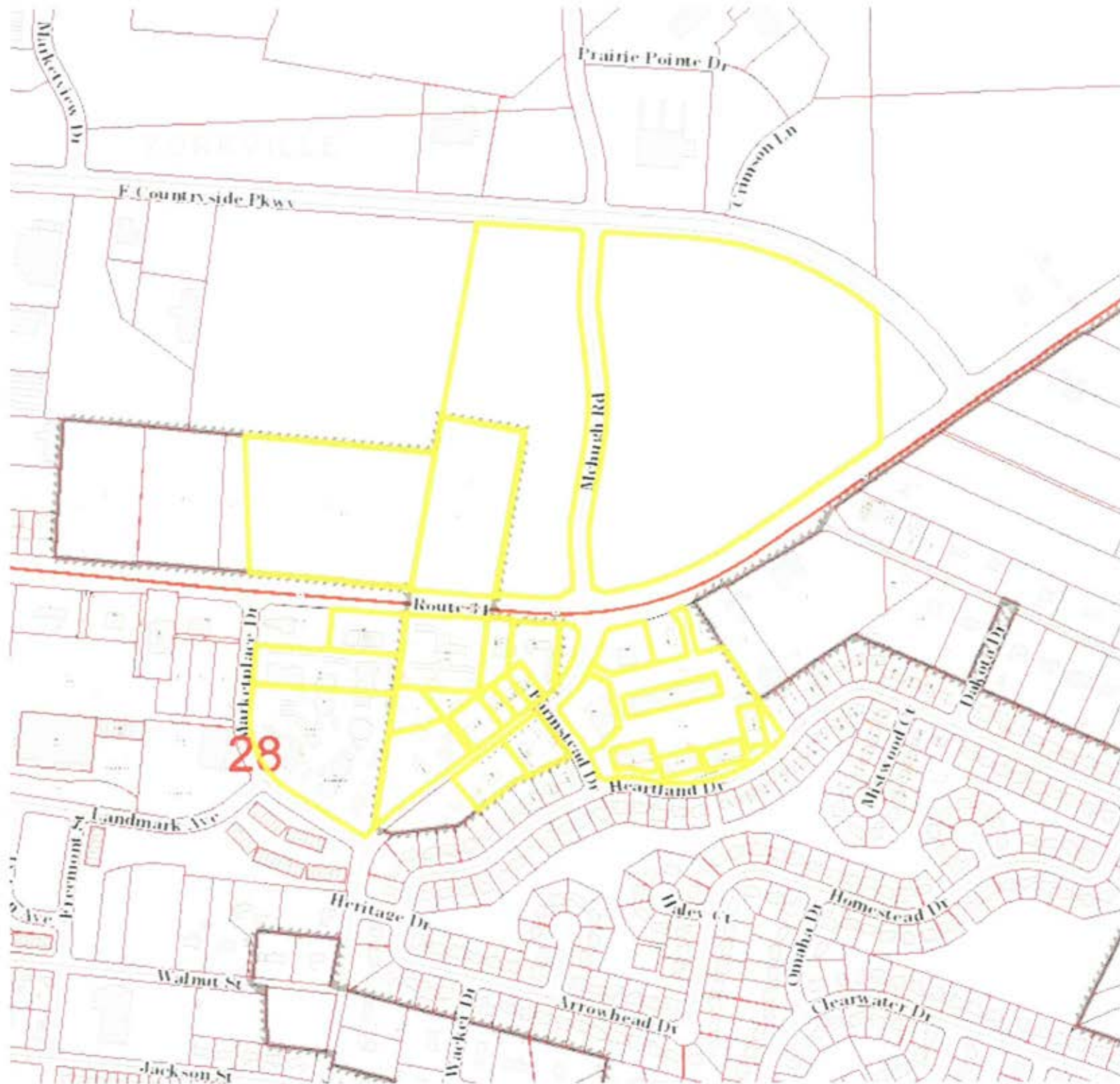


Exhibit B - Public Notices Sent via Certified Mail for Planning and Zoning Commission Meeting

Owner Name	Owner Address	Site Address	Parcel Pin
Pignatiello, Anthony J & Khristina M	1107 Mchugh Rd. Yorkville, IL 60560	1107 Mchugh Rd. Yorkville, IL 60560	02_28_252_008
Marker, Pamela S	1626 Mistwood Dr. Naperville IL 60540	N/A	02_28_252_013
Pilmer, Marvin F Trust	1002 Prairie St. Aurora, IL 60506	9230 Route 34. Yorville, IL 60560	02_28_252_026
Coffman, David E & Debbie M	7315 W Hillside Crrstal Lake, IL 60012	9290 Route 34. Yorkville, IL 60012	02_28_252_009
Yorkville Crossings LLC	13351 B Faxon Rd. Plano, IL 60545	N/A	02_28_227_002
Mystek, Edward J	1101 Mchugh Rd. Yorkville, IL 60560	1101 Mchugh Rd. Yorkville, IL 60560	02_28_252_006
Yorkville Crossings LLC	13351 B Faxon Rd. Plano, IL 60545	N/A	02_28_201_004
Shocker Land Company LLC	477 E Barberry Cir. Yorkville, IL 60560	9316 Route 34. Yorkville, IL 60560	02_28_252_027
Illinois Department of Transportation	700 E Norris Dr. Ottawa, IL 61350	N/A	02_28_226_003
Toschak, Andrew A & David J & Sharon M	659 Westridge Ct. Aurora, IL 60504	1025 Mchugh Rd. Yorkville, IL 60560	02_28_252_005
Toschak, Andrew A & David J & Sharon M	659 Westridge Ct. Aurora, IL 60504	N/A	02_28_252_011
Lindley, Dustin T	1105 Mchugh Rd. Yorkville, IL 60560	1105 Mchugh Rd. Yorkville, IL 60560	02_28_252_007
Yorkville Leased Housing Associates 1	2905 Northwest Blvd. Suite 150. Minneapolis, MN 55441-2644	N/A	02_28_252_019
West Suburban Bank Land Trust	711 S Westmore Ave. Lombard, IL 60148	1100 McHugh Rd. Yorkville, IL 60560	02_28_253_002
Swanson, Nicholas A	1060 Mchugh Rd. Yorkville, IL 60560	1060 Mchugh Rd. Yorkville, IL 60560	02_28_402_003
Greco/Reggi Yorkville Rt 4 LLC	1550 Hecht Dr. Bartlett, IL 60103	N/A	02_28_252_025
American National Bank Trust, %L Syregelas	2520 Boeger Ave. Westchester, IL 60154	N/A	02_28_251_002
Yorkville Leased Housing Associates 1	2905 Northwest Blvd. Suite 150. Minneapolis, MN 55441-2644	N/A	02_28_252_024
Toschak, Barbara E	2551 Adamsway Dr. Aurora, IL 60504-9077	1015 Mchugh Rd. Yorkville, IL 60560	02_28_252_015
Toschak, Andrew A Etal	659 Westridge Ct. Aurora, IL 60504	N/A	02_28_252_016
Hobson Hollow Inc, % Richard Marker	1626 Mistwood Dr. Naperville IL 60540	N/A	02_28_253_012
Castle Bank, % Richard Marker	1626 Mistwood Dr. Naperville IL 60540	608 E Veterans Pkwy. Yorkville, IL 60540	02_28_253_006
600 East LLC	600 East Veterans Pkwy. Yorkville, IL 60560	600 East Veterans Pkwy. Yorkville, IL 60560	02_28_253_007

Letters sent to others:		
Name:	Address:	Organization:
Jason Hedman	902 Game Farm Road. Yorkville, IL 60560	Library District
Carol La Chance		
Susan Chacon		
Russell Walter		
Darren Crawford		
Kate Elder		
Wamecca Rodriguez		
Krista Danis		
Theron Garcia	103 E. Beaver Street. Yorkville, IL 60560	Fire Department Board
David Stewart		
Richard Dickson		
Gary Schlapp		
Ken Johnson		
Phyllis Yabsley	9075 Corneils Road, Bristol IL 60512	Bristol Township
Jeff Corneils		
Julie Bennett		
Clifford Oleson		
Tom Klatt		
Bill Weatherly		
Keith Wheeler		
Robert Walker		
POSTMASTER	601 E COUNTRYSIDE PARKWAY, YORKVILLE IL 60560	Post Office
Debbie Gillette	111 W FOX STREET, YORKVILLE IL 60560	Kendall County Clerk (ELECTION OFFICIAL)
LYNN CULLICK	111 W FOX STREET, YORKVILLE IL 60560	County Board Members
ELIZABETH FLOWERS		
JUDY GILMOUR		
AUDRA HENDRIX		
MATT PROCHASKA		
ROBERT DAVIDSON		
TONY GILES		
SCOTT GRyder		
MATT KELLOGG		
JOHN PURCELL		



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

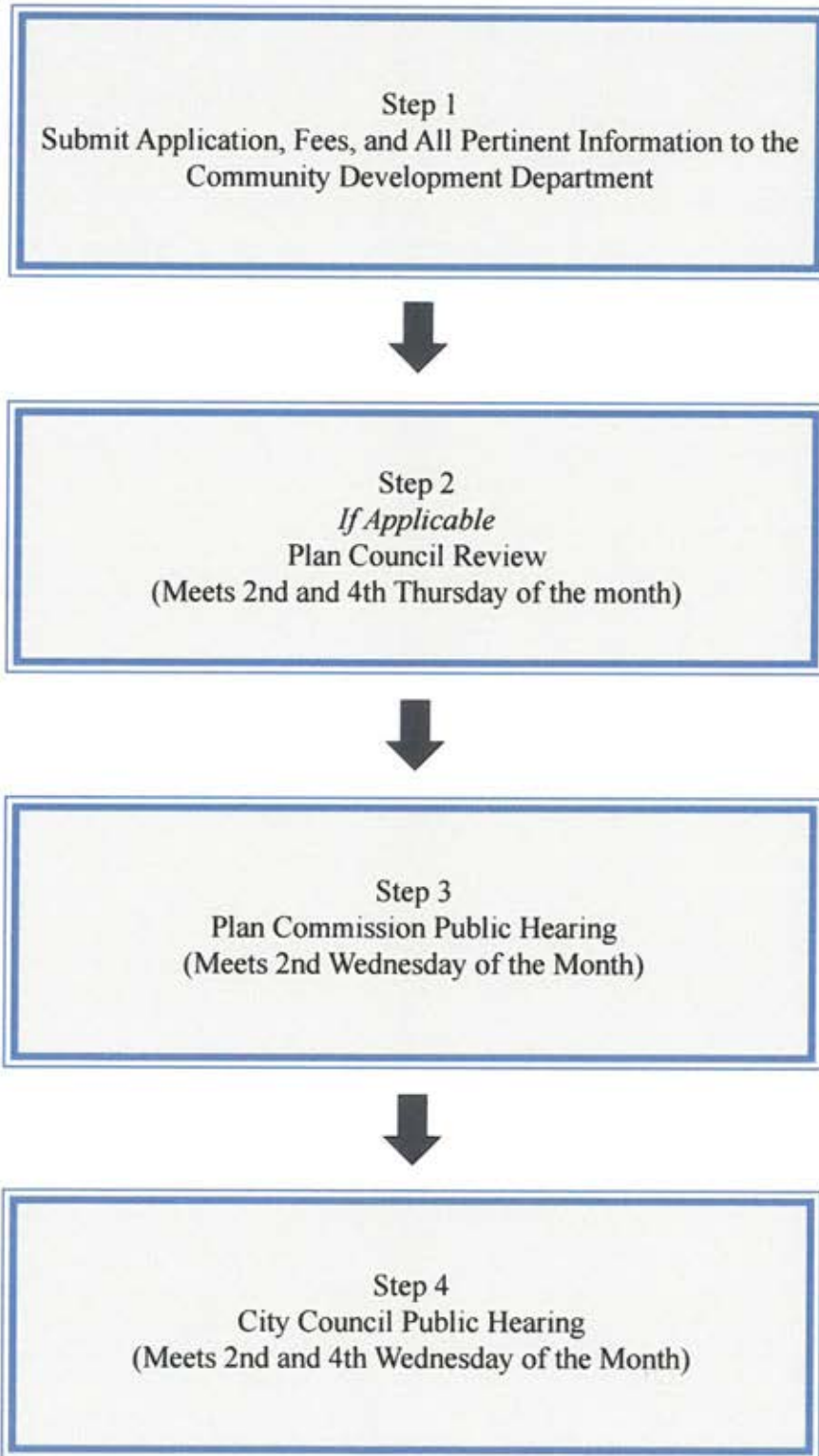
An application for Map Amendment, or commonly referred to as “rezoning”, is a request to reclassify a property from one zoning designation to within another zoning district. Requests for rezoning must not be merely arbitrary, but has to have validity as to the appropriate zoning classification for the 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. The Certified Mailing Affidavit form is attached to this document and must be submitted prior to the scheduled Plan Commission meeting.

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:**

Dave and Debbie Coffman

9290 US Route 34

Yorkville, IL 60560

DEVELOPMENT/ PROPERTY:

Coffman Carpets

Acreage: 0.58

Date: 08-25-17

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 _____
\$250.00, plus \$10/acre for each acre over 5.
of acres: 0.58 - 5 = 0 x \$10 = 0 + \$250

Rezoning: ☒ Yes ☐ No \$ 200 _____
\$200.00, plus \$10/acre for each acre over 5.
of acres: 0.58 - 5 = 0 x \$10 = 0 + \$200
If annexing and rezoning, charge only 1 per acre fee.
If rezoning to a PUD, charge PUD Development Fee- not Rezoning Fee.

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

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

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

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

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

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

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

TOTAL AMOUNT DUE: \$ 1450.00

Word/ O Drive/ Dev. Dep. ARO/ Fee Sheet Wkst

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	PUD (Commercial)
East	B-3 General Business District (Casey's Development--currently under annexation/ rezoning approval)
South	Unincorporated Kendall County
West	Unincorporated Kendall County

Current Zoning Classification Requested Zoning Classification

Comprehensive Plan Future Land Use Designation Total Acreage

Kendall County Parcel Number(s) Within Proposed PUD

02-28-252-009	

Application For Rezoning

Property Information

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

--

Is the property within City limits? Yes ☐ No ☒

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

Additional Contact Information

Attorney

Name

Address

City State ZIP

Phone Fax

E-mail

Engineer

Name

Address

City State ZIP

Phone Fax

E-mail

Planner

Name

Address

City State ZIP

Phone Fax

E-mail

Application For Rezoning

Rezoning Standards

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

The site is located within a commercial corridor, with business commercial or PUD zoning essentially surrounding the site.

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:

Commercial development has grown from the west and east along US 34, and the property to the north has also been zoned PUD. The proposed Casey's Development immediately to the east will also be zoned B-3.

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

Property values in general should not be affected.

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

N/A. See above.

Application For Rezoning

Rezoning Standards

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

There will be no change. The Coffman Carpet business will not change.

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

The parcel is fronting a prime commercial corridor and major arterial through the City. The parcel will change from Kendall County business zoning to City of Yorkville business zoning.

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 parcel is not currently incorporated within the City of Yorkville. It is an existing business use.

Please state the community need for the proposed land use:

As mentioned, the public will continue to be offered the same quality goods and services that Coffman Carpets has provided in this location for over 20 years.

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 commercial zoning proposed fits within the City's comprehensive plan for annexation and rezoning along the US 34 corridor. The B-3 zoning is a good fit for the development within the vicinity.

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):

Traffic and other impacts will not be affected. The Coffman Carpet business has been on site for approximately 20 years and the change in zoning will not affect the traffic currently generated by the business.

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
9/20/17

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


Owner Signature

Date
9/20/17

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

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

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

Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

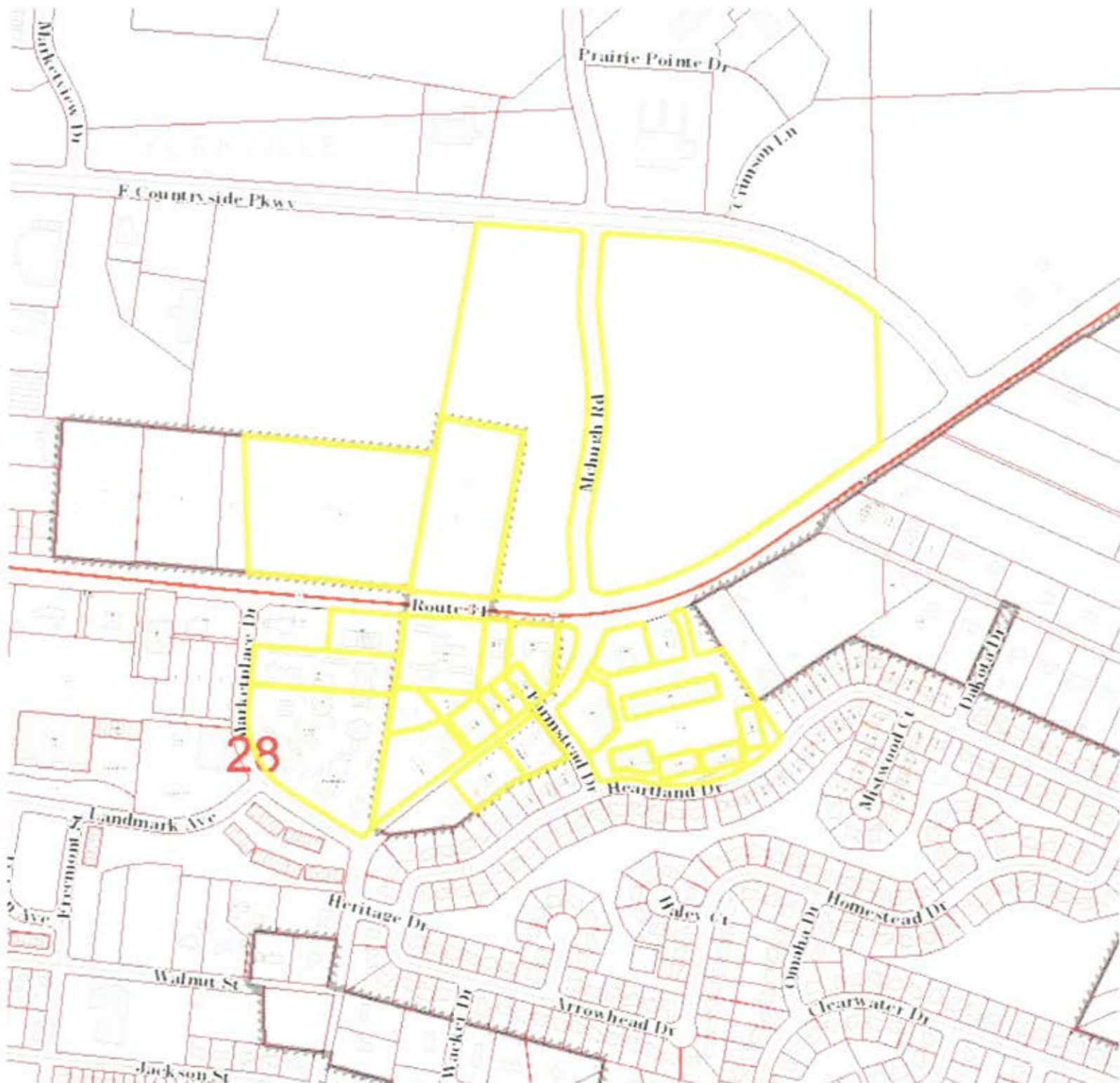
Notary Public

Exhibit B - Public Notices Sent via Certified Mail for Planning and Zoning Commission Meeting

Owner Name	Owner Address	Site Address	Parcel Pin
Pignatiello, Anthony J & Khristina M	1107 Mchugh Rd. Yorkville, IL 60560	1107 Mchugh Rd. Yorkville, IL 60560	02_28_252_008
Marker, Pamela S	1626 Mistwood Dr. Naperville IL 60540	N/A	02_28_252_013
Pilmer, Marvin F Trust	1002 Prairie St. Aurora, IL 60506	9230 Route 34. Yorville, IL 60560	02_28_252_026
Coffman, David E & Debbie M	7315 W Hillside Crystal Lake, IL 60012	9290 Route 34. Yorkville, IL 60012	02_28_252_009
Yorkville Crossings LLC	13351 B Faxon Rd. Plano, IL 60545	N/A	02_28_227_002
Mystek, Edward J	1101 Mchugh Rd. Yorkville, IL 60560	1101 Mchugh Rd. Yorkville, IL 60560	02_28_252_006
Yorkville Crossings LLC	13351 B Faxon Rd. Plano, IL 60545	N/A	02_28_201_004
Shocker Land Company LLC	477 E Barberry CIR. Yorkville, IL 60560	9316 Route 34. Yorkville, IL 60560	02_28_252_027
Illinois Department of Transportation	700 E Norris Dr. Ottawa, IL 61350	N/A	02_28_226_003
Toschak, Andrew A & David J & Sharon M	659 Westridge Ct. Aurora, IL 60504	1025 Mchugh Rd. Yorkville, IL 60560	02_28_252_005
Toschak, Andrew A & David J & Sharon M	659 Westridge Ct. Aurora, IL 60504	N/A	02_28_252_011
Lindley, Dustin T	1105 Mchugh Rd. Yorkville, IL 60560	1105 Mchugh Rd. Yorkville, IL 60560	02_28_252_007
Yorkville Leased Housing Associates 1	2905 Northwest Blvd. Suite 150. Minneapolis, MN 55441-2644	N/A	02_28_252_019
West Suburban Bank Land Trust	711 S Westmore Ave. Lombard, IL 60148	1100 McHugh Rd. Yorkville, IL 60560	02_28_253_002
Swanson, Nicholas A	1060 Mchugh Rd. Yorkville, IL 60560	1060 Mchugh Rd. Yorkville, IL 60560	02_28_402_003
Greco/Reggi Yorkville Rt 4 LLC	1550 Hecht Dr. Bartlett, IL 60103	N/A	02_28_252_025
American National Bank Trust, %L Syregelas	2520 Boeger Ave. Westchester, IL 60154	N/A	02_28_251_002
Yorkville Leased Housing Associates 1	2905 Northwest Blvd. Suite 150. Minneapolis, MN 55441-2644	N/A	02_28_252_024
Toschak, Barbara E	2551 Adamsway Dr. Aurora, IL 60504-9077	1015 Mchugh Rd. Yorkville, IL 60560	02_28_252_015
Toschak, Andrew A Etal	659 Westridge Ct. Aurora, IL 60504	N/A	02_28_252_016
Hobson Hollow Inc, % Richard Marker	1626 Mistwood Dr. Naperville IL 60540	N/A	02_28_253_012
Castle Bank, % Richard Marker	1626 Mistwood Dr. Naperville IL 60540	608 E Veterans Pkwy. Yorkville, IL 60540	02_28_253_006
600 East LLC	600 East Veterans Pkwy. Yorkville, IL 60560	600 East Veterans Pkwy. Yorkville, IL 60560	02_28_253_007

Letters sent to others:		
Name:	Address:	Organization:
Jason Hedman	902 Game Farm Road, Yorkville, IL 60560	Library District
Carol La Chance		
Susan Chacon		
Russell Walter		
Darren Crawford		
Kate Elder		
Wamecca Rodriguez		
Krista Danis		
Theron Garcia	103 E. Beaver Street, Yorkville, IL 60560	Fire Department Board
David Stewart		
Richard Dickson		
Gary Schlapp		
Ken Johnson		
Phyllis Yabsley	9075 Corneils Road, Bristol IL 60512	Bristol Township
Jeff Corneils		
Julie Bennett		
Clifford Oleson		
Tom Klatt		
Bill Weatherly		
Keith Wheeler		
Robert Walker		
POSTMASTER	601 E COUNTRYSIDE PARKWAY, YORKVILLE IL 60560	Post Office
Debbie Gillette	111 W FOX STREET, YORKVILLE IL 60560	Kendall County Clerk (ELECTION OFFICIAL)
LYNN CULICK	111 W FOX STREET, YORKVILLE IL 60560	County Board Members
ELIZABETH FLOWERS		
JUDY GILMOUR		
AUDRA HENDRIX		
MATT PROCHASKA		
ROBERT DAVIDSON		
TONY GILES		
SCOTT GRyder		
MATT KELLOGG		
JOHN PURCELL		

Exhibit B - Properties within 500'



STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

ANNEXATION AGREEMENT

This Annexation Agreement (hereinafter (“*Agreement*”), is made and entered into this _____ day of _____, 2017, by and between the United City of Yorkville, a municipal corporation, hereinafter referred to as “*City*” and David and Debbie Coffman hereinafter jointly referred to as “*Owner*”.

WITNESSETH:

WHEREAS, the Owner owns fee simple interest to the real property which is legally described in *Exhibit A* attached hereto, consisting of approximately .58 acres, more or less (the “*Subject Property*”); and,

WHEREAS, it is the desire of the Owner to provide for the annexation of the Subject Property and to use the Subject Property in accordance with the terms of this Agreement and the ordinances of the City; and, to provide that when annexed, the Subject Property is to be zoned as B-3 General Business District; and,

WHEREAS, it is the desire of the Mayor and City Council (the “*Corporate Authorities*”) to annex the Subject Property and continue its commercial use, all being pursuant to the terms and conditions of this Agreement and the ordinances of the City; and,

WHEREAS, Owner and City have or will perform and execute all acts required by law to effectuate such annexation; and,

WHEREAS, all notices and publications as required by law relating to the zoning of the Subject Property and the Agreement have been published and given to the persons or entities entitled thereto, pursuant to the applicable provisions of the Illinois Municipal Code (the “*Municipal Code*”); and,

WHEREAS, the Corporate Authorities of the City have duly fixed the time for a public hearing on this Agreement and pursuant to legal notice have held such hearing thereon all as required by the provisions of the Municipal Code; and,

WHEREAS, the Planning and Zoning Commission of the City and has duly held all public hearings relating to zoning all as required by the provisions of the City's Zoning Code and the Municipal Code (the "*Municipal Code*"); and,

WHEREAS, the Owner and City agree that upon Annexation to the City of the Subject Property shall be placed in a B-3 General Business District; and,

WHEREAS, in accordance with the powers granted to the City by the provisions of Section 11-15.1-1 *et seq.* of the Municipal Code (65 ILCS 5/11-15.1-1 *et seq.*), relating to Annexation Agreements, the parties hereto wish to enter into a binding Agreement with respect to the future annexation, and zoning of the Subject Property and to provide for various other matters related directly or indirectly to the annexation and use of the Subject Property during the term of this Agreement as authorized by the provisions of said statutes.

NOW THEREFORE, in consideration of the mutual covenants, agreements and conditions herein contained, and by authority of and in accordance with the aforesaid statutes of the State of Illinois, the City and the Owner agree as follows:

Section 1. Annexation.

The Owner has filed with the Clerk of the City a duly and properly executed petition pursuant to, and in accordance with, the provisions of Section 5/7-1-1 *et seq.* of the Municipal Code to annex the Subject Property and any adjacent roadways not previously annexed to the City of Yorkville.

Section 2. Zoning.

- A. The City hereby agrees, contemporaneously with annexation, the Subject Property shall be classified and shall be zoned as B-3 General Business District.
- B. The City and the Owner agree that the Subject Property shall be permitted to retain in place, the structure now existing on the Subject Property with no mandated interior or exterior changes or repairs until the Subject Property is substantially redeveloped or expanded by more than twenty-five percent (25%).
- C. The City and Owner agree that a side-yard set back of nine (9) feet shall be permitted in lieu of the twenty (20) feet requirement until the Subject Property is substantially redeveloped, rezoned, or an application for a special use has been submitted to the City.
- D. The City and the Owner agree that the installation of sidewalks will not be required until the Subject Property is substantially redeveloped or rezoned, or an application for a special use has been submitted to the City.

- E. The City and the Owner agree that no additional landscaping or exterior site lighting shall be required until such time as the Subject Property is substantially redeveloped, rezoned, or an application for a special use has been submitted to the City.
- F. The City and the Owner agree that the existing sign, 43 ½ square feet in size, shall be permitted until such time as the Subject Property is substantially redeveloped, rezoned or an application for a special use has been submitted to the City.

For purposes of this Annexation Agreement “substantial redevelopment” shall mean any construction activity that will result in a greater than twenty-five percent (25%) increase to the existing building square footage or an addition of twelve (12) or more parking spaces.

Section 3. Other Considerations.

A. The City and the Owner of the Subject Property agree that the trailer located at the west side of the building currently used for storage may remain in place with no interior or exterior changes, repairs, or renovations for two (2) years from the date of approval of this Agreement.

B. The City and the Owner agree that the parking lot on the Subject Property need not be striped until such time as substantial redevelopment of the Subject Property occurs.

Section 4. Real Estate Tax Abatement.

For and in consideration of the annexation of the Subject Property to the City, the City agrees to abate one hundred percent (100%) of all real estate taxes, levied by the City upon the Subject Property for a period of five (5) calendar years commencing 2018 through and including 2022 and seventy-five percent (75%) of all real estate taxes levied by the City against the Subject Property for an additional period of five (5) calendar years commencing 2023 to and including 2027. The City shall approve an ordinance in the form attached hereto as *Exhibit B* abating said real estate for the years and for the percentages stated above and file said ordinance with the Clerk of Kendall County, Illinois.

Section 5. Binding Effect and Term.

This Annexation Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns including, but not limited to, successor owners of record, successor developers, lessees and successor lessees, and upon any successor municipal authority of the City and the successor municipalities for a period of twenty (20) years from the later of the date of execution hereof and the date of adoption of the ordinances pursuant hereto.

Section 6. Notices and Remedies.

Upon a breach of this Agreement, the parties hereto agree that the venue shall be the Circuit Court of Kendall County. It is further understood by the parties hereto that upon breach of this Agreement the non-defaulting party may exercise any remedy available at law or equity.

Before any failure of any part of this Agreement to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify, in writing, by certified mail/return receipt requested, the party alleged to have failed to perform, state the obligation allegedly not performed and the performance demanded.

Notice shall be provided at the following addresses:

To the City: United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560
Attn: City Administrator

With a copy to: Kathleen Field Orr
Kathleen Field Orr & Associates
53 West Jackson Blvd., Suite 964
Chicago, Illinois 60604

To the Owner: Dave and Debbie Coffman
9290 U.S. Route 34
Yorkville, Illinois 60560

Section 7. Agreement to Prevail over Ordinances.

In the event of any conflict between this Agreement and any ordinances of the City in force at the time of execution of this Agreement or enacted during the pendency of this Agreement, the provisions of this Agreement shall prevail to the of any such conflict or inconsistency.

Section 8. Provisions.

If any provision of this Agreement or its application to any person, entity, or property is held invalid, such provision shall be deemed to be excised here from and the invalidity thereof shall not affect the application or validity of any other terms, conditions and provisions of this Agreement and, to that end, any terms, conditions and provisions of this Agreement are declared to be severable.

IN WITNESS WHEREOF, the parties hereto have caused this Fourth Amendment to be executed by their duly authorized officers on the above date at Yorkville, Illinois.

United City of Yorkville, an Illinois
municipal corporation

By: _____
Mayor

Attest:

City Clerk

David Coffman

By: _____
Owner

Debbie Coffman

By: _____
Owner