



## **United City of Yorkville**

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

[www.yorkville.il.us](http://www.yorkville.il.us)

### **AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING**

**Tuesday, July 3, 2018**

**6:00 p.m.**

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

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#### **Citizen Comments:**

**Minutes for Correction/Approval:** June 5, 2018

#### **New Business:**

1. EDC 2018-49 Building Permit Report for May 2018
2. EDC 2018-50 Building Inspection Report for May 2018
3. EDC 2018-51 Property Maintenance Report for May 2018
4. EDC 2018-52 Economic Development Report for June 2018
5. EDC 2018-53 B&F Inspection Agreement Amendment
6. EDC 2018-54 Downtown Overlay District

#### **Old Business:**

1. CC 2018-25 Downtown Branding & Wayfinding Signage Program

#### **Additional Business:**

#### **2018/2019 City Council Goals – Economic Development Committee**

<b>Goal</b>	<b>Priority</b>	<b>Staff</b>
“Manufacturing and Industrial Development”	1	Bart Olson, Krysti Barksdale-Noble, Erin Willrett, Lynn Dubajic, Eric Dhuse & Brad Sanderson
“Downtown Planning”	2	Bart Olson, Krysti Barksdale-Noble & Erin Willrett
“Riverfront Development”	3	Bart Olson, Tim Evans & Krysti Barksdale-Noble
“Southside Development”	4	Bart Olson, Krysti Barksdale-Noble & Lynn Dubajic
“Revenue Growth”	8	Rob Fredrickson, Krysti Barksdale-Noble & Lynn Dubajic
“Entrance Signage”	12	Krysti Barksdale-Noble & Erin Willrett

UNITED CITY OF YORKVILLE  
WORKSHEET  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, July 3, 2018  
6:00 PM  
CITY HALL CONFERENCE ROOM

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**CITIZEN COMMENTS:**

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**MINUTES FOR CORRECTION/APPROVAL:**

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1. June 5, 2018

- ☐ Approved \_\_\_\_\_
- ☐ As presented
- ☐ With corrections

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**NEW BUSINESS:**

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1. EDC 2018-49 Building Permit Report for May 2018

- ☐ Moved forward to CC \_\_\_\_\_ consent agenda?   Y   N
  - ☐ Approved by Committee \_\_\_\_\_
  - ☐ Bring back to Committee \_\_\_\_\_
  - ☐ Informational Item
  - ☐ Notes \_\_\_\_\_
- 
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2. EDC 2018-50 Building Inspection Report for May 2018

☐ Moved forward to CC \_\_\_\_\_ consent agenda?   Y   N

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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3. EDC 2018-51 Property Maintenance Report for May 2018

☐ Moved forward to CC \_\_\_\_\_ consent agenda?   Y   N

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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4. EDC 2018-52 Economic Development Report for June 2018

☐ Moved forward to CC \_\_\_\_\_ consent agenda?   Y   N

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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5. EDC 2018-53 B&F Inspection Agreement Amendment

☐ Moved forward to CC \_\_\_\_\_ consent agenda?   Y   N

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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6. EDC 2018-54 Downtown Overlay District

☐ Moved forward to CC \_\_\_\_\_ consent agenda?   Y   N

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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**OLD BUSINESS:**

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1. CC 2018-25 Downtown Branding & Wayfinding Signage Program

☐ Moved forward to CC \_\_\_\_\_ consent agenda?    Y    N

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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**ADDITIONAL BUSINESS:**

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

Agenda Item Number

Minutes

Tracking Number

### Agenda Item Summary Memo

**Title:** Minutes of the Economic Development Committee – June 5, 2018

**Meeting and Date:** Economic Development Committee – July 3, 2018

**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:

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\_\_\_\_\_

## **DRAFT**

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, June 5, 2018, 6:00pm  
City Conference Room**

**In Attendance:**

**Committee Members**

Chairman Ken Koch  
Alderman Carlo Colosimo

Alderman Joel Frieders  
Alderman Alex Hernandez

**Other City Officials**

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

**Other Guests**

Chad Chahbazi, Cenergy Power  
Lynn Dubajic, City Consultant  
Mike Saar

Colleen Murphy, Shear/Arch Salon  
Dan Murphy

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

**Citizen Comments:** None

**Minutes for Correction/Approval:** April 3, 2018

The minutes were approved on a unanimous voice vote.

**New Business**

***1. EDC 2018-40 Building Permit Report for March and April 2018***

Mr. Ratos reported 22 single family detached and 11 commercial permits for April. In March, there were 10 single family detached and 24 single family attached. He said the permits are trending 40% higher than last year for single family.

***2. EDC 2018-41 Building Inspection Report for March and April 2018***

In March there were 238 inspections and 429 in April. With the increase, some of the work is being outsourced.

***3. EDC 2018-42 Property Maintenance Report for March and April 2018***

No hearings were held in March as all issues were brought into compliance. There were six cases heard in April and fines were assessed for two cases.

**4. EDC 2018-43 Economic Development Report for April and May 2018**

Ms. Dubajic gave the following information in addition to her report.

1. Harmony Aesthetics is Open.
2. Capitano's should be open next week.
3. Minor Threat Restaurant Group has announced they will be doing an expansion for Crusade. All others buildings on the west side of Rt. 47 will go back to Imperial Investments. Minor Threat will not be moving forward with other recently announced plans, such as Pizza Riot, brewery or Mongo.
4. Former Yorkville Christian High School has moved out of south side property and the property is now leased for tire sales.
5. Abby Properties is purchaser of 165 units of Kendall Marketplace.

**5. EDC 2018-44 515 W. Madison Street – Accessory Structure Variance**

Mr. Engberg reported on this variance and said James McNamara at 515 W. Madison wishes to build a detached garage. By ordinance, detached garages can only be built in rear yards. This property is an older part of town and there is a 40-50 foot drop-off in the back yard with virtually no access. The committee was OK with this variance and this moves to Planning and Zoning Commission for a Public Hearing.

**6. EDC 2018-45 Saar – Route 71 Rezoning – 1.5 Mile Review**

The property is near the Timber Creek Subdivision and the owner wishes to rezone from A-1 to R-1 and sell as a residential property. The committee was OK with this and it moves to the June Planning and Zoning Commission.

**7. EDC 2018-46 Windmill Farms – SE Quadrant of IL 71 and IL 126 – Special Use Permit for a Solar Farm**

Ms. Noble said that due to no meeting of EDC last month, this item moved forward to Planning and Zoning from which there was a positive recommendation with conditions. BAP Power is doing this project under a new Illinois solar program. To get into the program the developer must have zoning for the Special Use. Restore Church owns the property on which the solar farm would sit and the church has agreed to lease 10 acres of the property to BAP Power with the condition that the church must repeal the existing PUD.

Mr. Chahbazi of BAP Power shared information about similar projects his company has done. He discussed the jobs to be created, tax money the project will generate and power that can be sold back to the church and other participants. He said his company will hire local people to make 1-3 visits per year to conduct quality checks.

Alderman Frieders and other committee members had concern for possible glare from the panels. He also took issue with the minimal maintenance visits per year and that jobs created are only temporary and said he would not support the project. Mr. Chahbazi said a glare study can be done, however, they have a solar farm next to an airport with no problems. Ms. Noble said staff did research concerning possible glare and found none. She said a glare study will be done. She also said there will be landscaping in the part of the solar field that is visible from the road. She added that if the city's standards are not met, the solar farm can be decommissioned.

Alderman Colosimo said the solar panels are less than 400 feet from single family houses. He questioned why this site was selected since there is so much available land in the county. He will not support this project. Alderman Koch and Hernandez said they take issue with the proximity to residences. Alderman Funkhouser questioned the potential for stormwater problems and the gravel roads to service equipment. Mr. Funkhouser also had concern with weeds and tall grass, but low prairie grass or a ground cover has been discussed. BAP will meet all requests regarding the landscaping.

Access to the site from Rt. 126 was also discussed. There was concern that the landowner has not come forward for repeal of the PUD. Mr. Chahbazi said his company needs an inter-connection agreement with ComEd and Special Use permit approval to even apply to the Illinois program and get the PUD removal. Ms. Noble addressed the access question and said it would be between the church and BAP. She said that Special Uses are only valid for 3 years and if the project is not functional in that time, the permission is revoked.

Ms. Noble said 12 owners on Hampton received notices about the project and no one came to the Public Hearing to object. The notifications will be re-reviewed. If the project were to be moved on the site, an amended submittal must be made, Plan Council must meet and a new Public Hearing must be held.

Mr. Chahbazi said this is the first project out of 15, that has been rejected. He suggested moving the panels to a different location within the site. The committee discussed moving the site about 400 feet and making it longer. Ms. Noble suggested that staff host residents of the area for their input prior to the June 24<sup>th</sup> Council meeting and Aldermen agreed. She will notify all residents within 1,000 feet and also Raintree HOA and bring this matter back to the August EDC meeting.

#### ***8. EDC 2018- 47 Microblading (Semi-Permanent/Cosmetic Tattooing Services Text Amendment***

Ms. Noble explained the microblading process. City staff notified this business they were within 700 feet of a residential building and that city approval was needed. City staff explored options for this case and decided to propose an amendment to the body piercing, create a microblading definition and exempt them from the 700 feet requirement and the required 500 square feet for the service. They still have to get the business license and zoning review. Ms. Noble asked if the committee would consider in the future, complete removal of the 700 feet buffer. Mr. Frieders said he would like to keep the 700 foot buffer, but exempt this business. Ms. Noble will prepare the amendment for City Council on the consent agenda.

#### ***9. EDC 2018-48 Comprehensive Plan Update – Forced Annexation Discussion***

Ms. Noble said the Comp Plan identified 4 residential areas, 60 acres or less and surrounded by the city. Staff also looked at all areas completely surrounded by the city, less than 60 acres, and found there are 98 parcels. The State allows involuntary annexation of these properties that are surrounded, which receive city services or other

benefits from the city, by placing a notice in the newspaper, notifying other government agencies to be impacted, provide a 10 day notice and then approve via ordinance. A notification to the affected parcels can also be made and a Public Hearing held.

There will also be increased commercial sales tax, property tax and impact from MFT. Alderman Koch asked what would happen if the parcels do not want to be annexed. There is no litigation since the state recognizes the city is providing city services. Ms. Noble and the City Attorney would handle the annexation process. Most of the parcels are now served by wells and septic and there was discussion about the option of connecting to city service. Ms. Noble will ask to have language about water and septic connections put into the ordinance.

It was agreed by the committee, to have the ordinance drafted and moved to the Council for discussion for the June 24th meeting.

Ms. Dubajic discussed the vacant properties on the north side of Rt. 34 and the current zoning and how rezoning would occur. Land owners here would not pay for the one-time rezoning. This language will be added into the ordinance as well. Notifications will also be sent to the land owners.

### **Old Business**

#### ***1. EDC 2018-15 Developer Deposit Report/Ordinance***

Ms. Noble said there was a Public Hearing at the PZC meeting and no developers attended. The Commission made a recommendation for deposits as follows: \$5,000 deposit for less than one acre, \$10,000 for more than one acre, but less than 10 acres, \$15,000 for 10 acres but less than 40, \$20,000 for more than 40 acres but less than 100, \$25,000 for more than 100 acres.

Alderman Frieders asked if the schedule could be brought back within 3 months if there are developer complaints. This will be moved to the June 12<sup>th</sup> Council meeting for discussion.

### **Additional Business**

One June 22, from 5-7pm, a public participation workshop for the downtown overlay district will be held at the Rivers Edge Theatre.

There was no further business and the meeting adjourned 7:37pm.

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 2018-49

### Agenda Item Summary Memo

**Title:** Building Permit Report for May 2018

**Meeting and Date:** Economic Development Committee – July 3, 2018

**Synopsis:** All permits issued in May 2018.

### 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:

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# UNITED CITY OF YORKVILLE

## BUILDING PERMIT REPORT

### May 2018

#### TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	B.U.I.L.D. <i>Single Family Detached Program begins 1/1/2012</i>	SFA <i>Single Family Attached</i>	Multi- Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
May 2018	113	18	0	0	0	12	0	83	8,176,768.00	181,624.56
Calendar Year 2018	419	60	14	36	0	68	0	241	24,529,960.00	1,271,774.62
Fiscal Period	113	18	0	0	0	12	0	83	8,176,768.00	181,624.56
May 2017	126	9	8	0	0	19	0	90	4,295,069.00	199,491.11
Calendar Year 2017	359	25	36	0	0	63	0	235	14,888,413.00	783,400.64
Fiscal Period 2017	126	9	8	0	0	19	0	90	4,295,069.00	199,491.11
May 2016	100	7	8	0	0	10	0	75	5,529,931.00	185,567.24
Calendar Year 2016	321	14	38	0	0	51	0	218	14,021,107.00	648,968.58
Fiscal Period 2016	100	7	8	0	0	10	0	75	5,529,931.00	185,567.24
May 2015	77	3	9	0	0	8	0	57	2,426,923.00	113,863.38
Calendar Year 2015	222	4	31	0	0	45	0	142	37,932,933.00	527,384.34
Fiscal Period 2015	77	3	9	0	0	8	0	57	2,426,923.00	113,863.38
May 2017	126	9	8	0	0	19	0	90	4,295,069.00	199,491.11



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 2018-50

### Agenda Item Summary Memo

**Title:** Building Inspection Report for May 2018

**Meeting and Date:** Economic Development Committee – July 3, 2018

**Synopsis:** All inspections scheduled in May 2018.

#### 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:

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DATE: 06/01/2018  
TIME: 11:21:44  
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 05/01/2018 TO 05/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-RPZ PLUMBING - RPZ VALVE Comments1: REMOVAL VERIFICATION	20070355	4475 E MILLBROOK CIR			05/14/2018
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20140108	1610 JOHN ST	132		05/15/2018
BF	_____	008-STP STOOP	20160881	2347 WINTERTHUR GREEN	186		05/29/2018
BF	_____	009-PHD POST HOLE - DECK					05/29/2018
PR	_____	018-FIN FINAL INSPECTION	20170041	205 OAKWOOD ST	21		05/08/2018
PR	_____	019-PLF PLUMBING - FINAL OSR READ					05/08/2018
PR	_____	010-RFR ROUGH FRAMING	20170456	580 E VETERANS PKWY			05/02/2018
PR	_____	011-REL ROUGH ELECTRICAL					05/04/2018
PR	_____	012-RFR ROUGH FRAMING					05/09/2018
PR	_____	013-PLR PLUMBING - ROUGH					05/09/2018
PR	_____	014-INS INSULATION					05/10/2018
PR	_____	PM 015-GTP GREASE TRAP					05/15/2018
PR	_____	016-FIN FINAL INSPECTION	20170494	602 WINDETT RIDGE RD	159		05/18/2018
PR	_____	017-PLF PLUMBING - FINAL OSR READ					05/18/2018
TK	_____	018-EFL ENGINEERING - FINAL INSPE					05/24/2018
BF	_____	009-STP STOOP	20170507	311 SUTTON ST	195		05/29/2018
BF	_____	010-PHD POST HOLE - DECK					05/29/2018
BF	_____	011-PLR PLUMBING - ROUGH					05/30/2018
BC	_____	012-RFR ROUGH FRAMING					05/30/2018
BC	_____	013-REL ROUGH ELECTRICAL					05/30/2018
BC	_____	014-RMC ROUGH MECHANICAL					05/30/2018
BC	_____	015-REI REINSPECTION Comments1: ROUGH MECHANICAL				05/31/2018	
BC	_____	002-FIN FINAL INSPECTION	20170570	2975 ELLSWORTH DR	400		05/08/2018

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TIME: 11:21:44  
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 05/01/2018 TO 05/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	018-EDA ENGINEERING - DRIVEWAY AP	20170577	1006 S CARLY CIR	112		05/16/2018
PR	_____	019-EPW ENGINEERING- PUBLIC WALK	20170593	3465 RYAN DR	4		05/02/2018
PR	_____	020-WK SERVICE WALK					05/02/2018
	_____	Comments1: 2 #4 OVER BBOX					
BC	_____	017-EPW ENGINEERING- PUBLIC WALK	20170611	2866 CRANSTON CIR	93		05/09/2018
BC	_____	018-WK SERVICE WALK					05/09/2018
BC	_____	018-EPW ENGINEERING- PUBLIC WALK	20170612	2836 CRANSTON CIR	96		05/09/2018
PR	_____	018-EPW ENGINEERING- PUBLIC WALK	20170614	2736 CRANSTON CIR	117		04/30/2018
PR	_____	018-EPW ENGINEERING- PUBLIC WALK	20170615	2732 CRANSTON CIR	118		04/30/2018
PR	_____	018-EPW ENGINEERING- PUBLIC WALK	20170616	2728 CRANSTON CIR	119		04/30/2018
BC	_____	017-EPW ENGINEERING- PUBLIC WALK	20170617	2707 CRANSTON CIR	123		04/30/2018
BC	_____	018-EPW ENGINEERING- PUBLIC WALK	20170618	2299 GRANDE TRAIL CT	172		05/09/2018
BC	_____	017-EPW ENGINEERING- PUBLIC WALK	20170619	2298 GRANDE TRAIL CT	173		05/09/2018
BC	_____	018-WK SERVICE WALK	20170648	927 N CARLY CIR	128		05/17/2018
BC	_____	019-EPW ENGINEERING- PUBLIC WALK					05/17/2018
BC	_____	017-EPW ENGINEERING- PUBLIC WALK	20170649	911 PURCELL ST	65		05/16/2018
BC	_____	018-WK SERVICE WALK					05/16/2018
BC	_____	017-WK SERVICE WALK	20170650	951 PURCELL ST	61		05/16/2018
BC	_____	018-EPW ENGINEERING- PUBLIC WALK					05/16/2018
BC	_____	007-FIN FINAL INSPECTION	20170666	661 OMAHA DR			05/25/2018
BF	_____	008-PLF PLUMBING - FINAL OSR READ					05/25/2018
BC	14:00	002-FIN FINAL INSPECTION	20170703	2800 N BRIDGE ST			05/01/2018
BC	_____	001-FIN FINAL INSPECTION	20170705	1100 W VETERANS PKWY			05/22/2018
TK	_____	015-REI REINSPECTION	20170734	2184 BURR CT	9		05/18/2018
BC	_____	001-PHD POST HOLE - DECK	20170773	1377 SLATE DR	334		05/14/2018

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UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 05/01/2018 TO 05/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	019-EPW ENGINEERING- PUBLIC WALK	20170778	2798 CRANSTON CIR	98		05/09/2018
BC	_____	018-PHD POST HOLE - DECK	20170781	958 PURCELL ST	84		05/08/2018
PR	_____	009-PLU PLUMBING - UNDERSLAB	20170824	1100 W VETERANS PKWY			05/17/2018
PR	_____	010-RFR ROUGH FRAMING					05/25/2018
PR	_____	011-REL ROUGH ELECTRICAL					05/25/2018
PR	_____	012-PLR PLUMBING - ROUGH					05/25/2018
JB	_____	016-EFL ENGINEERING - FINAL INSPE	20170830	308 WESTWIND DR	2		05/29/2018
PR	_____	012-FIN FINAL INSPECTION	20170836	331 WESTWIND DR	34		05/08/2018
PR	_____	013-PLF PLUMBING - FINAL OSR READ					05/08/2018
TK	_____	014-EFL ENGINEERING - FINAL INSPE					05/08/2018
TK	_____	023-EFL ENGINEERING - FINAL INSPE	20170841	3161 LAUREN DR	87		05/16/2018
		Comments1: PARKWAY TREE SMALL					
TK	_____	023-REI REINSPECTION	20170842	505 SHADOW WOOD DR	106	05/14/2018	
		Comments1: TEMP TO FINAL ENGINEERING					
BC	_____	016-EPW ENGINEERING- PUBLIC WALK	20170859	982 N CARLY CIR	57		05/16/2018
BC	_____	017-WK SERVICE WALK					05/16/2018
PR	_____	001-FIN FINAL INSPECTION	20170868	654 W VETERANS PKWY UNIT	D		05/15/2018
TK	_____	022-REI REINSPECTION	20170877	488 SHADOW WOOD DR	103		05/14/2018
		Comments1: TEMP TO FINAL ENGINEERING					
BC	_____	014-EPW ENGINEERING- PUBLIC WALK	20170888	941 PURCELL ST	62		05/04/2018
BC	_____	016-FIN FINAL INSPECTION					05/29/2018
		Comments1: NO ELEC WIRING TO GARBAGE DISPOSAL. MIF0					
		Comments2: 2.4.1 CLOTHES DRYER EXHAUST DUCT MUST BE					
		Comments3: METAL 28 GA SMOOTH INTERIOR AND TAPED J					
		Comments4: OINTS					
PR	_____	017-PLF PLUMBING - FINAL OSR READ					05/29/2018
BC	_____	018-REI REINSPECTION					05/31/2018
_____	_____	019-EFL ENGINEERING - FINAL INSPE				05/31/2018	

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UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 05/01/2018 TO 05/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	015-EPW ENGINEERING- PUBLIC WALK	20170889	1011 S CARLY CIR	87		05/04/2018
BC	_____	016-PHD POST HOLE - DECK					05/07/2018
PR	_____	017-FIN FINAL INSPECTION Comments1: SEAL FROM HEAT MAIN TO TRUNK LINE TORN. Comments2: NO CHECK VALVE ON SUMP PUMP REMOVE WO HU Comments3: B FROM SUMP LINE DECK NOT BUILDAS OF 10A Comments4: M, BRICK TO FRAME NOT TRIMMED IN GARAGE					05/10/2018
PR	_____	018-PLF PLUMBING - FINAL OSR READ					05/10/2018
TK	_____	019-EFL ENGINEERING - FINAL INSPE Comments1: \$3525 BOND PUBLIC WALK					05/15/2018
PR	_____	021-REI REINSPECTION Comments1: FINAL					05/15/2018
PR	_____	022-REI REINSPECTION Comments1: FINAL PLUMBING					05/15/2018
PR	_____	007-ELS ELECTRIC SERVICE	20170900	1926 RENA LN	11		05/10/2018
PR	_____	007-ELS ELECTRIC SERVICE	20170901	1924 RENA LN	11		05/10/2018
PR	_____	007-ELS ELECTRIC SERVICE	20170902	1922 RENA LN	11		05/10/2018
PR	_____	006-ELS ELECTRIC SERVICE	20170903	1928 RENA LN	11		05/10/2018
PR	_____	007-ELS ELECTRIC SERVICE	20170905	1932 RENA LN	11		05/10/2018
PR	_____	005-RFR ROUGH FRAMING	20170906	1902 RENA LN	12		05/10/2018
PR	_____	006-REL ROUGH ELECTRICAL					05/10/2018
PR	_____	007-RMC ROUGH MECHANICAL					05/10/2018
PR	_____	008-PLR PLUMBING - ROUGH					05/10/2018
PR	_____	009-INS INSULATION					05/17/2018
PR	_____	010-RST FIRE OR DRAFT STOPPING					05/17/2018
BC	_____	011-INS INSULATION Comments1: ADD FOAM TO TOP RIGHT CORNER OF 1ST WIND Comments2: OW IN GARAGE					05/22/2018
PR	_____	005-RFR ROUGH FRAMING	20170907	1912 RENA LN	12		05/15/2018

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PR	_____	006-REL ROUGH ELECTRICAL					05/15/2018
PR	_____	007-RMC ROUGH MECHANICAL					05/15/2018
PR	_____	008-PLR PLUMBING - ROUGH					05/15/2018
BC	_____	009-INS INSULATION					05/18/2018
BC	_____	010-RST FIRE OR DRAFT STOPPING					05/18/2018
		Comments1: NEED TO SEAL AT TUB SHOWER DRAIN AND HVA					
		Comments2: C VENT NEXT TO IT					
BC	_____	PM 012-INS INSULATION					05/25/2018
PR	_____	005-REL ROUGH ELECTRICAL	20170908	1904 RENA LN	12		05/15/2018
PR	_____	006-RFR ROUGH FRAMING					05/15/2018
PR	_____	007-RMC ROUGH MECHANICAL					05/15/2018
PR	_____	008-PLR PLUMBING - ROUGH					05/15/2018
BC	_____	009-INS INSULATION					05/18/2018
BC	_____	010-RST FIRE OR DRAFT STOPPING					05/18/2018
BC	_____	011-INS INSULATION					05/24/2018
PR	_____	005-RFR ROUGH FRAMING	20170909	1910 RENA LN	12		05/15/2018
PR	_____	006-REL ROUGH ELECTRICAL					05/15/2018
PR	_____	007-RMC ROUGH MECHANICAL					05/15/2018
PR	_____	008-PLR PLUMBING - ROUGH					05/15/2018
PR	_____	009-INS INSULATION					05/17/2018
PR	_____	010-RST FIRE OR DRAFT STOPPING					05/17/2018
BC	_____	011-INS INSULATION					05/22/2018
		Comments1: FOAM NOTH WINDOW ON 2ND LEVEL					
PR	_____	005-RFR ROUGH FRAMING	20170910	1908 RENA LN	12	05/10/2018	
PR	_____	006-REL ROUGH ELECTRICAL					05/10/2018
PR	_____	007-RMC ROUGH MECHANICAL				05/10/2018	



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PR	_____	008-PLR PLUMBING - ROUGH					05/10/2018
PR	_____	009-RST FIRE OR DRAFT STOPPING					05/17/2018
PR	_____	010-INS INSULATION					05/17/2018
BC	_____	011-INS INSULATION					05/22/2018
PR	_____	005-RFR ROUGH FRAMING	20170911	1906 RENA LN	12		05/15/2018
PR	_____	006-REL ROUGH ELECTRICAL					05/15/2018
PR	_____	007-RMC ROUGH MECHANICAL					05/15/2018
PR	_____	008-PLR PLUMBING - ROUGH					05/15/2018
BC	_____	009-INS INSULATION					05/18/2018
BC	_____	010-RST FIRE OR DRAFT STOPPING					05/18/2018
BC	_____	011-INS INSULATION					05/24/2018
TK	_____	024-EFL ENGINEERING - FINAL INSPE	20170949	344 FONTANA DR	54		05/29/2018
BC	_____	014-EPW ENGINEERING- PUBLIC WALK	20170954	2623 BURR ST	80		05/02/2018
BC	_____	015-WK SERVICE WALK					05/02/2018
BC	_____	016-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO					05/02/2018
BF	_____	017-FIN FINAL INSPECTION Comments1: PAINT GAS LINE AT METER, SECURE PIPE ON Comments2: FURNACE, SEAL DRYER VENT AND LABEL					05/23/2018
BC	_____	019-REI REINSPECTION Comments1: FINAL					05/24/2018
BC	_____	022-PPS PRE-POUR, SLAB ON GRADE Comments1: ADA RAMP MEETS ADA REQUIREMENTS	20170960	465 SHADOW WOOD DR	33		05/10/2018
TK	_____	023-EFL ENGINEERING - FINAL INSPE Comments1: BROKEN SQUARES AT DRIVE					05/16/2018
PR	_____	019-FIN FINAL INSPECTION	20170961	3245 LONGVIEW DR	44		05/18/2018
PR	_____	020-PLF PLUMBING - FINAL OSR READ					05/18/2018

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TK	_____	023-EFL ENGINEERING - FINAL INSPE	20170962	3204 PINWOOD DR	37		05/29/2018
PR	_____	018-FIN FINAL INSPECTION	20170981	2731 PHELPS CT	268		05/10/2018
PR	_____	019-PLF PLUMBING - FINAL OSR READ					05/10/2018
TK	_____	020-EFL ENGINEERING - FINAL INSPE				05/14/2018	
PR	_____	021-SUM SUMP					05/21/2018
TK	_____	017-EFL ENGINEERING - FINAL INSPE	20170982	2667 FAIRFAX WAY	258		05/21/2018
PR	_____	018-FIN FINAL INSPECTION					05/18/2018
PR	_____	019-PLF PLUMBING - FINAL OSR READ					05/18/2018
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20170983	403 N DOVER CT	23		05/07/2018
TK	_____	022-REI REINSPECTION	20170986	562 SHADOW WOOD DR	96		05/14/2018
		Comments1: TEMP TO FINAL ENGINEERING					
PR	_____	020-FIN FINAL INSPECTION	20170988	3228 BOOMBAH BLVD	137		05/16/2018
PR	_____	021-PLF PLUMBING - FINAL OSR READ					05/16/2018
TK	_____	022-EFL ENGINEERING - FINAL INSPE					05/17/2018
BC	_____	008-BSM BASEMENT FLOOR	20170992	996 S CARLY CIR	111		05/16/2018
BC	_____	009-GAR GARAGE FLOOR					05/16/2018
PR	_____	010-RFR ROUGH FRAMING					05/17/2018
PR	_____	011-REL ROUGH ELECTRICAL					05/17/2018
PR	_____	012-RMC ROUGH MECHANICAL					05/17/2018
PR	_____	013-PLR PLUMBING - ROUGH					05/17/2018
		Comments1: PARTIAL, COULD NOT ACCESS BASEMENT CALL					
		Comments2: FOR REINSPECTION					
BC	_____	014-REI REINSPECTION					05/24/2018
		Comments1: BASEMENT ROUGHS-NUMEROUS FOUNDATION ANCH					
		Comments2: OR BOLTS MISSING REFRAME S. WINDOW, DOES					
		Comments3: NOT FIT OPENING. NAILS CANNOT BE USED I					
		Comments4: NSTEAD OF ANCHOR BOLTS					
BC	_____	007-BSM BASEMENT FLOOR	20170994	967 N CARLY CIR	124		05/08/2018

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BC	_____	015-EPW ENGINEERING- PUBLIC WALK	20170995	1202 PATRICK CT	13		05/04/2018
BC	_____	017-FIN FINAL INSPECTION Comments1: GFCI AT REAR STOOP DOES NOT FUNCTION, GA Comments2: RBAGE DISPOSAL NOT WIRED.					05/29/2018
PR	_____	018-PLF PLUMBING - FINAL OSR READ					05/28/2018
BC	_____	008-BSM BASEMENT FLOOR	20170998	1131 BLACKBERRY SHORE LN	47		05/03/2018
PR	_____	009-RFR ROUGH FRAMING					05/21/2018
PR	_____	010-REL ROUGH ELECTRICAL					05/21/2018
PR	_____	011-RMC ROUGH MECHANICAL					05/21/2018
PR	_____	012-PLR PLUMBING - ROUGH					05/21/2018
BC	_____	006-BSM BASEMENT FLOOR	20171000	1963 MEADOWLARK LN	126		05/02/2018
PR	_____	007-RMC ROUGH MECHANICAL					05/29/2018
PR	_____	008-PLR PLUMBING - ROUGH					05/29/2018
BC	_____	006-BSM BASEMENT FLOOR	20171003	2643 BURR ST	83		05/02/2018
BC	_____	007-GAR GARAGE FLOOR					05/02/2018
BC	_____	008-STP STOOP Comments1: FRONT					05/02/2018
BC	_____	009-STP STOOP Comments1: REAR					05/02/2018
PR	_____	010-RFR ROUGH FRAMING					05/22/2018
PR	_____	011-REL ROUGH ELECTRICAL					05/22/2018
PR	_____	012-RMC ROUGH MECHANICAL					05/22/2018
PR	_____	013-PLR PLUMBING - ROUGH					05/22/2018
BC	_____	014-INS INSULATION					05/29/2018
PR	_____	018-FIN FINAL INSPECTION	20180006	2007 S BRIDGE ST			05/09/2018
PR	_____	019-PLF PLUMBING - FINAL OSR READ					05/09/2018

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PR	_____	018-FIN FINAL INSPECTION	20180015	3303 CALEDONIA DR	77		05/18/2018
PR	_____	019-PLF PLUMBING - FINAL OSR READ					05/18/2018
TK	_____	020-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE					05/18/2018
TK	_____	021-REI REINSPECTION					05/22/2018
TK	_____	019-EFL ENGINEERING - FINAL INSPE	20180016	542 SHADOW WOOD DR	98		05/25/2018
PR	_____	019-FIN FINAL INSPECTION	20180017	3208 BOOMBAH BLVD	136		05/16/2018
PR	_____	020-PLF PLUMBING - FINAL OSR READ					05/16/2018
BC	_____	021-PPS PRE-POUR, SLAB ON GRADE Comments1: ADA RAMP					05/10/2018
TK	_____	022-EFL ENGINEERING - FINAL INSPE					05/17/2018
PR	_____	018-FIN FINAL INSPECTION	20180018	3182 LAUREN DR	115		05/18/2018
PR	_____	019-PLF PLUMBING - FINAL OSR READ					05/18/2018
TK	_____	020-EFL ENGINEERING - FINAL INSPE				05/25/2018	
BC	_____	001-FIN FINAL INSPECTION	20180019	222 S BRIDGE ST		05/21/2018	
BC	_____	006-FIN FINAL INSPECTION	20180020	311 CHURCH ST			05/11/2018
BF	_____	020-FIN FINAL INSPECTION Comments1: MASTER BATH GFCI BY LEFT SINK DOES NOT T Comments2: RIP, AUTO CLOSER GARAGE DOOR DOES NOT AU Comments3: TO CLOSE	20180033	2691 FAIRFAX WAY	261		05/24/2018
BF	_____	021-PLF PLUMBING - FINAL OSR READ					05/24/2018
TK	_____	022-EFL ENGINEERING - FINAL INSPE					05/24/2018
BC	_____	001-FIN FINAL INSPECTION	20180036	2007 S BRIDGE ST			05/16/2018
BC	_____	001-FIN FINAL INSPECTION	20180037	2007 S BRIDGE ST			05/16/2018
BC	_____	001-FIN FINAL INSPECTION	20180038	2007 S BRIDGE ST			05/16/2018
BC	_____	001-FIN FINAL INSPECTION	20180039	2007 S BRIDGE ST			05/16/2018
BC	_____	001-FIN FINAL INSPECTION	20180040	2007 S BRIDGE ST			05/16/2018

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-FIN FINAL INSPECTION	20180041	2007 S BRIDGE ST			05/16/2018
BC	_____	001-FIN FINAL INSPECTION	20180042	2007 S BRIDGE ST			05/16/2018
BF	_____	001-FIN FINAL INSPECTION	20180046	2805 SILVER SPRING CT	242		05/21/2018
BC	_____	001-FIN FINAL INSPECTION	20180048	923 HOMESTEAD DR	114		05/14/2018
PR	_____	009-INS INSULATION	20180052	2811 SILVER SPRINGS CT	244		05/04/2018
PR	_____	010-RFR ROUGH FRAMING					05/02/2018
PR	_____	011-REL ROUGH ELECTRICAL Comments1: 220 LINE FOR WATER HEATER IS NOT ALLOWED Comments2: TO BE UNGUARDED					05/02/2018
PR	_____	012-RMC ROUGH MECHANICAL					05/02/2018
PR	_____	013-PLR PLUMBING - ROUGH					05/02/2018
PR	_____	014-STK STACK TEST					05/02/2018
PR	_____	015-REI REINSPECTION Comments1: ROUGH ELECTRIC					05/03/2018
BC	_____	016-EPW ENGINEERING- PUBLIC WALK				05/17/2018	
BC	_____	017-WK SERVICE WALK				05/17/2018	
BF	_____	018-WKS PUBLIC & SERVICE WALKS Comments1: CANCEL				05/21/2018	
BF	_____	019-WKS PUBLIC & SERVICE WALKS				05/24/2018	
BC	_____	020-EPW ENGINEERING- PUBLIC WALK Comments1: PLACE REBAR OVER WATERLINE BEFORE POURIN Comments2: G.					05/25/2018
BC	_____	021-WK SERVICE WALK				05/25/2018	
BC	_____	004-REL ROUGH ELECTRICAL	20180056	634 BURNING BUSH DR	94		05/14/2018
BF	_____	001-FTG FOOTING	20180059	3184 PINWOOD DR	35		05/23/2018
BF	_____	002-FOU FOUNDATION					05/25/2018
BF	_____	003-BKF BACKFILL				05/31/2018	

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	008-ESS ENGINEERING - STORM				05/31/2018	
PR	_____	009-ESW ENGINEERING - SEWER / WAT				05/31/2018	
BC	_____	009-INS INSULATION	20180060	4312 E MILLBROOK CIR	275		05/10/2018
PR	_____	010-RFR ROUGH FRAMING					05/08/2018
PR	_____	011-REL ROUGH ELECTRICAL					05/08/2018
PR	_____	012-RMC ROUGH MECHANICAL					05/08/2018
PR	_____	013-PLR PLUMBING - ROUGH					05/08/2018
PR	_____	015-EPW ENGINEERING- PUBLIC WALK					05/17/2018
BC	_____	016-WK SERVICE WALK					05/17/2018
BF	_____	017-WKS PUBLIC & SERVICE WALKS Comments1: CANCEL SERVICE WALK					05/21/2018
BF	_____	018-WK SERVICE WALK					05/24/2018
BC	_____	008-PHD POST HOLE - DECK	20180072	2477 WILTON CT	127		05/03/2018
BC	_____	009-BSM BASEMENT FLOOR					05/03/2018
BC	_____	010-GAR GARAGE FLOOR					05/03/2018
BC	_____	011-STP STOOP Comments1: FRONT					05/03/2018
BC	_____	012-STP STOOP Comments1: REAR					05/03/2018
PR	_____	013-RFR ROUGH FRAMING					05/18/2018
PR	_____	014-REL ROUGH ELECTRICAL					05/18/2018
PR	_____	015-RMC ROUGH MECHANICAL					05/18/2018
PR	_____	016-PLR PLUMBING - ROUGH					05/18/2018
BC	_____	017-INS INSULATION Comments1: INSPECT BASEMENT AT FINAL					05/22/2018
BC	_____	008-PHD POST HOLE - DECK	20180073	2435 FAIRFAX WAY	242		05/03/2018

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PR	_____	009-RFR ROUGH FRAMING					05/04/2018
PR	_____	010-REL ROUGH ELECTRICAL					05/04/2018
PR	_____	011-RMC ROUGH MECHANICAL					05/04/2018
PR	_____	012-PLR PLUMBING - ROUGH					05/04/2018
BC	_____	013-INS INSULATION					05/08/2018
BC	_____	014-EPW ENGINEERING- PUBLIC WALK Comments1: PUBLILC WALK NOT FORMED SVC WALK ONLY PA Comments2: RITIALLY FORMED					05/29/2018
BC	_____	015-WK SERVICE WALK					05/29/2018
PR	_____	003-GAR GARAGE FLOOR	20180087	1339 CAROLYN CT	4		05/03/2018
PR	_____	003-GAR GARAGE FLOOR	20180088	1341 CAROLYN CT	4		05/03/2018
PR	_____	003-GAR GARAGE FLOOR	20180089	1343 CAROLYN CT	4		05/03/2018
PR	_____	003-GAR GARAGE FLOOR	20180090	1345 CAROLYN CT	4		05/03/2018
PR	_____	003-GAR GARAGE FLOOR	20180091	1347 CAROLYN CT	4		05/03/2018
PR	_____	003-GAR GARAGE FLOOR	20180092	1349 CAROLYN CT	4		05/03/2018
PR	_____	003-GAR GARAGE FLOOR	20180093	1357 CAROLYN CT	3		05/03/2018
PR	_____	003-GAR GARAGE FLOOR	20180094	1359 CAROLYN CT	3		05/03/2018
PR	_____	003-GAR GARAGE FLOOR	20180095	1361 CAROLYN CT	3	05/02/2018	
PR	_____	003-GAR GARAGE FLOOR	20180096	1363 CAROLYN CT	3		05/03/2018
PR	_____	003-GAR GARAGE FLOOR	20180097	1365 CAROLYN CT	3		05/03/2018
PR	_____	003-GAR GARAGE FLOOR	20180098	1367 CAROLYN CT	3		05/03/2018
BC	_____	015-WK SERVICE WALK	20180102	3223 PINWOOD DR	24		05/10/2018
BC	_____	016-EPW ENGINEERING- PUBLIC WALK					05/10/2018
BC	_____	002-BND POOL BONDING	20180109	3376 RYAN DR	64		05/04/2018
BC	_____	003-TRN TRENCH - (GAS, ELECTRIC, Comments1: GAS TRENCH					05/11/2018

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PR	_____	005-PLU PLUMBING - UNDERSLAB	20180110	920 PURCELL ST	80		05/08/2018
PR	_____	006-ESW ENGINEERING - SEWER / WAT					05/10/2018
BC	_____	007-BSM BASEMENT FLOOR					05/17/2018
PR	_____	005-PLU PLUMBING - UNDERSLAB	20180111	991 S CARLY CIR	89		05/08/2018
BC	_____	006-BSM BASEMENT FLOOR					05/16/2018
PR	_____	005-FIN FINAL INSPECTION	20180112	1085 AUBURN DR	94		05/07/2018
PR	_____	006-PLF PLUMBING - FINAL OSR READ					05/07/2018
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180114	531 PARKSIDE LN	96		05/08/2018
PR	_____	001-RFR ROUGH FRAMING	20180121	1959 S BRIDGE ST			05/04/2018
PR	_____	002-REL ROUGH ELECTRICAL					05/04/2018
PR	_____	003-PLR PLUMBING - ROUGH					05/04/2018
PR	_____	004-FIN FINAL INSPECTION				05/30/2018	
PR	_____	005-PLF PLUMBING - FINAL OSR READ				05/30/2018	
BF	_____	001-FTG FOOTING	20180122	3143 PINWOOD DR	31	05/23/2018	
BF	_____	002-FOU FOUNDATION					05/25/2018
BF	_____	003-BKF BACKFILL				05/31/2018	
PR	_____	005-ESW ENGINEERING - SEWER / WAT				05/31/2018	
PR	_____	006-ESS ENGINEERING - STORM				05/31/2018	
PR	_____	012-RFR ROUGH FRAMING	20180124	3194 BOOMBAH BLVD	135		05/10/2018
PR	_____	013-REL ROUGH ELECTRICAL					05/10/2018
PR	_____	014-RMC ROUGH MECHANICAL					05/10/2018
PR	_____	015-PLR PLUMBING - ROUGH					05/10/2018
PR	_____	016-STK STACK TEST					05/10/2018
BC	_____	017-INS INSULATION					05/14/2018



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BC	_____	018-EPW ENGINEERING- PUBLIC WALK					05/10/2018
BC	_____	019-WK SERVICE WALK					05/10/2018
BC	_____	020-STP STOOP Comments1: FRONT					05/10/2018
BC	_____	021-STP STOOP Comments1: REAR					05/10/2018
PR	_____	022-STK STACK TEST					05/14/2018
BF	_____	012-RFR ROUGH FRAMING Comments1: MISSING ANCHOR BOLTS BY GARAGE DOOR BOTH Comments2: SIDES, VERIFY AT INSULATION THAT BOLTS Comments3: HAVE BEEN ADDED.	20180128	2671 MCLELLAN BLVD	48		05/24/2018
BF	_____	013-REL ROUGH ELECTRICAL					05/24/2018
BF	_____	014-RMC ROUGH MECHANICAL					05/24/2018
BF	_____	015-PLR PLUMBING - ROUGH					05/24/2018
BC	_____	017-INS INSULATION Comments1: ANCHOR BOLTS CHECKED AND APPROVED					05/31/2018
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180131	449 SUTTON ST	207		05/11/2018
BC	_____	001-FTG FOOTING	20180151	811 FREEMONT ST	41		05/16/2018
BF	_____	002-FOU FOUNDATION				05/21/2018	
BF	_____	003-FOU FOUNDATION					05/23/2018
BC	_____	005-BKF BACKFILL					05/29/2018
BF	_____	001-FTG FOOTING	20180158	1012 S CARLY CIR	113		05/24/2018
BF	_____	002-FOU FOUNDATION					05/29/2018
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180159	2995 GRANDE TR	393		05/08/2018
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20180160	1610 CYPRESS		05/09/2018	
BC	_____	002-ROF ROOF UNDERLAYMENT ICE & W					05/23/2018
BC	_____	003-FIN FINAL INSPECTION					05/29/2018

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BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180166	2551 EMERALD LN	126		05/30/2018
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180167	2551 EMERALD LN	126		05/30/2018
BC	_____	001-TRN TRENCH - (GAS, ELECTRIC,	20180171	578 REDBUD DR	36		05/09/2018
BC	_____	002-BND POOL BONDING Comments1: TIGHTEN NUT ON BONDING CLAMP AT THE SKIM Comments2: MER.					05/09/2018
BC	_____	003-FIN FINAL INSPECTION					05/25/2018
BC	_____	001-FIN FINAL INSPECTION	20180172	129 COMMERCIAL DR			05/21/2018
BC	_____	003-FIN FINAL INSPECTION	20180177	2374 TITUS DR	244		05/18/2017
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180178	3376 RYAN DR	64		05/01/2018
BC	_____	AM 003-BKF BACKFILL Comments1: TOO MUCH WATER IN THE HOLE. DOES NO APPE Comments2: AR TO BE SPRAYED TO BOTTOM OF WALL, CAN' Comments3: T SEE GRAVEL OVER FOOTING	20180179	552 WINDETT RIDGE RD	169		05/07/2018
BC	_____	004-REI REINSPECTION Comments1: BACKFILL					05/10/2018
PR	_____	005-ESW ENGINEERING - SEWER / WAT					05/17/2018
BF	_____	006-BSM BASEMENT FLOOR					05/24/2018
BF	_____	007-GAR GARAGE FLOOR					05/24/2018
BF	_____	008-PLU PLUMBING - UNDERSLAB				05/25/2018	
PR	_____	005-PLU PLUMBING - UNDERSLAB	20180180	2655 FAIRFAX WAY	257		05/02/2018
BC	_____	006-GAR GARAGE FLOOR					05/03/2018
BC	_____	007-BSM BASEMENT FLOOR					05/03/2018
BC	10:30	001-PPS PRE-POUR, SLAB ON GRADE	20180181	3 W VETERANS PKWY			05/23/2018
BC	_____	AM 001-PHF POST HOLE - FENCE	20180183	922 S CARLY CIR	100	05/03/2018	
BC	_____	002-PHF POST HOLE - FENCE					05/09/2018
BC	_____	002-FIN FINAL INSPECTION	20180185	245 WALSH CIR	35	05/04/2018	

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BC	_____	002-FIN FINAL INSPECTION	20180188	2649 FAIRFAX WAY	256		05/14/2018
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180191	867 GREENFIELD TURN	43		05/31/2018
		Comments1: INSTALL #4 REBAR BERY 3' TO PIN SLAB TO					
		Comments2: FOUNDATION					
BC	_____	001-FTG FOOTING	20180193	2608 MCLELLAN BLVD	60		05/02/2018
BC	_____	002-FOU FOUNDATION					05/08/2018
PR	_____	003-BKF BACKFILL					05/17/2018
BF	_____	005-PLU PLUMBING - UNDERSLAB					05/30/2018
BC	_____	001-FIN FINAL INSPECTION	20180195	348 SUTTON ST	218		05/04/2018
BF	_____	001-PLU PLUMBING - UNDERSLAB	20180200	8710 RT 71			05/25/2018
BC	_____	002-PPS PRE-POUR, SLAB ON GRADE					05/25/2018
BC	_____	003-PPS PRE-POUR, SLAB ON GRADE					05/30/2018
BC	_____	003-FOU FOUNDATION	20180203	4449 E MILLBROOK CIR	226		05/02/2018
PR	_____	004-PLU PLUMBING - UNDERSLAB					05/08/2018
BC	_____	005-BKF BACKFILL					05/04/2018
BC	_____	006-BSM BASEMENT FLOOR					05/10/2018
BC	_____	007-GAR GARAGE FLOOR					05/10/2018
BC	_____	008-STP STOOP					05/10/2018
		Comments1: FRONT					
PR	_____	002-PLU PLUMBING - UNDERSLAB	20180204	2820 SHERIDAN CT	201		05/08/2018
BC	_____	004-BKF BACKFILL					05/04/2018
BC	_____	001-FIN FINAL INSPECTION	20180205	664 W VETERANS PKWY	9		05/08/2018
		Comments1: SIGN					
PR	_____	001-WAT WATER	20180206	2835 SILVER SPRINGS CT	249		05/02/2018
BC	_____	002-FTG FOOTING					05/07/2018
BC	_____	003-FOU FOUNDATION					05/08/2018

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PR	_____	004-PLU PLUMBING - UNDERSLAB					05/11/2018
BC	_____	005-BKF BACKFILL					05/11/2018
BC	_____	006-GAR GARAGE FLOOR					05/17/2018
BC	_____	007-BSM BASEMENT FLOOR					05/17/2018
BC	_____	008-STP STOOP Comments1: FRONT					05/17/2018
BC	_____	009-STP STOOP Comments1: REAR					05/17/2018
PR	_____	001-WAT WATER	20180207	4428 E MILLBROOK CIR	261		05/03/2018
BC	_____	002-FTG FOOTING					05/07/2018
BC	_____	003-FOU FOUNDATION					05/16/2018
PR	_____	004-PLU PLUMBING - UNDERSLAB					05/21/2018
BF	_____	006-BGS BASEMENT GARAGE STOOPS					05/23/2018
PR	_____	003-PLU PLUMBING - UNDERSLAB	20180209	574 SHADOW WOOD DR	95		05/08/2018
BC	_____	004-BKF BACKFILL					05/02/2018
PR	_____	005-ESW ENGINEERING - SEWER / WAT					05/02/2018
PR	_____	006-ESS ENGINEERING - STORM					05/02/2018
BC	_____	007-CRL CRAWL SPACE					05/10/2018
BC	_____	008-BSM BASEMENT FLOOR					05/10/2018
BC	_____	009-GAR GARAGE FLOOR					05/10/2018
BC	_____	010-STP STOOP Comments1: FRONT					05/10/2018
BC	_____	011-STP STOOP Comments1: REAR					05/10/2018
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20180213	1401 SEQUOIA CIR			05/16/2018
BC	_____	001-PHF POST HOLE - FENCE	20180217	367 PENSECOLA ST	1148	05/02/2018	

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BC	_____	002-FIN FINAL INSPECTION					05/14/2018
BC	_____	AM 003-PHF POST HOLE - FENCE					05/10/2018
BC	_____	001-BND POOL BONDING	20180219	4534 MARQUETTE ST	1218		05/03/2018
		Comments1: INSTALL BRASS GROUNDING ROD FREE BONDING					
		Comments2: COMPLETE BONDING WIRE 18" AROUND POOL					
BC	_____	003-BND POOL BONDING					05/08/2018
PR	_____	004-TRN TRENCH - (GAS, ELECTRIC,					05/16/2018
		Comments1: GAS					
BF	_____	005-FIN FINAL INSPECTION					05/21/2018
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180220	2295 GRANDE TR	171		05/02/2018
BC	_____	002-STP STOOP					05/02/2018
		Comments1: REAR					
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180223	2910 ELLSWORTH DR	372		05/16/2018
PR	_____	PM 003-ESW ENGINEERING - SEWER / WAT	20180226	542 WINDETT RIDGE RD	170		05/02/2018
PR	_____	004-BKF BACKFILL					05/02/2018
PR	_____	005-PLU PLUMBING - UNDERSLAB					05/09/2018
BF	_____	006-BSM BASEMENT FLOOR					05/18/2018
BF	_____	007-GAR GARAGE FLOOR					05/18/2018
PR	_____	001-WAT WATER	20180228	4324 E MILLBROOK CIR	274		05/17/2018
BF	_____	002-FTG FOOTING					05/21/2018
BF	_____	003-FOU FOUNDATION					05/23/2018
		Comments1: FOUNDATION WALL, PLANS ON SITE					
BF	_____	004-BKF BACKFILL				05/25/2018	
BC	_____	005-REI REINSPECTION					05/24/2018
		Comments1: BACKFILL					
BF	_____	006-BGS BASEMENT GARAGE STOOPS					05/31/2018
PR	_____	001-WAT WATER	20180229	2806 SHERIDAN CT	203		05/18/2018

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BF	_____	002-FTG FOOTING					05/21/2018
BF	_____	003-FOU FOUNDATION					05/24/2018
BF	_____	005-BGS BASEMENT GARAGE STOOPS					05/31/2018
BC	_____	001-FIN FINAL INSPECTION	20180238	4568 GARRITANO ST F	436		05/07/2018
		Comments1: RESIDENT REFUSED TO ALLOW INSPECTION TO					
		Comments2: BE CONDUCTED					
BC	_____	002-REI REINSPECTION					05/11/2018
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180240	101 CLAREMONT CT	33		05/07/2018
BF	_____	001-PHD POST HOLE - DECK	20180243	889 N CARLY CIR	20	05/21/2018	
		Comments1: CANCELLED					
BC	_____	AM 002-PHD POST HOLE - DECK					05/23/2018
BC	_____	002-BKF BACKFILL	20180248	1121 BLACKBERRY SHORE LN	46		05/11/2018
BC	_____	001-PHF POST HOLE - FENCE	20180251	1442 RUBY DR	357	05/21/2018	
		Comments1: CANCELLED					
BC	11:00	002-PHF POST HOLE - FENCE					05/24/2018
BC	_____	001-PHF POST HOLE - FENCE	20180252	2967 GRANDE TR	388		05/10/2018
BC	_____	002-FIN FINAL INSPECTION					05/21/2018
BC	_____	001-FIN FINAL INSPECTION	20180253	2428 EMERALD LN	24		05/31/2018
BC	_____	001-PHF POST HOLE - FENCE	20180255	736 HAYDEN DR	65		05/07/2018
BC	_____	001-FTG FOOTING	20180258	568 WINDETT RIDGE RD	168		05/09/2018
BC	_____	002-FOU FOUNDATION					05/15/2018
PR	_____	004-ESW ENGINEERING - SEWER / WAT					05/22/2018
BC	_____	001-FTG FOOTING	20180259	622 SUTTON ST	163		05/09/2018
BC	_____	002-FOU FOUNDATION					05/11/2018
BC	_____	003-BKF BACKFILL					05/16/2018
PR	_____	004-ESW ENGINEERING - SEWER / WAT					05/17/2018

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BF	_____	005-PLU PLUMBING - UNDERSLAB				05/25/2018	
BF	_____	006-BSM BASEMENT FLOOR					05/29/2018
BF	_____	007-GAR GARAGE FLOOR				05/29/2018	
BC	_____	001-FTG FOOTING	20180260	2411 FITZHUGH TURN	150		05/14/2018
BC	_____	002-FOU FOUNDATION					05/16/2018
PR	_____	003-ESW ENGINEERING - SEWER / WAT					05/22/2018
BF	_____	004-BKF BACKFILL					05/25/2018
BC	_____	005-REI REINSPECTION					05/29/2018
	_____	Comments1: BACKFILL					
PR	_____	001-RFR ROUGH FRAMING	20180271	353 GARDEN CIR			05/07/2018
PR	_____	002-REL ROUGH ELECTRICAL					05/07/2018
PR	_____	003-PLR PLUMBING - ROUGH					05/07/2018
PR	_____	004-RMC ROUGH MECHANICAL					05/07/2018
BC	_____	001-FTG FOOTING	20180274	2603 MCLELLAN BLVD	41		05/02/2018
BC	_____	002-FOU FOUNDATION					05/04/2018
BC	_____	003-BKF BACKFILL					05/09/2018
BF	_____	004-WAT WATER					05/24/2018
BF	_____	005-PLU PLUMBING - UNDERSLAB					05/30/2018
BC	_____	001-FTG FOOTING	20180275	2672 MCLELLAN BLVD	53		05/02/2018
BC	_____	002-FOU FOUNDATION					05/10/2018
PR	_____	003-BKF BACKFILL					05/17/2018
BF	_____	004-WAT WATER					05/24/2018
BF	_____	005-PLU PLUMBING - UNDERSLAB					05/30/2018
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20180279	109 E MAIN ST			05/02/2018
BC	_____	002-FIN FINAL INSPECTION					05/24/2018

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BC	_____	001-FIN FINAL INSPECTION	20180281	2088 NORTHLAND LN	85		05/15/2018
BC	_____	001-PHF POST HOLE - FENCE	20180283	761 OMAHA DR	16		05/09/2018
BC	_____	002-FIN FINAL INSPECTION					05/17/2018
BC	_____	001-TRN TRENCH - (GAS, ELECTRIC,	20180284	503 TERI LN			05/08/2018
BC	_____	001-PHF POST HOLE - FENCE	20180285	605 MCHUGH RD	1		05/02/2018
BC	_____	002-FIN FINAL INSPECTION					05/07/2018
BC	_____	001-PHF POST HOLE - FENCE	20180287	1036 N CARLY CIR	59		05/22/2018
BC	_____	001-FTG FOOTING	20180290	1762 CALLANDER TR	64		05/08/2018
		Comments1: DECK					
BC	_____	001-MIS MISCELLANEOUS	20180291	110 E KENDALL DR			05/31/2018
		Comments1: AGP POOL IS NOT BODED WITH #8 COPPER WIR					
		Comments2: E					
BC	_____	001-PHF POST HOLE - FENCE	20180294	605 S BRIDGE ST			05/18/2018
BC	_____	001-PHF POST HOLE - FENCE	20180295	2465 WILTON CT	128		05/10/2018
BC	_____	002-FIN FINAL INSPECTION					05/14/2018
BF	_____	001-FTG FOOTING	20180300	2421 FITZHUGH TURN	149		05/22/2018
BF	_____	002-FOU FOUNDATION					05/24/2018
		Comments1: NO PRINTS ON SITE TO VERIFY REBAR PLACEM					
		Comments2: ENT					
BC	_____	001-PHF POST HOLE - FENCE	20180301	2621 FAIRFAX WAY	252		05/17/2018
BC	_____	001-PHF POST HOLE - FENCE	20180302	1002 CANYON TRAIL CT	41		05/04/2018
		Comments1: UNABLE TO LOCATE ANY PROPERTY MARKER TO					
		Comments2: DETERMINE PLACEMENT OF FENCE					
BC	13:30	001-OCC OCCUPANCY INSPECTION	20180303	129 COMMERCIAL DR UNIT 9			05/04/2018
		Comments1: 1-OPENGROUND IN RECEPTACLE AT CASHIERS S					
		Comments2: TATION. 2-TOILET IN MENS ROOM DOES NOT F					
		Comments3: LUSH SUFFICIENTLY ENOUGH FOR SOLIDS.					
BC	_____	002-REI REINSPECTION					05/31/2018
		Comments1: FINAL					
BC	_____	001-PHF POST HOLE - FENCE	20180304	977 N CARLY CIR	123		05/18/2018



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PR	_____	001-WAT WATER	20180308	4412 E MILLBROOK CIR	264		05/08/2018
BC	_____	002-FTG FOOTING					05/14/2018
BC	_____	003-FOU FOUNDATION					05/17/2018
PR	_____	004-PLU PLUMBING - UNDERSLAB					05/25/2018
BF	_____	007-STP STOOP					05/31/2018
PR	_____	AM 001-WAT WATER	20180309	4388 E MILLBROOK CIR	268		05/10/2018
BC	_____	002-FTG FOOTING					05/14/2018
PR	_____	003-PLU PLUMBING - UNDERSLAB				05/24/2018	
BF	_____	004-FOU FOUNDATION					05/18/2018
BF	_____	005-BKF BACKFILL					05/21/2018
BF	_____	006-BSM BASEMENT FLOOR					05/25/2018
BF	_____	007-GAR GARAGE FLOOR					05/25/2018
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20180312	807 STATE ST			05/02/2018
BC	_____	002-FIN FINAL INSPECTION					05/14/2018
BC	_____	001-PHF POST HOLE - FENCE	20180314	936 N CARLY CIR	53		05/07/2018
BC	_____	002-REI REINSPECTION	20180315	2463 FAIRFAX WAY	245		05/22/2018
		Comments1: REINSPECTION FEE PAID					
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180318	1981 WESTON AVE	48		05/22/2018
		Comments1: ANCHOR TO FOUNDATION WITH REBAR PRIOR TO					
		Comments2: POUR					
BC	_____	001-PHF POST HOLE - FENCE	20180319	2185 HENNING LN	312		05/17/2018
BC	_____	001-FIN FINAL INSPECTION	20180323	1001 CANYON TRAIL CT	40		05/31/2018
		Comments1: POOL					
BC	_____	001-FTG FOOTING	20180326	2365 SUMAC DR	26		05/23/2018
		Comments1: GARAGE					
BC	_____	002-FOU FOUNDATION					05/25/2018
BC	_____	001-FTG FOOTING	20180338	3323 CALEDONIA DR	74		05/16/2018

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BC	_____	002-FOU FOUNDATION					05/17/2018
BF	_____	003-BKF BACKFILL					05/23/2018
BF	_____	004-PLU PLUMBING - UNDERSLAB					05/30/2018
BF	_____	005-ESS ENGINEERING - STORM					05/24/2018
BF	_____	006-ESW ENGINEERING - SEWER / WAT					05/24/2018
BF	_____	007-BGS BASEMENT GARAGE STOOPS					05/31/2018
BF	_____	008-CRL CRAWL SPACE					05/31/2018
BC	_____	001-FTG FOOTING	20180340	3327 CALEDONIA DR	20		05/16/2018
BC	_____	002-FOU FOUNDATION					05/17/2018
BC	_____	003-BKF BACKFILL				05/24/2018	
BF	_____	004-PLU PLUMBING - UNDERSLAB					05/30/2018
BF	_____	005-ESS ENGINEERING - STORM					05/24/2018
BF	_____	006-ESW ENGINEERING - SEWER / WAT					05/24/2018
BF	_____	007-BGS BASEMENT GARAGE STOOPS					05/31/2018
BF	_____	008-CRL CRAWL SPACE					05/31/2018
BF	_____	001-WAT WATER	20180341	4336 E MILLBROOK CIR	273		05/30/2018
BC	_____	001-PHF POST HOLE - FENCE	20180344	2909 GRANDE TR	377		05/24/2018
BC	_____	001-PHF POST HOLE - FENCE	20180345	1173 CODY CT	11		05/10/2018
BC	_____	AM 001-PHD POST HOLE - DECK	20180348	2428 EMERALD LN	24		05/16/2018
BC	_____	002-FIN FINAL INSPECTION					05/31/2018
BC	09:30	001-ROF ROOF UNDERLAYMENT ICE & W	20180351	1885 WALSH DR			05/23/2018
BF	_____	001-PHF POST HOLE - FENCE	20180353	2463 FAIRFAX WAY	245		05/21/2018
		Comments1: REINSPECTION REQUIRED & FEE					
PR	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20180354	112 W VAN EMMON ST			05/29/2018
BC	_____	002-FIN FINAL INSPECTION					05/31/2018

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BC	_____	001-RFR ROUGH FRAMING	20180369	707 ADRIAN ST			05/17/2018
BC	_____	002-REL ROUGH ELECTRICAL					05/17/2018
BC	_____	003-FIN FINAL INSPECTION					05/17/2018
BC	_____	001-BKF BACKFILL	20180372	416 S DOVER CT	63		05/24/2018
BF	_____	001-WAT WATER	20180376	2826 SHERIDAN CT	199		05/31/2018
BC	_____	001-FIN FINAL INSPECTION	20180380	2329 HOBBS LN	162		05/18/2018
BC	_____	001-PHD POST HOLE - DECK	20180384	2395 HOLLENBACK CT	425		05/24/2018
BC	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: PLACE REBAR IN HOLES IN STOOP	20180395	2923 ELLSWORTH DR	412		05/24/2018
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20180403	401 ELM LN			05/31/2018
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20180405	308 W DOLPH ST			05/25/2018
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20180415	326 PIERPONT LN			05/24/2018
BC	10:00	001-FIN FINAL INSPECTION	20180419	302 MILL ST			05/25/2018
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20180444	206 W RIDGE ST		05/29/2018	
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20180445	1921 COUNTRY HILLS DR	122		05/31/2018

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PERMIT TYPE SUMMARY:		ADD ADDITION			5		
		AGP ABOVE-GROUND POOL			10		
		BIP BUILD INCENTIVE PROGRAM SFD			67		
		BSM BASEMENT REMODEL			4		
		CCO COMMERCIAL OCCUPANCY PERMIT			2		
		COM COMMERCIAL BUILDING			7		
		CRM COMMERCIAL REMODEL			15		
		DCK DECK			6		
		DRV DRIVEWAY			1		
		ESN ELECTRIC SIGN			11		
		FNC FENCE			29		
		GAR GARAGE			2		
		GEN STAND BY GENERATOR			1		
		IGP IN-GROUND POOL			3		
		MIS MISCELLANEOUS			4		
		MSC MISCELLANEOUS			1		
		PRG PERGOLA			2		
		PTO PATIO / PAVERS			12		
		REP REPAIR			3		
		ROF ROOFING			17		
		RPZ RPZ - BACKFLOW PREVENTION			1		
		SFA SINGLE-FAMILY ATTACHED			59		
		SFD SINGLE-FAMILY DETACHED			250		
		WHR WATER HEATER REPLACEMENT			2		
		WIN WINDOW REPLACEMENT			5		
INSPECTION SUMMARY:		BGS BASEMENT GARAGE STOOPS			5		
		BKF BACKFILL			20		
		BND POOL BONDING			4		
		BSM BASEMENT FLOOR			16		
		CRL CRAWL SPACE			3		
		EDA ENGINEERING - DRIVEWAY APRON			1		
		EFL ENGINEERING - FINAL INSPECTION			17		
		ELS ELECTRIC SERVICE			5		
		EPW ENGINEERING- PUBLIC WALK			24		
		ESS ENGINEERING - STORM			5		
		ESW ENGINEERING - SEWER / WATER			11		
		FIN FINAL INSPECTION			59		
		FOU FOUNDATION			22		
		FTG FOOTING			21		
		GAR GARAGE FLOOR			23		
		GTP GREASE TRAP			1		
		INS INSULATION			20		
		MIS MISCELLANEOUS			1		
		OCC OCCUPANCY INSPECTION			1		
		PHD POST HOLE - DECK			11		
		PHF POST HOLE - FENCE			21		

DATE: 06/01/2018  
TIME: 11:21:44  
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 26

INSPECTIONS SCHEDULED FROM 05/01/2018 TO 05/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		PLF PLUMBING - FINAL OSR READY			18		
		PLR PLUMBING - ROUGH			21		
		PLU PLUMBING - UNDERSLAB			20		
		PPS PRE-POUR, SLAB ON GRADE			19		
		REI REINSPECTION			18		
		REL ROUGH ELECTRICAL			22		
		RFR ROUGH FRAMING			22		
		RMC ROUGH MECHANICAL			18		
		ROF ROOF UNDERLAYMENT ICE & WATER			13		
		RPZ PLUMBING - RPZ VALVE			1		
		RST FIRE OR DRAFT STOPPING			6		
		STK STACK TEST			3		
		STP STOOP			15		
		SUM SUMP			1		
		TRN TRENCH - (GAS, ELECTRIC, ETC)			4		
		WAT WATER			10		
		WK SERVICE WALK			14		
		WKS PUBLIC & SERVICE WALKS			3		
INSPECTOR SUMMARY:					1		
		BC BOB CREADEUR			246		
		BF B&F TECHNICAL CODE SERVICE			74		
		JB JON BAUER			1		
		PR PETER RATOS			177		
		TK TOM KONEN			20		
STATUS SUMMARY:	A	BC			3		
	C	BC			56		
	C	BF			6		
	C	PR			34		
	C	TK			17		
	I				1		
	I	BC			170		
	I	BF			68		
	I	PR			140		
	T	BC			17		
	T	JB			1		
	T	PR			3		
	T	TK			3		
REPORT SUMMARY:					519		



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 2018-51

### Agenda Item Summary Memo

**Title:** Property Maintenance Report for May 2018

**Meeting and Date:** Economic Development Committee – July 3, 2018

**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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\_\_\_\_\_

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# Memorandum

To: Economic Development Committee  
From: Pete Ratos, Code Official  
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering  
Date: June 1, 2018  
Subject: May Property Maintenance

---

## Property Maintenance Report May 2018

### Adjudication:

1 Property Maintenance Case heard in May

**5/30/2018**

N 3323

205 Elizabeth St.

Rubbish & Garbage

Dismissed

Case Report

05/01/2018 - 05/31/2018

Case #	Case Date	Assigned To	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	DOWN TOWN SWEEP	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	POSTED
20180154	5/31/2018	Bob Createur	208 W. Fox St.	Working without a permit		IN VIOLATION	6/1/2018			
20180153	5/31/2018	Poornima Ramesh	Lot 126 Blackberry Woods	Weeds and Grass		IN VIOLATION				5/30/2018
20180152	5/31/2018	Poornima Ramesh	Lot 54 -56 Blackberry Woods	Weeds and Grass		IN VIOLATION				5/30/2018
20180151	5/29/2018	Poornima Ramesh	884 PURCELL ST	WEEDS, GRASS		CLOSED				
20180150	5/29/2018	Poornima Ramesh	Lots in Raintree subdivision	Weeds and Grass		CLOSED				
20180149	5/29/2018	Pete Ratos	ROUTE 47 & GREENBRIAR	GRASS ON WALKS		COMPLIANT		Compliant		
20180148	5/25/2018	Poornima Ramesh	Lot 64 Sumac Dr	GARBAGE ON BERM EROSION PROBLEM		PENDING				
20180147	5/25/2018	Pete Ratos	902 CANYON TR	WEEDS, GRASS		IN VIOLATION				
20180146	5/24/2018	Poornima Ramesh	Switchgrass and Hayden Dr	WEEDS, GRASS		CLOSED				
20180145	5/24/2018	Poornima Ramesh	Lots in Bristol bay	Weeds and Grass		IN VIOLATION				5/29/2018
20180144	5/24/2018	Poornima Ramesh	432 Pleasant Ct	Weeds and Grass		CLOSED				
20180143	5/24/2018	Poornima Ramesh	905 STONY CREEK	WEEDS, GRASS		IN VIOLATION				5/24/2018
20180142	5/23/2018	Pete Ratos	02-29-278-018 SOUTH OF HILLSIDE AND OPPOSITE PRAIRIE LN	Weeds and Grass		IN VIOLATION	5/25/2018			5/25/2018
20180141	5/23/2018	Poornima Ramesh	Lot 148 Flintcreek Ln	Weeds and Grass		IN VIOLATION				5/23/2018
20180140	5/23/2018	Poornima Ramesh	110 E Fox St	Weeds and Grass		IN VIOLATION		In Violation		5/23/2018
20180139	5/23/2018	Bob Createur	1104 SUNSET AVE	WEEDS, SHED IN DISREPAIR		IN VIOLATION				5/25/2018
20180138	5/23/2018	Poornima Ramesh	224 ELIZABETH ST	HOME OCCUPATION		CLOSED				
20180137	5/22/2018	Pete Ratos	469 NORWAY CIR	SUMP PUMP DISCHARGING OVER PUBLIC WAY		CLOSED				
20180136	5/22/2018	Poornima Ramesh	1528 SIENNA DR	WEEDS		COMPLIANT				



20180135	5/21/2018	Poornima Ramesh	706 Heustis St.	Grass, Weeds		IN VIOLATION		In violation	5/31/2018	5/23/2018
20180134	5/21/2018	Poornima Ramesh	855 CARLY CT	HOME OCCUPATION		CLOSED				
20180133	5/21/2018	Bob Createur	2800 N Bridge St	Humming Noise		CLOSED				
20180132	5/18/2018	Poornima Ramesh	307 E Ridge St	Weeds and Grass		CLOSED				
20180131	5/18/2018	Pete Ratos	208 HEUSTIS ST	STOP WORK ORDER		IN VIOLATION				
20180130	5/17/2018	Poornima Ramesh	1508 N. Bridge St.	Grass, Weeds		IN VIOLATION				5/23/2018
20180129	5/17/2018	Poornima Ramesh	320 Blackberry Ln	Grass, Weeds		IN VIOLATION				5/23/2018
20180128	5/17/2018	Poornima Ramesh	Lot 147 HoneySuckle Ln	Weeds and Grass		IN VIOLATION				5/17/2018
20180127	5/17/2018	Poornima Ramesh	2508 Sumac Dr	Weeds and Grass		IN VIOLATION				5/17/2018
20180126	5/17/2018	Poornima Ramesh	Lot 64 Sumac Dr	Weeds and Grass		IN VIOLATION				5/17/2018
20180125	5/17/2018	Poornima Ramesh	Lot 60 Sumac Dr	Weeds and Grass		IN VIOLATION				5/17/2018
20180124	5/17/2018	Poornima Ramesh	2486 Sumac Dr	Stagnant Water		CLOSED				
20180123	5/16/2018	Poornima Ramesh	1702 John St	Weeds and Grass		IN VIOLATION		In Violation		5/17/2018
20180122	5/16/2018	Poornima Ramesh	2461 ALAN DALE LN	BRIGHT DECORATIVE LIGHTS		CLOSED				
20180121	5/16/2018	Poornima Ramesh	Lot in liberty St	Weeds and Grass		IN VIOLATION		In violation	5/31/2018	5/16/2018
20180120	5/16/2018	Poornima Ramesh	601 E COUNTRYSIDE PKWY	WEEDS		CLOSED				
20180119	5/16/2018	Poornima Ramesh	2247 Alandale Ln	Weeds and Grass		CLOSED				
20180118	5/16/2018	Poornima Ramesh	208 E Spring St	Weeds and Grass		IN VIOLATION				5/16/2018
20180117	5/16/2018	Poornima Ramesh	VACANT LOT BEHIND HILLSIDE NURSING FACILITY	WEEDS		CLOSED				
20180116	5/16/2018	Poornima Ramesh	308 Blackberry Ln	Weeds and Grass		IN VIOLATION				5/15/2018
20180115	5/15/2018	Poornima Ramesh	Autumn Creek and crimson Ln	Weeds and Grass		COMPLIANT				
20180114	5/15/2018	Poornima Ramesh	Lots in Country side	Weeds and Grass		CLOSED				
20180113	5/15/2018	Poornima Ramesh	2953 Golden Rod Dr	Weeds and Grass		IN VIOLATION				5/15/2018
20180112	5/15/2018	Poornima Ramesh	232 Walsh Cir	Weeds and Grass		IN VIOLATION				5/14/2018
20180111	5/15/2018	Poornima Ramesh	2244 Northland Dr	Weeds and Grass		CLOSED		Compliant		5/11/2018
20180110	5/10/2018	Poornima Ramesh	1824 B Country Hills Dr	Weeds and Grass		IN VIOLATION				5/11/2018

20180109	5/10/2018	Poornima Ramesh	506 Heustis St	Weeds and wire hanging on the garage		CLOSED				
20180108	5/15/2018	Poornima Ramesh	2461 ALAN DALE LN	WEEDS		PENDING				
20180107	5/15/2018	Poornima Ramesh	Lot 3 - 6 Sumac Dr	WEEDS		CLOSED		Compliant		5/17/2018
20180106	5/15/2018	Poornima Ramesh	2753 GOLDENROD DR	WEEDS		CLOSED				
20180105	5/10/2018	Poornima Ramesh	1376 Spring St	Weeds and Grass		IN VIOLATION				5/10/2018
20180104	5/9/2018	Poornima Ramesh	902 Canyon Trl	Weeds and Grass		CLOSED				
20180103	5/9/2018	Poornima Ramesh	1372 Spring St	Weeds and Grass		CLOSED		Compliant		5/9/2018
20180102	5/9/2018	Poornima Ramesh	1378 Spring St	Weeds and Grass		IN VIOLATION				5/10/2018
20180101	5/9/2018	Poornima Ramesh	1386 Spring st	Weeds and Grass		IN VIOLATION				5/9/2018
20180100	5/9/2018	Poornima Ramesh	Lot 366 -367 Fairfield Ave	Weeds and Grass		CLOSED				
20180099	5/4/2018	Poornima Ramesh	210 E Main St	Vehicle		CLOSED				
20180098	5/2/2018	Poornima Ramesh	407 Adams St	Raccoon and possum infestation		CLOSED				
20180097	5/2/2018	Poornima Ramesh	114 W Veterans Pkwy	Snipe Signs		CLOSED				
20180096	5/2/2018	Poornima Ramesh	507 Parkside Ln	Fire Pit		COMPLIANT				
20180095	5/2/2018	Poornima Ramesh	601 Heustis St	Accessory Structure & dead tree		IN VIOLATION	5/2/2018		5/23/2018	

**Total Records: 60**



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 2018-52

### Agenda Item Summary Memo

**Title:** Economic Development Report for June 2018

**Meeting and Date:** Economic Development Committee – July 3, 2018

**Synopsis:** See attached.

### Council Action Previously Taken:

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

Item Number: \_\_\_\_\_

**Type of Vote Required:** \_\_\_\_\_

**Council Action Requested:** \_\_\_\_\_

**Submitted by:** Bart Olson Administration  
Name Department

### Agenda Item Notes:

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

Monthly Report – for July 2018 EDC Meeting of the United City of Yorkville

June 2018 Activity

Downtown Redevelopment:

- Continue working with Imperial Investments to identify a variety of businesses who may be potential tenant candidates for future and existing buildings.
- Working with a variety of businesses looking at Yorkville's downtown for their new home. I would anticipate announcements of two new businesses this summer.

Development south of Fox River:

- Continue working with Eleno Silva on banquet center. Eleno has begun exterior construction in Stagecoach Crossing. He is focusing on opening in November or December of 2018.

Development north of the Fox River:

- Kendall Crossing...Construction is moving along on the Holiday Inn Express and Banquet Facility. The Banquet and Event Center is now named "Kendall Banquets and Event Center". Also, there is a variety of interest in the remaining three lots at Kendall Crossing. I am hopeful that more information will be available in the new future.
- Kendall Marketplace...Working with Alex Berman (owner) to identify potential additional development on the project. The townhome component of the project is now under contract, and set to close in July. This is a very important development, as it will potentially add 164 new units to the area. Alex has engaged a specialist group to work through a plan to determine new options and opportunities for the project. Also I continue to work with other commercial, retail and service businesses who are exploring the center.
- Fox Hill Center...leases are being finalized. The former 7-Eleven is going to become "Fox Hill Pantry". The owners have applied to the city for liquor license. Additional new tenant continues to negotiate their lease.

Industrial Development:

- Working with City Staff, Lincoln Prairie landowner Dave Hamman, and industrial broker Joyce Sloan, on BNSF certification process for the property which will begin later this year.
- Continue working with small industrial user to locate in Yorkville. This business owner is a resident, and currently operates in a surrounding community. The project is being reconfigured to meet the needs of potential users and to be built in phases.

Recreation:

- Go for it Sports...continue working with the center. Go For It Sports athletes won several metals at the Special Olympics, on this their inaugural year. Former NBA star, Kiwane Garis, who was University of Illinois second leading scorer in school history for basketball is coming to the dome for a basketball camp August 3rd and 4<sup>th</sup>. Everyone aged 8 to 13 years old can participate, and all parents are welcome to participate in a special Q & A and meet and greet on the same days.
- Raging Waves Waterpark is pleased to have a new area open for their "smaller fans". This includes a new slide area.

Other Activity:

- Attended the quarterly KEDA Meeting which was held at Waubensee's Plano Campus. We discussed issues facing the region.

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 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 2018-53

### Agenda Item Summary Memo

**Title:** Professional Services Agreement Addendum for Partial Building Inspections

**Meeting and Date:** Economic Development Committee - July 3, 2018

**Synopsis:** Addendum to professional services agreement with B&F Construction for partial building inspections.

#### Council Action Previously Taken:

Date of Action: 01-23-2018 Action Taken: Approval of Res. 2018-04

Item Number: \_\_\_\_\_

**Type of Vote Required:** Majority

**Council Action Requested:** Vote

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

#### Agenda Item Notes:

See attached memo.

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# Memorandum

To: Economic Development Committee  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Pete Ratons, Building Code Official  
Date: June 26, 2018  
Subject: **B&F Construction Code Services – Professional Building  
Addendum to Inspection and Plan Review Services Agreement**

---

## **Request Summary**

In January 2018, the City of Yorkville approved the proposed contract with B&F Construction for supplemental plan review and building inspection services. It was anticipated that B&F would take on the larger scale new commercial projects, while city staff continue with residential inspection services. However, residential building activity has increased about 90% since this time last year and has necessitated the Building Department to utilize B&F for smaller, partial inspection services (e.g., plumbing, electrical, hvac, concrete, etc.).

Since the current agreement does not have a fee schedule for commercial or residential partial inspection services, the proposed addendum clarifies that “as-needed building inspections” will be performed for forty dollars (\$40.00) per inspection, per discipline with a minimum charge per day, per inspector of eighty dollars (\$80.00).

## **Proposed Services Agreement Addendum**

The originally approved services agreement and proposed addendum are attached for your review. The proposed as-needed inspection services rate of \$40 per inspection/per trade is consistent with other local tradesmen offering municipal inspection services. As with the current services agreement, the City would be responsible for paying B&F directly, so there would be no change in the way permits are processed or payment made by the permittee.

Additionally, there is a reference to commercial inspections on page 4 in “Exhibit A - Scope of Work and Fee Schedule” of the original agreement. It states the “Inspection Fees” for commercial construction are billed on a per square foot bases, however, this fee is for a full new commercial construction inspection, as opposed to a partial “fill-in” inspection by trade. The proposed addendum will not conflict with or affect this fee.

## **Staff Recommendation**

The City Attorney has reviewed the proposed contract with B&F Construction for as-needed building inspection services. Staff is recommending approval if the agreement addendum and will be available at Tuesday night’s meeting to address any questions or concerns from the committee regarding this matter.

OFFICE & SHIPPING:  
2420 Vantage Drive  
CORRESPONDENCE:  
P.O. BOX 5178  
ELGIN, IL 60121-5178

**B&F CONSTRUCTION CODE SERVICES, INC.**  
**BUILDING & FIRE PROTECTION PLAN REVIEW**  
**TRAINING • INSPECTIONS • CODE CONSULTING**

PHONE (847) 428-7010  
FAX (847) 428-3151  
TOLL FREE 1-800-232-5523  
E-MAIL bfccs@bfccs.org

June 6, 2018

Krysti J. Barksdale-Noble, AICP  
United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois 60560

**RE: Addendum of current contract**

Dear Ms. Barksdale-Noble:

Please let this letter serve as an addendum to the recently approved contract dated 11/07/2017 for our services. We did not originally include costs for "as needed" inspections. These are inspections that are requested on an as needed basis and not specifically addressed by the contract. We ask that the following language be approved:

**As Needed Building Inspections**

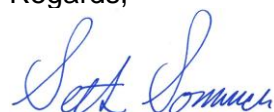
As needed building, electrical, mechanical, plumbing inspections will be performed as follows:

Forty Dollars (\$40.00) per inspection, per discipline. Minimum charge per day, per inspector is Eight dollars (\$80.00).

Please notify our office by 4:00 pm the day prior of any inspections to be performed.

We trust this language will meet your approval. Should you have any questions, please do not hesitate to contact me.

Regards,



Seth Sommer, CBO  
Director of Quality Control and Staff Development

ACCEPTED BY \_\_\_\_\_

PLEASE PRINT \_\_\_\_\_

TITLE \_\_\_\_\_

DATE \_\_\_\_\_

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,  
AUTHORIZING A SERVICE AGREEMENT FOR  
BUILDING PLAN REVIEW AND INSPECTIONS**

**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**, the City is responsible to review all plans submitted for commercial, residential and industrial development for zoning, building code compliance and appearance code compliance and the issuance of all building permits as well as permits for signs, decks, fences and pools; and,

**WHEREAS**, the City’s Building Safety and Zoning Department (the “*Department*”) provides such services on behalf of the City; and,

**WHEREAS**, the volume of the applications for permits continues to increase and the City believes that assistance with the required reviews is warranted in order to continue its goal of short “turn-around” times in order to maintain the City’s competitive advantage to encourage new development; and,

**WHEREAS**, after review of several service providers, the Department has determined that B&F Construction Services, Inc., an Illinois corporation, has the staff with the professional experience, skill and competence to provide the Department with the assistance it needs; and,

**WHEREAS**, the Department hereby recommends that the City Council to enter into the Service Agreement for Building Plan Review and Inspections with B&F Construction Code Services, Inc., as attached hereto.



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

*Section 1.* The Service Agreement for Building Plan Review and Inspection by and between the City and B&F Construction Code Services, Inc., in the form attached hereto and made a part hereof is hereby approved, and the Mayor and City Clerk are hereby authorized to execute same and deliver said Agreement on behalf of the United City of Yorkville.

**BE IT FURTHER RESOLVED** that this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

*Passed* by the City Council of the United City of Yorkville, Kendall County, Illinois, this 23 day of JANUARY, A.D. 2018.

Lisa Pickering  
DEPUTY City Clerk

CARLO COLOSIMO	<u>aye</u>	KEN KOCH	<u>aye</u>
JACKIE MILSCHEWSKI	<u>aye</u>	ARDEN JOE PLOCHER	<u>aye</u>
CHRIS FUNKHOUSER	<u>aye</u>	JOEL FRIEDERS	<u>aye</u>
SEAVAR TARULIS	<u>aye</u>	ALEX HERNANDEZ	<u>aye</u>

**APPROVED** by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this 23 day of JANUARY, A.D. 2018.

Nancy J. Nohr  
Mayor

*Attest:*

Lisa Pickering  
DEPUTY City Clerk

UNITED CITY OF YORKVILLE

---

***SERVICES AGREEMENT FOR BUILDING PLAN REVIEW AND INSPECTIONS***

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***THIS SERVICES AGREEMENT*** (the "AGREEMENT") is made and entered into on this 7th day of November, 2017, by and between the United City of Yorkville (CITY) and B&F Construction Code Services, Inc. (CONTRACTOR) for services set forth in Exhibit A ("Services").

***WITNESSETH*** that in consideration of the covenants herein, these parties agree as follows:

***SECTION 1. BACKGROUND:*** United City of Yorkville has adopted codes and ordinances that are intended to improve and protect the health, safety and welfare of the general public. These ordinances seek to promote a desirable neighborhood living environment and preserve property values.

United City of Yorkville Building Safety and Zoning department is responsible for building permits and a variety of other services such as zoning reviews, building code compliance and appearance code regulations of all plans submitted for commercial, residential, industrial properties, as well as and miscellaneous permits such as signs, decks, fences, and pools. The building code reviews utilize the 2009 International Code Council (ICC) codes with amendments, 2008 National Electric Code (NEC) with amendments and 2012 International Energy Conservation Code (IECC). Some residential developments were approved with legacy codes locked in for a set period of time according to their annexation agreement. These developments are allowed to build to codes from the 2000 IBC and 2006 IBC depending on their respective agreements.

The City currently provides building plan review and inspection services with in-house staff. There are currently two (2) full-time building department staff members maintaining the petitioner's construction schedules. The plan reviews and inspections are done within a short period time to facilitate the customer's needs to complete their residential and commercial projects. It is necessary to maintain short turn-around times to provide the City with a competitive advantage to encourage new development within the City. At certain times, the total number of permits issued in 2015 was 605 and 855 permits were issued in 2016. Due to limited staff and specialization, training, and licensing held by staff, the City is contracting with B&F Construction Code Services, Inc. to assist with inspections and various plan review-services.

***SECTION 2. NOTICES:*** All notices, notices, requests, claims, demands and other official communications herein shall be in writing. Such notices shall be given (i) by delivery in person, (ii) by a nationally recognized commercial courier service; or (iii) by United States Postal Service, registered mail, postage prepaid and return receipt requested. Notices shall be effective upon actual delivery to the other Party at the following addresses:

United City of Yorkville  
Attn: Bart Olson, City Administrator  
800 Game Farm Rd  
Yorkville, IL 60560  
(630) 553-4350

B & F Construction Code Services, Inc.  
Attn: Richard A. Piccolo  
2420 Vantage Dr  
Elgin, IL 60124  
(847) 428-7010

**SECTION 3. CONTRACT TERM:** The term of this Agreement will begin upon the full execution of this Agreement and terminate upon thirty (30) days written notice by either party. Both parties agree to follow the termination procedure outlined in Section 10.1.

**SECTION 4. FEE SCHEDULE AND PAYMENTS:** The City shall pay the CONTRACTOR for the services performed or furnished, based upon the CONTRACTORS'S fees outlined in Exhibit A.

The CONTRACTOR may submit invoices for payment at the address set forth above, together with reasonable supporting documentation for services rendered, The CITY may require such additional supporting documentation as they reasonably deem necessary or desirable. Payments shall be due and owing by the CITY in accordance with the terms and provisions of the Local Government Prompt Payment Act, Illinois Compiled Statutes, Ch. 50, Sec. 505, et. seq.;

**SECTION 5. CONTRACTOR'S RESPONSIBILITY:** CONTRACTOR shall perform the Services outlined in Exhibit A in accordance with the degree of professional skill, quality and care ordinarily exercised by members of the same profession currently practicing in the same location under comparable circumstances and as expeditiously as is consistent with professional skill and the orderly progress of the Project. All CONTRACTOR'S personnel are certified and/or licensed to provide the services that they are assigned to.

CONTRACTOR will endeavor in good faith, as needed, to obtain from the Director of Community Development or their designee their interpretation of applicable codes and standards and will apply its professional judgment in interpreting the codes and standards as they apply to the Project at the time of performance of the Services. Notwithstanding the above, the Parties agree that if such codes or standards change during the Contract Term, CONTRACTOR will be responsible for staying up to date with industry changes and current code. If additional costs are necessary to conform to such changes or interpretations during or after execution of the Services, CONTRACTOR will seek to amend this contract prior to completing additional work.

**SECTION 6. CONFIDENTIALITY:** CONTRACTOR agrees that it and its employees assigned to the CITY will not disclose any information learned during the performance of this Agreement relating to the business of the CITY that is, in fact, confidential including, without limitation, all proprietary information and trade secrets of the CITY for any purpose, provided, however, CONTRACTOR and its employees may disclose such information under any of the following circumstances: (1) disclosure thereof in good faith by a Consultant in connection with the performance of Services or activities pursuant to any valid Work Order; (2) disclosure which Consultant is advised by counsel is required by a court or other governmental agency or competent jurisdiction, provided that Consultant first gives the CITY written notice and an opportunity to prevent such disclosure or otherwise seek protection of such information, or (3) disclosure by Consultant of any such information or data which is generally known within the industry or available from other persons who do not have a fiduciary duty or obligation of confidentiality to the CITY.

Notwithstanding any other provision of this Agreement, the CITY acknowledges that

CONTRACTOR and its employees are active, experienced and knowledgeable about the industry in which the CITY operate, and it is impossible for CONTRACTOR and its employees to learn information relating to the business of the CITY, or acquire ideas, know-how or technical knowledge during the Term arising out of any customized applications developed by CONTRACTOR for the CITY's specific use ("Application Development"), and not have it affect their understanding of the industry in which the CITY, its competitors and customers operate, and that such understanding may affect what CONTRACTOR and its employees do in the future within the industry, and the CITY does not expect nor request that CONTRACTOR and its employees forget what they have learned from the CITY which may be confidential. CONTRACTOR and its employees' promises of nondisclosure of the information is limited to direct express disclosure, whether written or verbal, of information which is confidential, in fact, to third parties.

The parties acknowledge that the CITY is a unit of local government and that this Agreement must be approved by the CITY Council in a public meeting. The parties also agree that this Agreement is subject to the Illinois Freedom of Information Act and will be produced in response to a lawful request.

**SECTION 7. INDEPENDENT CONTRACTOR:** There is no employee/employer relationship between the Contractor and the CITY. Contractor is an independent contractor and not the CITY's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the Worker's Compensation Act (820 ILCS 305/1, et seq.). The CITY will not (i) provide any form of insurance coverage, including but not limited to health, worker's compensation, professional liability insurance, or other employee benefits, or (ii) deduct any taxes or related items from the monies paid to Contractor. The performance of the services described herein shall not be construed as creating any joint employment relationship between the Contractor and the CITY, and the CITY is not and will not be liable for any obligations incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums, nor does there exist an agency relationship or partnership between the CITY and the Contractor.

**SECTION 8. APPROVAL AND USE OF SUBCONTRACTORS:** The Contractor shall perform the Services with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by the CITY in writing. All subcontractors and subcontracts used by the Contractor shall be included on the attached disclosure and be acceptable to, and approved in advance by the CITY. The CITY's approval of any subcontractor or subcontract shall not relieve the Contractor of full responsibility and liability for the provision, performance, and completion of the Work in full compliance with, and as required by or pursuant to, this Contract. If the Contractor chooses to use subcontractors to perform any of the Work, the Work performed under any subcontract shall be subject to all of the provisions of this Contract in the same manner as if performed by employees of the Contractor. Every reference in this Contract to "Contractor" shall be deemed to also apply to all subcontractors of the Contractor. Every subcontract entered into by the Contractor to provide the Work or any part thereof shall include a provision binding the subcontractor to all provisions of this Contract.

If any personnel or subcontractor fail to perform the part of the Work undertaken by it in a manner satisfactory to the CITY, the Contractor shall immediately upon notice from the CITY remove and replace such personnel or subcontractor. The CITY shall have no claim for damages, for compensation in excess of the contract price, or for a delay or extension of the contract time as a result of any such removal or replacement.

**SECTION 9. DATA RIGHTS/ELECTRONIC FILES:** All Deliverables set forth in Exhibit A shall become the property of the CITY upon payment for the service components listed in Exhibit A.

CONTRACTOR shall bear no liability or responsibility for Deliverables that have been modified postdelivery or used for a purpose other than that for which it was prepared under this Agreement.

Electronic files to be delivered under this Agreement contain information to be used for the production of contract documents for the Project will become the property of the CITY. All documents produced during this project shall be considered Contract Documents and owned by the CITY to be reproduced if necessary.

**SECTION 10.** The parties hereto further mutually agree:

10.1 This Agreement may be terminated, in whole or in part, by either the CITY or the Contractor. However, no such termination may be effective unless the terminating party gives the other party (1) not less than thirty (30) calendar days written notice of intent to terminate, and (2) an opportunity for a meeting with the terminating party before termination. If this Agreement is terminated by either party, the CONTRACTOR shall be paid for services performed to the effective date of termination. In the event of contract termination, the CITY shall receive reproducible copies of Drawings, Specifications, Reports, and other documents completed by the CONTRACTOR. In the event of an emergency or threat to the life, safety or welfare of the citizens of the CITY, the CITY shall have the right to terminate this Agreement without prior written notice.

10.2 The CONTRACTOR agrees to defend, hold harmless and indemnify the CITY and each of its officers, agents and employees from any and all liability claims, demands, liabilities, losses, damages and/or expenses including court costs and reasonable attorney's fees to the extent that such claims, losses, damages or expenses are caused by the CONTRACTORS' negligent errors, willfull acts or omissions on the part of the CONTRACTOR during the performance of this Agreement, Such indemnification shall not be limited by reason of the enumeration of any insurance coverage herein provided. This provision shall survive completion, expiration, or termination of this Agreement.

In the event claims, losses, damages or expenses are caused by the joint or concurrent negligence of the CONTRACTOR and the CITY they shall be borne by each party in proportion to its negligence.

The CITY and CONTRACTOR agree that any claim made by either party arising out of any act of the other party, or any officer, director, or employee of the other party in the execution or performance of the Agreement, shall be made solely against the other party and not individually or jointly against such officer, director, or employees.

10.3 The CONTRACTOR will provide satisfactory proof of insurance naming the CITY, together with its officers, agents, employees and engineers as additional primary, non-contributory named insureds prior to commencing work. All policies shall be written on a "per occurrence" basis. The CONTRACTOR shall procure and maintain insurance for protection from claims under worker's compensation acts, claims for damages because of bodily injury including personal injury, sickness or disease or death of any and all employees or of any person other than such employees, and from claims or damages because of injury to or destruction of property including loss of use resulting therefrom, alleged to arise from the CONTRACTOR'S negligence in the performance of services under this Agreement. CONTRACTOR'S certificate of insurance shall contain a provision that the coverage afforded under the policy(s) will not be canceled or reduced without thirty (30) days prior written notice (hand delivered or registered mail) to the CITY. Contractor shall promptly forward new certificate(s) of insurance evidencing the coverage(s) required herein upon annual renewal of the subject policies. Failure of the Contractor to supply a valid certificate of

insurance, or if a previously valid certificate of insurance has expired and is not replaced, is grounds for issuance of a stop work order until such time as a valid certificate of insurance is provided. Failure of the CITY to collect or demand a certificate of insurance shall not be deemed a waiver of the requirement to provide one. The limits of liability for the insurance required by this Subsection shall not be less than the following:

Property Damage	\$1,000,000 (each accident)
Bodily Injury	\$1,000,000 (each person)
	\$1,000,000 (each accident)

Workmen's Compensation Insurance:

All Liability imposed by Workmen's Compensation statute

Employer's Liability Insurance \$2,000,000

Contractual Liability Insurance \$2,000,000

Completed Operations Insurance \$ 500,000

Owned, Hired, and Non-Ownership Vehicle Bodily Injury and Property Damage to the following Limits:

Commercial General Liability \$2,000,000 (each occurrence)

Automobile Liability \$2,000,000 combined single limit (each accident)

Umbrella Liability \$2,000,000 (each occurrence)  
\$2,000,000 (aggregate)

Professional Liability \$2,000,000 (each occurrence)  
\$2,000,000 (aggregate)

10.4 The CONTRACTOR is responsible for the quality, technical accuracy, timely completion, and coordination of all Designs, Drawings, Specifications, Reports, and other professional services furnished or required under this Agreement, and shall endeavor to perform such services with the same skill and judgment which can be reasonably expected from similarly licensed professionals.

Contractor must have capability of retrieving plans electronically from the City and returning them after completion of their review. The shipping and packaging of all plans are paid for by the CONTRACTOR. This includes the initial plan submittal, re-submittals and returning the plans to the City when the project is complete.

10.5 Force Majeure. Whenever a period of time is provided for in this Agreement for the Contractor or the CITY to do or perform any act or obligation, neither party shall be liable for any delays or inability to perform if such delay is due to a cause beyond its control and without its fault or negligence including, without limitation: a) Acts of nature; b) Acts or failure to act on the part of any governmental authority other than the CITY or Contractor, including, but not limited to, enactment of laws, rules, regulations, codes or ordinances subsequent to the date of this Agreement; c) Acts of war; d) Acts of civil or military authority; e) Embargoes; f) Work stoppages, strikes, lockouts, or labor disputes; g) Public disorders, civil violence, or disobedience; h) Riots, blockades, sabotage, insurrection, or rebellion; i) Epidemics or pandemics; j) Terrorist acts; k) Fires or explosions; l) Nuclear accidents; m) Earthquakes, floods, hurricanes, tornadoes, or other similar calamities; n) Major environmental disturbances; or o) Vandalism. If a delay is caused by any of the force majeure circumstances set forth above, the time period shall be extended for only the actual amount of time said party is so delayed. Further, either party claiming a delay due to an event of force majeure shall give the other party written notice of such event within three (3) business days of its occurrence or it shall be deemed to be waived.

10.6. Assignment: Neither the CITY nor the Contractor shall assign or transfer any rights or obligations under this Agreement without the prior written consent of the other party.

10.7. Time is of the essence with respect to each provision hereof in which time is a factor

10.8. CONTRACTOR's or CITY's waiver of any term, condition, or covenant or breach of any term, condition, or covenant, shall not constitute a waiver of any other term, condition, or covenant, or the breach thereof.

10.9 Successors and Assigns: All of the terms, conditions, and provisions hereof shall inure to the benefit of and are binding upon the parties hereto, and their respective successors and assigns, provided, however, that no assignment of this Agreement shall be made without written consent of the parties to this Agreement.

10.10 Governing Law and Jurisdiction: The CONTRACTOR and the CITY agree that this Agreement and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the State of Illinois without regard to any conflict of laws provisions, which may apply the laws of other jurisdictions. It is further agreed that any legal action between the CONTRACTOR and the CITY arising out of this Agreement or the performance of the services shall be brought in a court of Kendall County in the State of Illinois.

10.11 Attorney's Fees: If litigation arises pursuant to this Agreement, the Court in such litigation shall award reasonable costs and expenses, including attorney fees, to the prevailing party. In awarding attorney fees, the Court shall not be bound by any Court fee schedule, but shall, in the interest of justice, award the full amount of costs, expenses, and reasonable attorney fees paid or incurred in good faith.

10.12 Additional Items: The CITY and Contractor further agree that

**A. If the Prevailing Wage Act Applies:**

**Wage Rate Requirements:**

- (1) The Contract shall be based upon payment by Contractor and his Subcontractor of wage rates not less than the prevailing hourly wage rate for each classification of worker engaged on the work as determined by the State of Illinois, Department of Labor.
- (2) A copy of the wage determination shall be posted by the Contractor in a conspicuous place at the site of the work where it can be easily seen by the workers.
- (3) The Contractor shall maintain certified time sheets and submit to the CITY with final invoice.
- (4) The Contractor will be required to sign a Wage Rate Requirement Certification.

**B. Prevailing Wage**

Some or all of the work herein may be subject to the provisions of Prevailing Wage Act, 820 ILCS 130/0.01 et.seq., providing for the payment of prevailing rate wages to all laborers, workmen and mechanics engaged on work. The Contractor agrees that, prior to making any payments to its own laborers, workers, or mechanics or to any subcontractor it will determine whether it must legally pay wages in accordance with the Prevailing Wage Act, and if so legally required, pay the then-current prevailing rate of wage as determined by the Illinois Department of Labor and posted at: <http://www.state.il.us/agency/idol/>.

The CITY may at any time inquire of the Contractor as to rates of wages being paid employees of the Contractor, and any subcontractor or material men, whereupon such information shall be promptly provided by the Contractor. The Contractor shall indemnify the CITY for any and all violations of the prevailing wage laws and any rules and regulations now and hereafter issued pursuant to said laws.

The Contractor shall insert into each subcontract and into the project specifications for each subcontract a written stipulation requiring all laborers, workers and mechanics performing work under the contract to comply with the Prevailing Wage Act and to require each subcontractor to insert into each lower-tiered contract and into the project specification for each lower tiered subcontract a similar stipulation.

- C. **Sexual Harassment:** During the entire term of the contract, Contractor shall have in full force and effect a written Sexual Harassment Policy, which complies with the Illinois Human Rights Act (775- ILCS 5/1-101 et.seq.) including at least the following: 1) a statement on the illegality of sexual harassment; 2) the definition of sexual harassment under Illinois Law; 3) a description of sexual harassment, utilizing examples; 4) an internal complaint process, including penalties; 5) the legal recourse, investigative and complaint process available through the Illinois Department of Human Rights ("Department") and the Illinois Human Rights Commission ("Commission"); 6) directions on how to contact the Department and the Commission; and 7) protection against retaliation as provided by Section 6-101 of the Act.
- D. **Drug Free Workplace:** In compliance with Illinois law, The Contractor certifies and agrees that it will provide a drug free workplace by:
1. Publishing a Statement;
  - 2) Notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance, including cannabis, is prohibited in the Contractor's workplace.
  - 3) Specifying the actions that will be taken against employees for violations of such prohibition.
  - 4) Notifying the employee that, as a condition of employment on such Contract, the employee will:
  - 5) Abide by the terms of the statement; and
  - 6) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.
  - 7) Establishing a drug free awareness program to inform employees about:
  - 8) The dangers of drug abuse in the workplace;
  - 9) The Contractor's policy for maintaining a drug free workplace;
  - 10) Available counseling, rehabilitation, or assistance programs; and
  - 11) Penalties imposed for drug violations.
  - 12) Providing a copy of the Statement required by subsection (a) to each employee engaged in the performance of the Contract and to post the Statement in a prominent place in the workplace.
  - 13) Notifying the contracting agency within ten (10) days after receiving notice of any violations as listed above.
  - 14) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program, by any employee who is so convicted, as required by Section 5 of the Drug Free Workplace Act.
  - 15) Assisting employees in selecting a course of action in the event drug counseling, treatment, and rehabilitation are required and indicating that a trained referral team is in place.



- 16) Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act.
- 17) The Contractor will be required to sign a Drug Free Workplace Certification.


E. **Substance Abuse Prevention on Public Works Projects:** Before a contractor or subcontractor commences work on a public works project as defined in 820 ILCS 130/2, the contractor or subcontractor shall have in place a written program which meets or exceeds the program requirements in the Substance Abuse Prevention on Public Works Projects Act, to be filed with the public body engaged in the construction of the public works and made available to the general public, for the prevention of substance abuse among its employees. The testing must be performed by a laboratory that is certified for Federal Workplace Drug Testing Programs by the Substance Abuse and Mental Health Service Administration of the U.S. Department of Health and Human Services. At a minimum, the program shall include all of the following:

- 1) A minimum requirement of a 9 panel urine drug test plus a test for alcohol. Testing an employee's blood may only be used for post-accident testing, however, blood testing is not mandatory for the employer where a urine test is sufficient.
- 2) A prohibition against the actions or conditions specified in 820 ILCS 265/10.
- 3) A requirement that employees performing the work on a public works project submit to pre-hire, random, reasonable suspicion, and post-accident drug and alcohol testing. Testing of an employee before commencing work on a public works project is not required if the employee has been participating in a random testing program during the 90 days preceding the date on which the employee commenced work on the public works project.
- 4) A procedure for notifying an employee who violates 820 ILCS 265/10, who tests positive for the presence of a drug in his or her system, or who refuses to submit to drug or alcohol testing as required under the program that the employee may not perform work on a public works project until the employee meets the conditions specified in subdivisions (2)(A) and (2)(B) of 820 ILCS 265/20.

10.13 Any provision or part thereof of this Agreement held to be void or unenforceable under any law shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon the parties. The parties agree that this Agreement shall be refined to replace such stricken provision or part thereof with a valid and enforceable provision which comes as close as possible to expressing the intention of the stricken provision.

10.14 This Agreement contains and embodies the entire and integrated agreement between parties hereto and supersedes all prior negotiations, representations, or agreements, either written or oral.


IN WITNESS WHEREOF the parties hereto have executed or caused to be executed by their duly authorized agents, this contract in DUPLICATE, each of which shall be deemed original, on the day and year first written.

  
\_\_\_\_\_  
United City of Yorkville, Administrator  
Date 1-24-18  
Attest Lisa Pickering Title DEPUTY CITY CLERK

\_\_\_\_\_  
B&F Construction Code Services, Inc.  
(Printed Name of Contractor)

\_\_\_\_\_  
2420 Vantage Drive  
Address  
11/8/17  
Date

\_\_\_\_\_  
Elgin IL 60124  
City, State Zip Code

\_\_\_\_\_  
Signature of Authorized Representative  


\_\_\_\_\_  
Vice President  
Title  
11/8/17  
Date

**WAGE RATE REQUIREMENTS CERTIFICATION [If applicable]**

**GENERAL**

1. The Contract shall be based upon payment by Contractor and his Subcontractor of wage rates not less than the prevailing hourly wage rate for each classification of worker engaged on the work as determined by the State of Illinois, Department of Labor.
2. The Prevailing Wage Law does not prohibit payment of more than the prevailing rate of wages nor does it limit the hours of work which may be performed by any worker in any particular period of time.
3. A copy of the wage determination shall be posted by the Contractor in a conspicuous place at the site of the work where it can be easily seen by the workers.
4. The Contractor shall maintain certified time sheets and submit to the City with final invoice.

B & F Construction Code Services, Inc.  
(Printed Name of Contractor)

  
(Signature of Authorized Representative)

2420 Vantage Drive  
Address

Elgin, IL 60124

## DRUG FREE WORKPLACE CERTIFICATION

In compliance with State of Illinois Compiled Statutes, Chapter 30-580, The Contractor certifies and agrees that it will provide a drug free workplace by:

**Publishing a Statement:**

- A. Notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance, including cannabis, is prohibited in the Contractor's workplace.
- B. Specifying the actions that will be taken against employees for violations of such prohibition.
- C. Notifying the employee that, as a condition of employment on such Contract, the employee will:
  - 1. Abide by the terms of the statement; and
  - 2. Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.
- D. Establishing a Drug Free Awareness Program to inform employees about:
  - 1. The dangers of drug abuse in the workplace;
  - 2. The Contractor's policy for maintaining a drug free workplace;
  - 3. Available counseling, rehabilitation, or assistance programs; and
  - 4. Penalties imposed for drug violations.
- E. Providing a copy of the Statement required by subsection (a) to each employee engaged in the performance of the Contract and to post the Statement in a prominent place in the workplace.
- F. Notifying the contracting agency within ten (10) days after receiving notice under part (B) of paragraph (3) of subsection (a) above from an employee or otherwise receiving actual notice of such conviction.
- G. Imposing a sanction on, or requiring the satisfactory participation in a Drug Abuse Assistance or Rehabilitation Program, by any employee who is so convicted, as required by Section 5 of the Drug Free Workplace Act.
- H. Assisting employees in selecting a course of action in the event drug counseling, treatment, and rehabilitation are required and indicating that a trained referral team is in place.
- I. Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act.

The undersigned affirms, under penalties of perjury, that he/she is authorized to execute this certification on behalf of the designated organization.

B&F Construction Code Services, Inc.  
(Printed name of Contractor)

2420 Vantage Drive  
Address

Elgin IL 60124  
City State Zip Code

Kenneth Garrett  
Signature of Authorized Representative

Vice President  
Title

11/8/17  
Date

## NON-COLLUSION CERTIFICATE

The Undersigned Bidder is not barred from bidding for this Contract as a result of a violation of either Section 33E-3 or Section 33E-4 of Chapter 38 of the Illinois Revised Statutes concerning bid rigging, rotating, kickbacks, bribery and interference with public contracts.

B&F Construction Code Services, Inc.  
(Printed Name of Contractor)

2420 Vantage Drive  
Address

Elgin IL 60124  
City State Zip Code

Signature of Authorized Representative

Kenneth Garrett

Vice President  
Title

11/8/17  
Date

## ELIGIBLE CONTRACTOR AND SUBCONTRACTOR CERTIFICATE

The Undersigned Bidder is not barred from bidding for this Contract as a result of a violation of either Title 3, Chapter 1, Section 12 of The City Code regarding ineligible contractors.

B&F Construction Code Services, Inc.

(Printed Name of Contractor)

2420 Vantage Drive

Address

Elgin

IL

60124

City

State

Zip Code

Signature of Authorized Representative

*Kenneth Garrett*

Vice President

Title

11/8/17

Date

**STATE AND FEDERAL EQUAL OPPORTUNITY EMPLOYER CERTIFICATE**

The Undersigned Bidder agrees to comply with all State and Federal Equal Opportunity Employer laws.

B&F Construction Code Services, Inc.  
(Printed Name of Contractor)

2420 Vantage Drive  
Address

Elgin IL 60124  
City State Zip Code

*Kenneth Garrett*  
Signature of Authorized Representative

Vice President 11/8/17  
Title Date

EXHIBIT A  
SCOPE OF WORK AND FEE SCHEDULE

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The scope of work will include the following components:

Consulting services are available for building plan review, inspections, property maintenance inspections, department administration, assistance with zoning and planning, ordinance development and redevelopment planning. The type of projects includes: residential, mixed use and commercial projects.

All first reviews are performed in nine (9) business days from date they are received in our office and second and all subsequent reviews are performed in five (5) business days. There is no additional fee for any re-reviews.

All inspections are performed with less than twenty-four (24) hours notice. All inspections received by 4:00 PM will be performed the next business. Inspections are completed between the hours of 8:00 AM until 4:00 PM. CONTRACTOR must make special requests for specific times available as well as emergency inspections after hours. CONTRACTOR will provide contact information for after hour's personnel to conduct site visits for consultation.

There is no limit to the number of reviews or inspections which can be performed.

Single Family — Plan Review

Single Family Homes first reviews will be performed within nine (9) business days and second reviews within five (5) business days.

All fees shown below are flat fees or priced per square foot; no additional fees will be billed to the City.

Single Family Homes up to 3,200 square feet:

Six Hundred Thirty-Five Dollars (\$635.00) per dwelling unit

(Includes building, plumbing, mechanical, energy and electrical).

Single Family Homes over 3,200 square feet:

\$0.198 per square foot (actual square footage)

(Includes building, plumbing, mechanical, energy and electrical)

Single Family Home Additions

\$0.198 per square foot (actual square footage)

(Includes building, plumbing, mechanical, energy and electrical) with a minimum fee of (\$200.00) Two Hundred Dollars.

Re-inspection fees are invoiced at the rate of Fifty-Five Dollars (\$55.00) per inspection (each discipline is considered a separate inspection and is described below).

Zoning - \$ 75.00 per lot



**EXHIBIT A**  
**SCOPE OF WORK AND FEE SCHEDULE**

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**INSPECTIONS FOR SINGLE FAMILY HOMES ARE IN THE FOLLOWING ORDER**

**FOOTING FORMS** - When the forms are set and before the concrete is poured.

**FOUNDATION FORMS** - When the forms are set and before the concrete is poured.

**BACKFILL** - When the concrete is poured, waterproofed, drain tile is in place and covered with gravel but before the foundation is backfilled.

**PLUMBING UNDERGROUND** - When piping is located between the floors or underground but before the covering is in place. Flushing of the underground shall be witnessed.

**FRAMING OR STRUCTURAL** - Before any drywall, plaster or interior finish is applied. Rough-in of the electrical, plumbing, ductwork must be in place before the inspection. An inspection per floor is required.

**HVAC ROUGH** - When piping and ductwork is installed.

**ELECTRICAL ROUGH IN** - When rough-in work is complete and before drywall, concrete or backfill is in place.

**AIR LEAKAGE** - When all roughs are complete and exterior finish is complete.

**PLUMBING ROUGH IN** - When rough-in work is complete.

**INSULATION** - When insulation is installed prior to drywall.

**CONCRETE FLOOR BASEMENT** - When base reinforcing is prepared and in place, and before the concrete is poured. All utilities and service equipment in the concrete must be in place before the inspection.

**CONCRETE FLOOR GARAGE** - When base reinforcing is prepared and in place, and before the concrete is poured. All utilities and service equipment in the concrete must be in place before the inspection.

**ELECTRIC SERVICE** - When meter socket and main panel are installed.

**FINAL PLUMBING** - When final work is complete and before the system is operational.

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**FINAL HVAC** - When all HVAC components are complete.

**FINAL ELECTRIC** - When all electrical components are complete.

**FINAL BUILDING** - When all Building components are complete.

EXHIBIT A  
SCOPE OF WORK AND FEE SCHEDULE

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Additional inspections for driveways, sidewalks, service walks, patios or decks can be performed for an additional fee.

**Commercial, Industrial, Multi-Family - Plan Review**

Plan review fees invoiced as shown in our current fee schedule include: Building, Mechanical, Plumbing, Electric plus any additional reviews such as Energy. This does not include engineering, storm water or special use. The fees shown for Commercial, Industrial, and multi-Family include unlimited reviews, and there is no charge for re-reviews.

Specialized Commercial and Industrial or processes: One Hundred and Fifty Dollars (\$150.00) per hour

**INSPECTIONS COMMERCIAL & INDUSTRIAL (*New Construction, Additions, Existing*)** 5

FOOTING FORMS - When the forms are set and before the concrete is poured.

FOUNDATION FORMS - When the forms are set and before the concrete is poured.

FOUNDATION BACKFILL - When the concrete is poured, waterproofed, drain tile is in place and covered with gravel but before the foundation is backfilled.

FRAMING OR STRUCTURAL - Before any drywall, plaster or interior finish is applied. Rough in of electrical, plumbing, ductwork must be in place before the inspection. An inspection per floor is required for all uses.

HVAC ROUGH - When piping and ductwork is installed.

ELECTRICAL ROUGH IN - When rough in work is complete and before the drywall, concrete or backfill is in place.

PLUMBING ROUGH IN - When rough work is complete.

ENERGY CONSERVATION - Inspect for energy conservation as each area is completed.

ELECTRIC SERVICE - When meter socket and main panel are installed.

DRYWALL - When drywall is installed prior to the taping.

CONCRETE FLOORS - When base reinforcing is prepared and in place, and before the concrete is poured. All utilities and service equipment in the concrete must be in place before the inspection.

FINAL PLUMBING - When final work is complete and before the system is operational.

FINAL HVAC - When all HVAC components are complete.

**EXHIBIT A**  
**SCOPE OF WORK AND FEE SCHEDULE**

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**FINAL ELECTRIC** - When all electrical components are complete.

6

**STRUCTURAL FINAL** - When all the work is completed.

**OCCUPANCY** - When all the work is complete and before occupancy.

Fire protection system reviews and inspections can be provided if requested.

**INSPECTION FEES**

All fees shown below are a per square foot building fee and no additional fees will be billed to the City.

Building	.14 per square foot
Plumbing	.04 per square foot
Mechanical	.04 per square foot
Electrical	.04 per square foot
Energy	.02 per square foot

**Other Services**

**Miscellaneous Plan Reviews:** Twenty-Five Dollars (\$25.00) per Trade - Miscellaneous Plan Review shall include sheds, decks, fences, pools, re-roofing, satellite dishes, appliance and minor plumbing installations. These inspections can be performed on site while performing inspections.

**Miscellaneous Inspections:** Thirty-Five Dollars (\$35.00) Per Inspection (per Trade) - Miscellaneous inspections shall include sheds, decks, fences, pools, re-roofing, satellite dishes, appliance and minor plumbing installations.)

**Property Maintenance Inspections** - These inspections can be performed as a separate project, respond to complaints or along with the normal inspections. The fee for property maintenance inspections are Sixty five Dollars (\$65.00) per hour. This fee does not include any court time.

**Ordinance development** - CONTRACTOR to provide assistance with the rewriting of existing ordinances or the development of new ordinances can be provided. This can include building, zoning, fees, property maintenance or any area where a building, zoning or planning department is involved.

7

Any ordinance related to fees or services in this contract would be prepared at no charge. This includes agreements for building inspections, property maintenance inspections, zoning and planning and ordinances for building safety, zoning and fees.

Other ordinances at the rate of One Hundred Fifty Dollars (\$150.00) per hour.

EXHIBIT A  
SCOPE OF WORK AND FEE SCHEDULE

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The current Ordinance on the Building related codes will be reviewed and updated for no charge.

**Zoning and Planning**

CONTRACTOR will provide a staff member experienced in zoning and planning to assist with the zoning, planning and downtown redevelopment. This service can be customized to fit the needs of the City. It can include zoning and planning reviews for new or potential projects or assistance with long range planning.

**Fees for Zoning and Planning**

**Single Family-** Seventy-Five Dollars (\$75.00) per lot

**Commercial -** One Hundred Twenty Dollars (\$120.00) per 10,000 square feet of site and building floor area per review

Prices above do not include engineering, storm water or special use.



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 #6

Tracking Number

EDC 2018-54

### Agenda Item Summary Memo

**Title:** Downtown Overlay District – Preliminary Draft of Streetscape Master Plan

**Meeting and Date:** Economic Development Committee - July 3, 2018

**Synopsis:** Feedback on preliminary draft of Downtown Overlay District Streetscape Master

Plan prepared by Farr Associates, planning consultants.

### Council Action Previously Taken:

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

Item Number: \_\_\_\_\_

**Type of Vote Required:** None

**Council Action Requested:** Feedback and direction

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

### Agenda Item Notes:

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# Memorandum

To: Economic Development Committee  
From: Krysti Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Date: June 26, 2018  
Subject: Downtown Overlay District – Farr Associates  
**Preliminary Drafts of Streetscape Master Plan & Form-Based Code**

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## Request

A review and discussion of the preliminary drafts of the Yorkville Downtown Overlay District's Streetscape Master Plan and Form-Based Code being prepared by planning consultants, Farr Associates.

## Summary

Attached is a preview of the draft components for the Yorkville Downtown Overlay District Plan. The drafts focus on both the Streetscape Master Plan of the overlay district and the Form-Based Code. As presented, the plans are intended to establish the broader guidance for street character and development opportunities within the downtown which can be facilitated through public capital improvement projects and private redevelopment.

### *Streetscape Master Plan*

The Streetscape Master Plan identifies the street type and classification for the four major roadways in the downtown: Bridge Street, Hydraulic Street, Van Emmon Street and Main Street ("B" Street). The plan walks through existing, near term and long term planning solutions for each street and identifies tactical intervention opportunities (meaningful, planning/design related measures at a small cost which adds vitality and interest in the area) for each such as community art, public space lighting, painted crosswalks, outdoor restaurant seating, wall murals, etc.

A notable change to the previous draft version of the Streetscape Master Plan is the long-term plan for Illinois Route 47 (Bridge Street). The prior draft plan proposed a reduced street cross section of 3-lanes, however, based upon feedback from staff, the community, and elected officials; page 15 of the draft Streetscape Plan illustrates a 5-lane street cross section for Bridge Street within the downtown.

### *Form-Based Code*

The Form-Based Code portion of the overlay district is intended to establish codified development standards for downtown and neighboring redevelopment areas. As presented in the preliminary draft version of the form-based code, the proposed standards will:

1. **GUIDE** the development of a mix of uses and a pedestrian-oriented environment as established in the Yorkville Streetscape Master Plan.
2. **PROVIDE** for a mix of housing types within the overlay district and adjacent areas for people of all ages and lifestyles.
3. **ACHIEVE** development that is appropriate in scale and intensity for the Downtown Overlay District and adjacent neighborhoods.

The major components of the form-based code are the identified districts, uses, building types and site development standards. The attached draft version provides information on all of these components except

the site development standards which will be provided in a subsequent draft version previewed by the Economic Development Committee before staff formal recommendation for adoption.

Note that the red text is filler, as a starting point, that has NOT been tailored to Yorkville and may be removed entirely. Additionally in this preliminary draft, the tables have NOT been finalized and are also in draft form. Therefore, some tables include “xx” because numbers have yet to be identified for those specific dimensions and the language overall is very much “in-progress” and will change in many places.

### **Staff Comments**

While this is just the working draft of the plan and additional tweaks and redesigns are expected before presenting the formal draft to EDC at a later time, preliminary feedback on the various aspects of the plan is appreciated. Hopefully this gives a good indication of the plan’s structure and highlights some of the content that is more polished.

The citizen engagement workshop held on June 22, 2018 was the last public engagement session offered prior to presenting this draft to the EDC. Feedback received from this session included the following written comments:

- “Parking lot redesign – diagonal spots to fit more space within existing lot footprint (corner lot – Bridge and Hydraulic)”
- “The Silo Stays! Bristol – 2 silos”
- “Sculpture competitions and sponsorships as community building tactics”
- “Water art for kids”
- “Seating areas by south bank BBQ”
- “Hanging baskets of flowers”
- “Ped Crossing Signals?”

There is still an opportunity for citizen input on the draft Streetscape Master Plan plan via the website [www.downtownyorkville.com](http://www.downtownyorkville.com). Comments will be accepted until July 15, 2018.

Once finalized, the plan and form-based code will be considered by the Planning and Zoning Commission during a public hearing. A recommendation by the PZC will then be forwarded to the City Council for final consideration. Staff will be available at Tuesday night’s meeting to address any questions the City Council may have regarding this agenda item.

# YORKVILLE

Downtown Overlay District



*United City of*  
**Yorkville** ILLINOIS

FARR ASSOCIATES



## Streetscape Master Plan

A streetscape master plan provides guidance of the direction and character of future street related capital improvement projects. As downtown Yorkville continues to evolve, so too should its streets and public spaces to support the changing land uses over time. Downtown has experienced multiple moments of transition, from center of town to a concentration of light industry along a rail line to a stretch cars drive by at 40 miles per hour without a second thought. But recently, downtown has experienced a renaissance of sorts with desirable new restaurants and funky small businesses building on top of the few that already existed. An improved

Fox River oriented park and other riverfront recreational improvements add another layer to downtown's assets.

At its heart, Yorkville is a small-town on a sleepy river with residents committed to making a better city for all. What better places to start that improving a downtown that should be the center of the community, where events, festivals, and family gatherings take place regularly. The streets of downtown Yorkville should be the armature that supports these functions and helps contribute to building community.

# Section One

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# Streetscape Master Plan

Street Type Classification ..... p. 06

Bridge Street ..... p. 08

Hydraulic Street ..... p. 16

Van Emmon Street ..... p. 24

'B' Street ..... p. 32

General Streetscape Guidance ..... p. 40

# Streetscape Master Plan

## Why a Streetscape Master Plan?



Figure X - Bridge Street (Source)

**Because downtown Yorkville needs one.** Investors and property owners interested in improving their downtown assets may think twice if they do not sense a commitment from the City. The downtown TIF I was certainly an effort to encourage redevelopment within downtown and TIF II is an added incentive for owners to invest; however, the lack of an inspiring plan that presents future capital improvement priorities for the City leaves much to be desired. This streetscape master plan is intended to get people excited about the potential of downtown. Knowing that improvements are in the pipeline, investors can get out in front and establish a presence prior to downtown realizing its full potential.

A streetscape master plan's focus is on the public realm - most notably the streets, furnishing zones, and sidewalks. It helps to establish what role each street will play moving forward. For example, it establishes which streets are 'A' Streets; meaning a street that should be accompanied by building frontages, glazing, signage, and activity. They are the

streets that residents come to downtown to stroll along and enjoy a sunny Saturday afternoon. Alternatively, a 'B' Street supports the 'A' Street. Parking access, sides of buildings, and service oriented functions should be accessed off 'B' Streets. Like 'A' Streets, they are critical to the functioning successes of places we love. Accommodating both within downtown, while defining which is which, can help property owners prioritize where their future front entry is located or where that new cafe tenant should face.

Downtown was identified as a primary concern in the 2016 Yorkville Comprehensive Plan for good reason. Despite its current downfalls, downtown packs exciting assets to build upon. Restaurants, old building packed with potential, plenty of building infill and redevelopment opportunities, and a fantastic recreational amenity in the Fox River bode well for the future of downtown. This plan demonstrates some of the strategies the City can implement to pave the way for the future of downtown.

## Providing Framework for the FBC

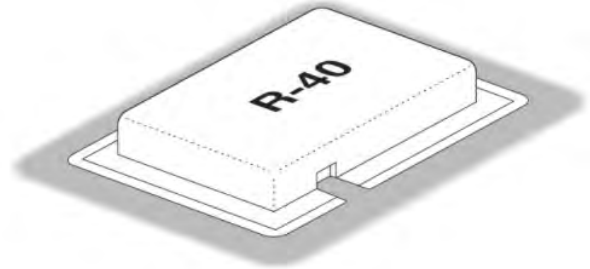
The streetscape master plan is structured to inform the complimentary **Downtown Yorkville Form-Based Code**. Form-based codes (FBC) are land development regulations that seek to produce predictable built results that prioritize building form over building use as a distinguishing factor. Often times, a regulatory zone or framework is applied at the block level, much like zoning, where parcels fall into a specific FBC classification.

The **Downtown Yorkville Form-Based Code** uses the street types as a regulatory framework. The parcels that front a specific street type identified in this plan use that street type as the underlying FBC classification. If a parcel fronts more than one street, the FBC articulates the process of discerning which FBC zone takes precedent. The FBC includes further instruction on how to identify a parcel, determine the underlying regulatory zone, and easily interpret the zone's requirements for redevelopment.

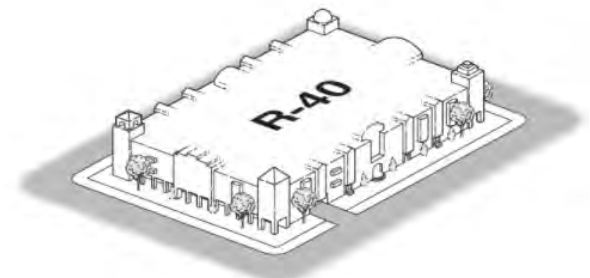
The streetscape master plan brings a visual interpretation of what form and character future capital improvements will look like, so to better understand how a FBC zone relates to its adjacent streets. Though this streetscape master plan and the FBC are intended to be stand-alone documents, they are coordinated efforts that provide layers of detail to collectively envision the future of downtown Yorkville.

The series of diagrams on the right is from the Form-Based Codes Institute (FBCI) and meant to visualize the physical consequences that stem from conventional zoning (top), conventional zoning with supporting design guidelines (middle), and form-based codes (right). Standards that prioritize form over use have the capabilities of encouraging a more fine-grained outcome.

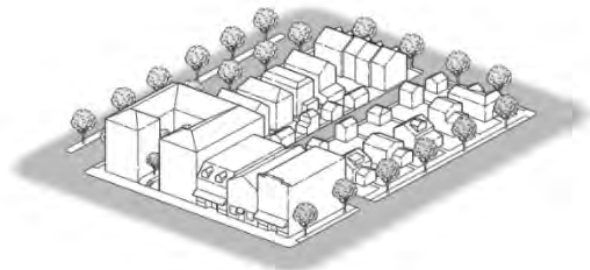
**Conventional Zoning (FBCI)**



**Zoning Design Guidelines (FBCI)**



**Form-Based Codes (FBCI)**



# Street Type Classification

## Street Type Classification

The following street types represent what will be the guiding framework guiding the of form-based code (FBC) parcel classifications. Parcels fronting their respective street type should follow the form-based guidelines outlined in the Downtown Yorkville Form-Based Code.

The four different street types - 'B' Street includes one street type with a modifier - are represented on the following pages with the existing condition, proposed near-term improvements, and proposed long-term vision. The street types are represented at typical segments along

key stretches; therefore, minor variations will occur where applicable. The four street types include Bridge Street, Hydraulic Street, and Van Emmon Street, which can each be classified as downtown Yorkville's 'A' streets. The 'B' Street is the fourth type and includes a typical residential and non-residential character.

This Streetscape Master Plan is intended to envision the character and role each street contributes to the future of downtown Yorkville and does not represent finalized landscape and construction details.



Figure X - Bridge Street (Source)



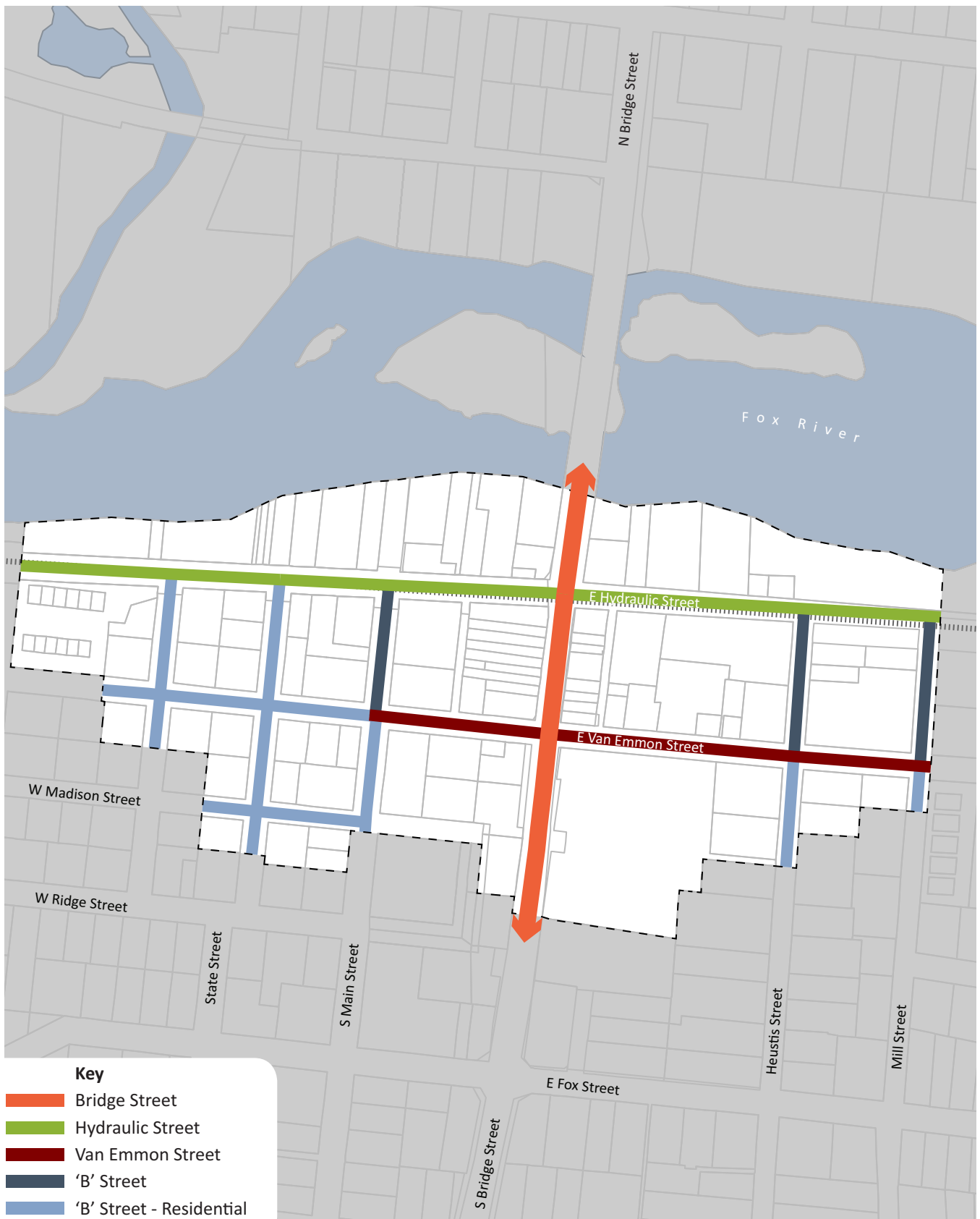
Figure X - Hydraulic Street (Source)



Figure X - Van Emmon Street (Source)



Figure X - Main Street (Source)



## Street Type Classification



# Bridge Street (Existing)

## IDOT's Improvements

Bridge Street, between Hydraulic Street to the north and Van Emmon Street to the south, was clearly the historic downtown core of Yorkville. Though this stretch is only one block long, it retains much of the historic scale and character of the past. Bridge Street was historically a two travel-lane street with parallel parking on either side to serve the businesses. Traffic became congested, because Bridge Street is State Route 47 and the main truck route through Yorkville, so the Illinois Department of Transportation (IDOT) studied widening street along with other improvements to alleviate the congestion. Many years after the initial proposal of a five-lane Bridge Street, the proposal was finally taken to construction to the desperation of Yorkville residents anxious to speed up flow through a downtown long removed from representing the heart of the community.

Since the IDOT improvements, the buildings have failed to recover. Travel lanes replaced parallel parking and concrete barriers were placed between street and sidewalk. The combination of road widening, increased speed, lack of parallel parking, and other factors drove many of the primary building entries around to the backs of the Bridge Street buildings. The increased speeds and lack of pedestrian traffic along Bridge Street have effectively drained downtown of any potential for vitality. Residents have mixed opinions about the impacts of IDOT's improvements; however, it is clear that the term "improvements" may not be the correct expression for Bridge Street's new character.

This stretch of Bridge Street may be considered the gateway into downtown Yorkville and retains potential to become the iconic stretch that helps draw people into local businesses and displays an attractive image that represents the people of Yorkville.



Figure X - Bridge Street Facades (Source)

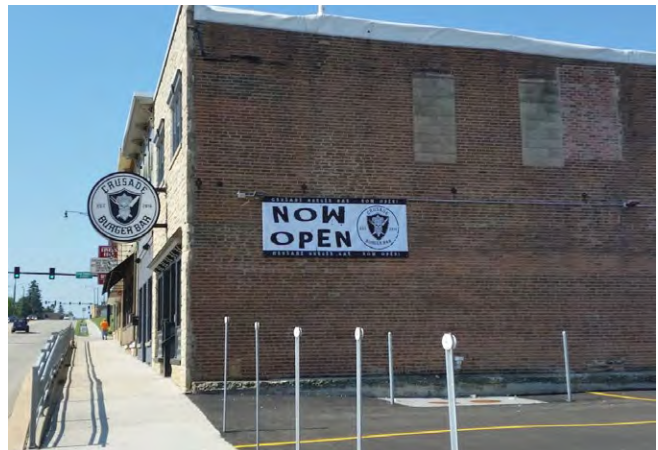
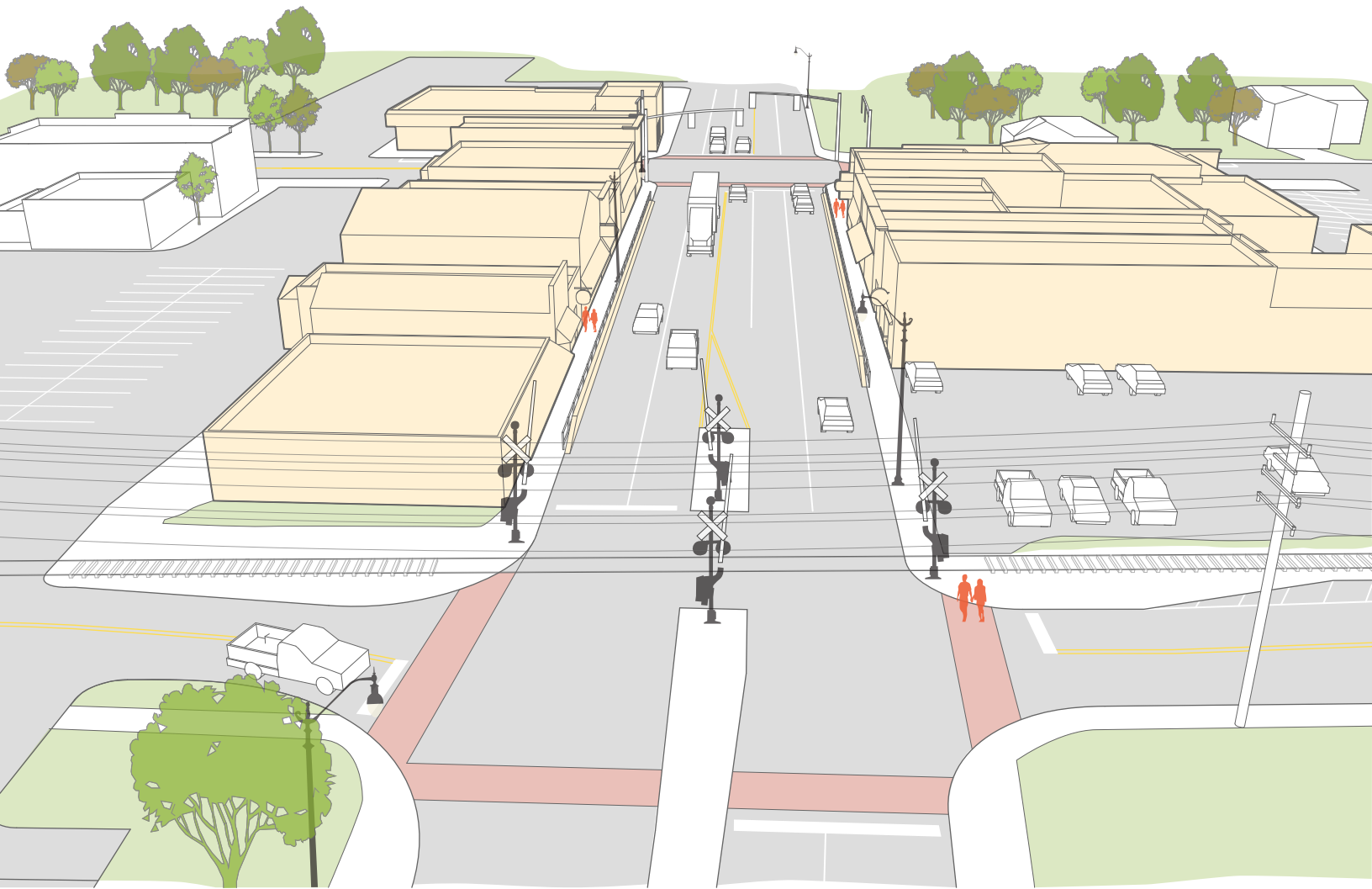


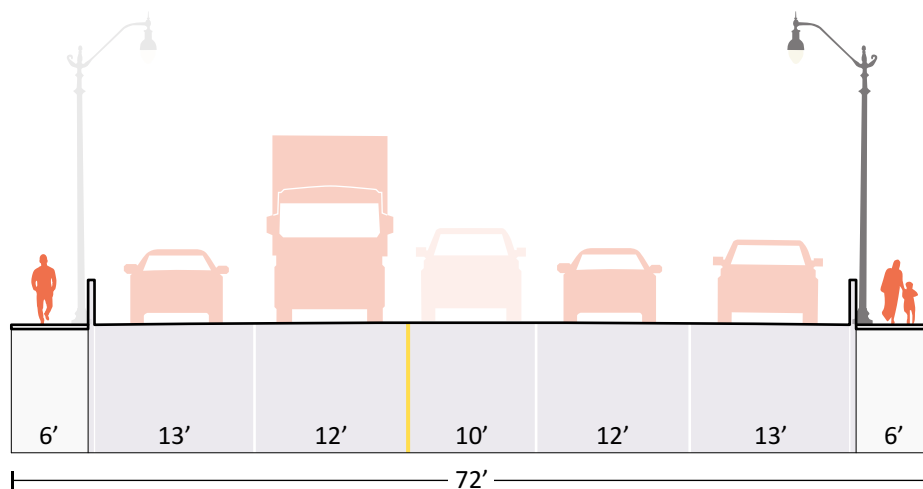
Figure X - Bridge Street Blank Wall (Source)



Figure X - Bridge Street Sidewalk and Barrier Wall (Source)



Bridge Street (Existing)





# Bridge Street (Near-Term)

## Tactical Interventions

Meaningful measures to display an image of vitality and interest can be taken with a cost sensitive approach. For example, instead of temporary narrowing traffic lanes or tearing down the now important concrete barriers flanking Bridge Street, beautification strategies might include painting the concrete barriers and hand rails with a custom design, installing overhead catenary lighting that creates a tunnel effect causing traffic to be aware and slow down, or painting large iconic murals on the blank downtown building walls. Each of these interventions could contribute to the overall character of downtown and play a dual purpose of encouraging traffic to be extra aware and slow down.

Because this segment of Bridge Street is such an important gateway for the City, concentrating multiple interventions on this location within the greater downtown should take priority over other streets and locations. Drivers would recognize that downtown could be worth pulling over and parking for. The larger scale of these proposed interventions caters to the car and the brief moment downtown has to catch a new customer's attention.

- ① Painted Crosswalks
- ② Seasonal Banners
- ③ Public Art/Sculpture
- ④ Painted Light Poles
- ⑤ Outdoor Restaurant Seating
- ⑥ Entry Landscape Improvements
- ⑦ Seasonal Banners
- ⑧ Painted Bridge Street Barrier/Railing
- ⑨ Yorkville Entry Wall Mural
- ⑩ Bridge Street Catenary Lighting



Figure X - Wall Mural (Source)

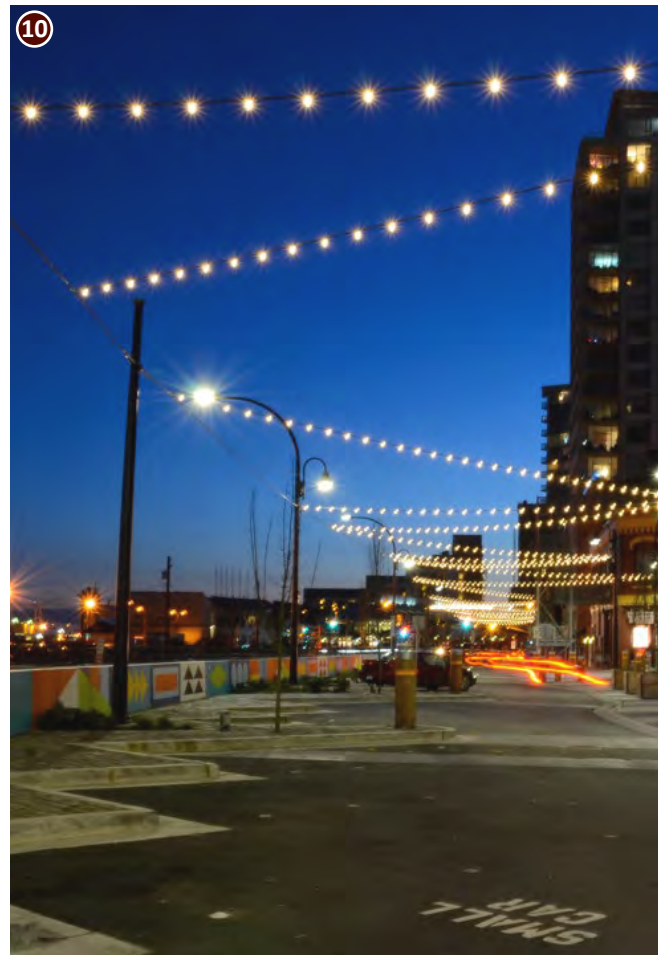
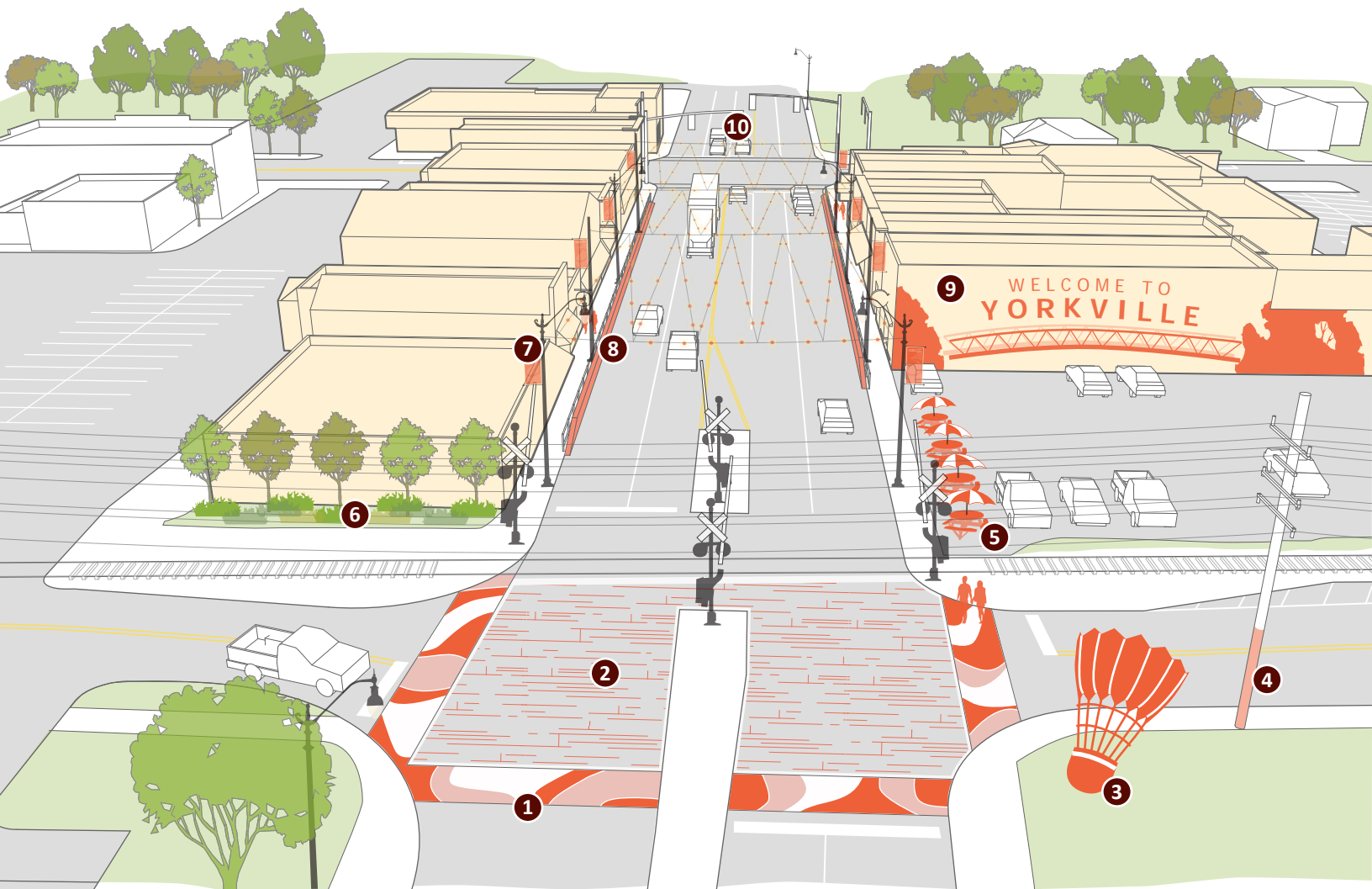


Figure X - Catenary Lighting (Source)



Bridge Street (Near-Term)



Figure X - Painted Concrete Barrier (Source)



Figure X - Public Art / Sculpture (Source)



# Bridge Street (Long-Term Opt. A)

## Minor Upgrades Go a Long Way

The existing Bridge Street right-of-way affords very little flexibility for major improvements; however, that does not mean that meaningful upgrades would not make a positive impact. Squeezing in improvements where possible, such as the addition of seasonal banners to the light poles, repaving the sidewalks with high-quality and interesting materials for pedestrians, replacing the damaged handrail with a feature handrail that may be an art installation, or installing permanent catenary light fixtures over Bridge Street, can make a surprisingly dramatic impact for both drivers and pedestrians. Additionally, if the buildings better engage the sidewalks through accessible entrances, signage, and outdoor seating options, this would improve this highly visible stretch of downtown Yorkville.

A reduction in lane width would require a reclassification from IDOT to remove its truck route status. With alternative routes already being considered, it may simply be a matter of time and funding before truck traffic is rerouted off of Bridge Street. In this case, a redesign of Bridge Street to a narrower, 3-lane section is recommended. In the meantime, it will be critical for the City to address the perception issues with Bridge Street through near-term solutions that may last many years.

If IDOT does not provide an alternative route for truck traffic, a five-lane street may be the long-term reality. Though it would not be living up to its potential as Yorkville's iconic street, near-term strategies can add value to downtown Yorkville through amplified crosswalks, branding and wayfinding elements, visible outdoor seating, and much more.



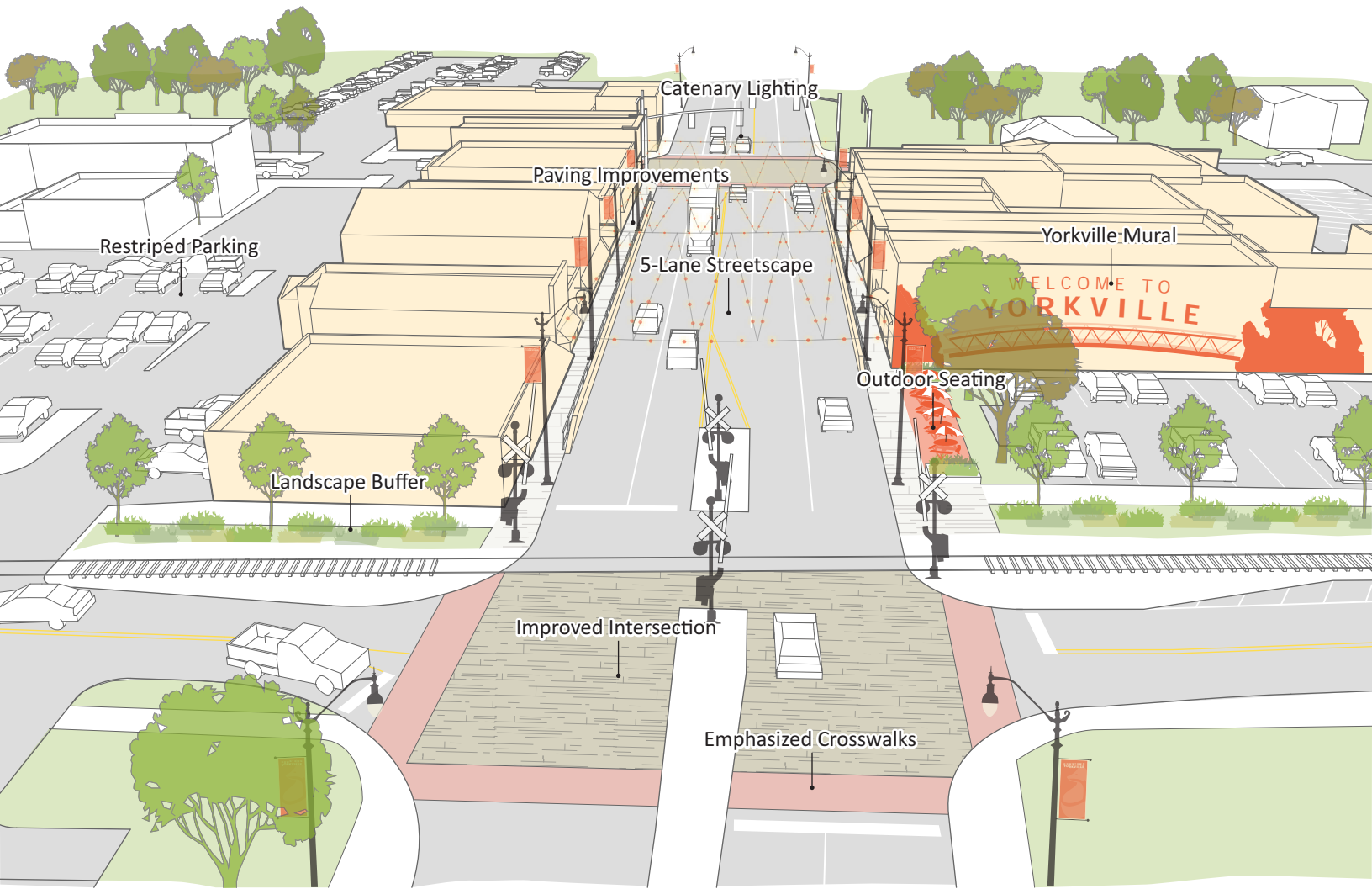
Figure X - Improved, Feature Handrail (Source)



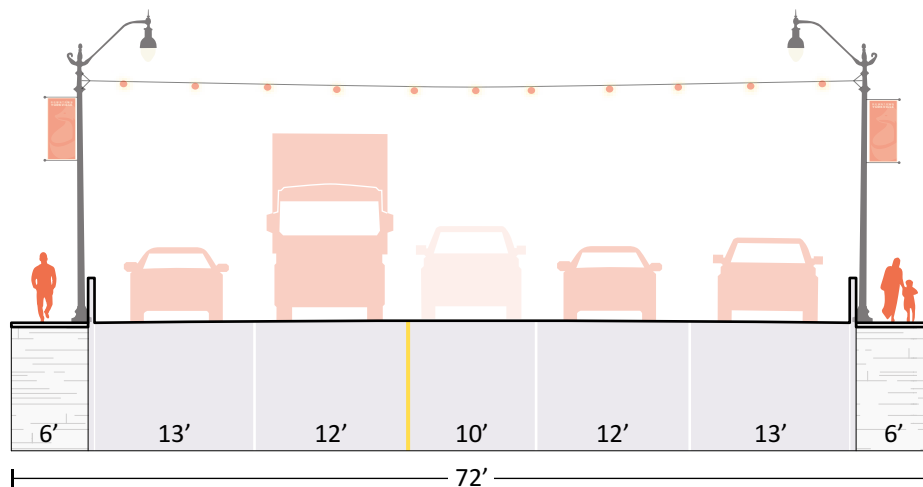
Figure X - Permanent Catenary Lighting(Source)



Figure X - Improved Sidewalk Pavement (Source)



Bridge Street (Long-Term Opt. A)



## Seasonal Yorkville Banners

Removable banners that feature the various seasonal events and branding that the City has could be featured in downtown. This could bring color, character, and a dynamic nature through rotating signage that advertises public events in the location in which they take place.



Figure X - Seasonal Banners (Source)

## Catenary Light Poles

Additional stand-alone poles could be added to mount the catenary light structure and complement the locations of the existing street lights. These poles could match the design and character of street light poles and be located as appropriate to support lights hanging over Bridge Street. Alternatively, the poles could be painted a branded color that pops against a street segment that could use more excitement and interest.



Figure X - Catenary Light Connection (Source)

## Catenary Art Installation

With poles installed to support catenary lighting, a next-level of design consideration could take place that treats the overhead lights as an art feature. An installation artist could design a dynamic grid of light that changes colors and makes downtown more recognizable for those passing through.



Figure X - Catenary Art Installation

## Light Up Bridge Street

- 1 Maintain Existing Sidewalk Width
- 2 Maintain Location of Stormwater Inlet
- 3 New Feature Handrail Along Bridge Street
- 4 Catenary Light Poles Matching Existing Street Lights
- 5 Catenary Lights Over Bridge Street (IDOT Clearance Standards)

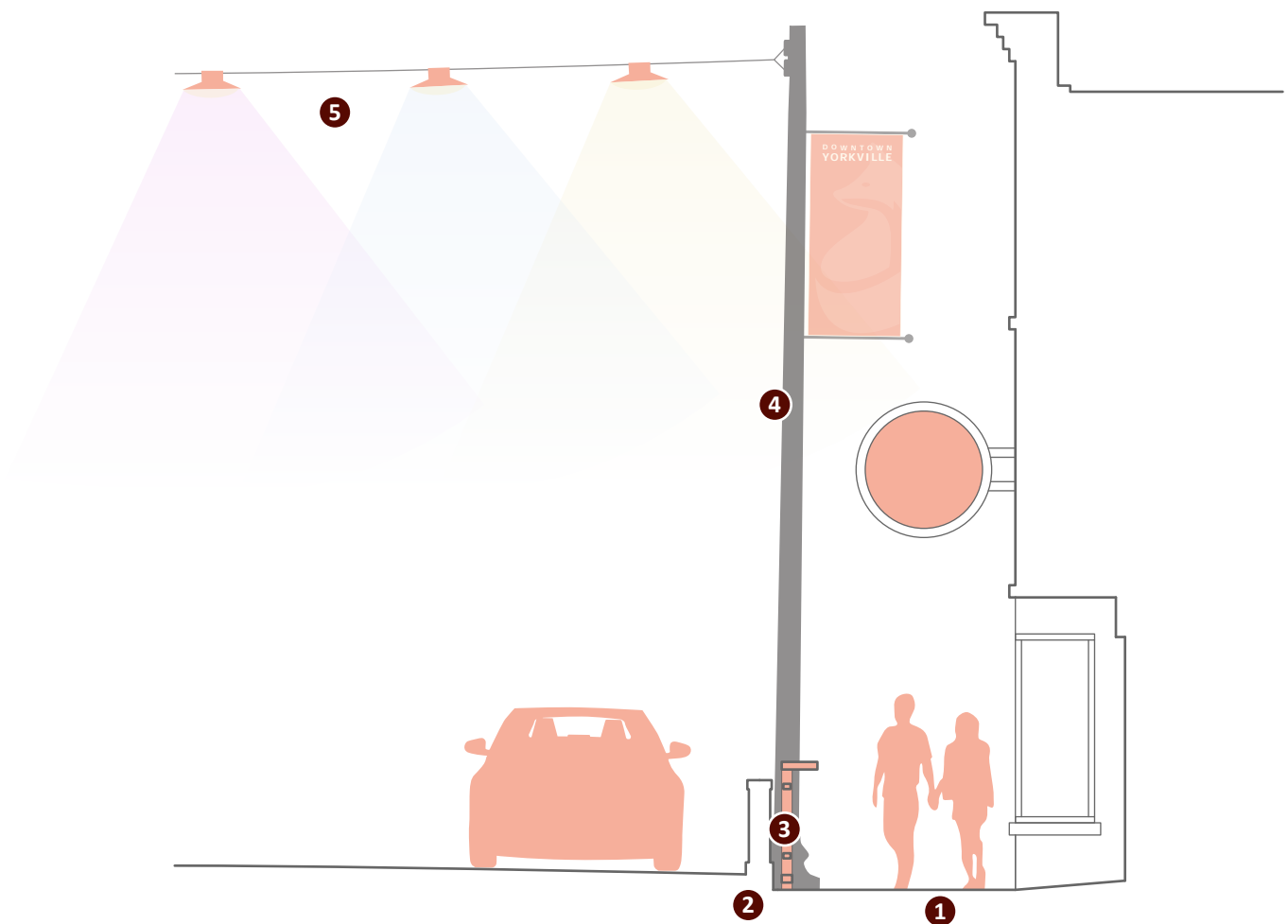


Figure X - Bridge Street Diagram (Farr Associates)



# Hydraulic Street (Existing)

## Unique Industrial Character

Hydraulic Street includes complex conditions, including utility poles landing in the street, a tapering right-of-way that narrows from west to east, and an active freight rail line that runs parallel to the street surface within the right-of-way. Because it runs parallel to the Fox River, there are multiple access and view corridors that connect pedestrians on Hydraulic Street to one of Yorkville's most important assets.

The freight rail line tracks are immediately adjacent to the southern edge of the street. The close proximity could be a safety issue; however, residents did not voice much concern over the rail, except the noise complaints and potential for trains to back up traffic along Bridge Street. Though only one rail company uses the line, it is very important to the natural gas industry because it accesses select sand used for the fracking process. Any expectations of the rail line closure should be curbed, at least in the near-term. The active rail line will remain something that any redesigns, current, or future uses must deal with.

Hydraulic Street features a unique industrial character because of the rail and adjacent buildings and uses. The short, utilitarian buildings, as well as agricultural relics, such as the inactive grain elevator, create an eclectic mix of land uses and character. Multiple popular businesses and parks exist along Hydraulic Street, and the existing character seems to support the types of businesses. As improvements occur to make Hydraulic Street a more attractive, safe, and usable street, a respect for its industrial past and present should be retained.



Figure X - Hydraulic Street (Source)



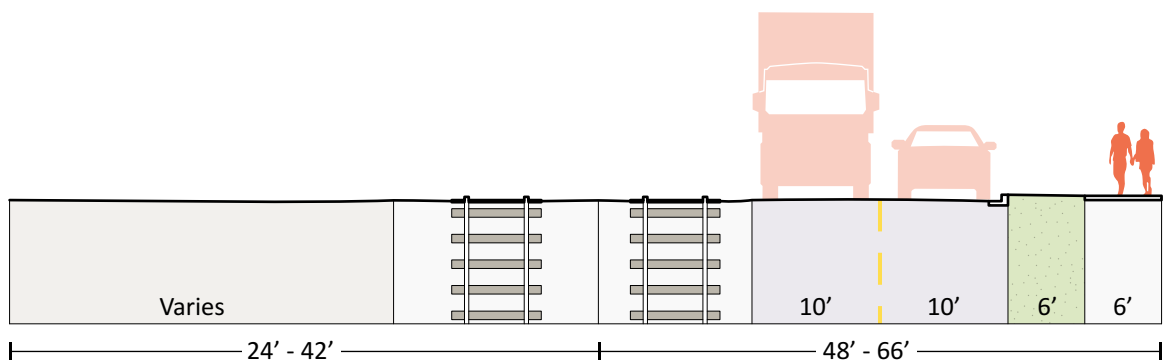
Figure X - Hydraulic Street (Source)



Figure X - Inactive Grain Elevator (Source)



Hydraulic Street (Existing)





# Hydraulic Street (Near-Term)

## Tactical Interventions

Hydraulic Street's character will remain unique and interesting whether interventions are done or not. The low traffic counts and limited number of businesses that currently front onto Hydraulic Street suggest that limited resources should be placed in its near-term improvements.

A few key improvements that help support the current businesses should be prioritized. This could include allowing outdoor seating areas either in the parking lots or at the edge of the street and sidewalk, painting the existing light poles with unique artwork, adding seasonal banners to the existing light poles, and improving the rear facade of Bridge Street, particularly because that has effectively become the primary entry to many of those businesses. The rear facade of the Bridge Street buildings is highly visible because no structures now exist to block views into the middle of the block.

Additionally, moveable planters with trees and other vegetation could bring life, shade, and color to an otherwise utilitarian Hydraulic Street.

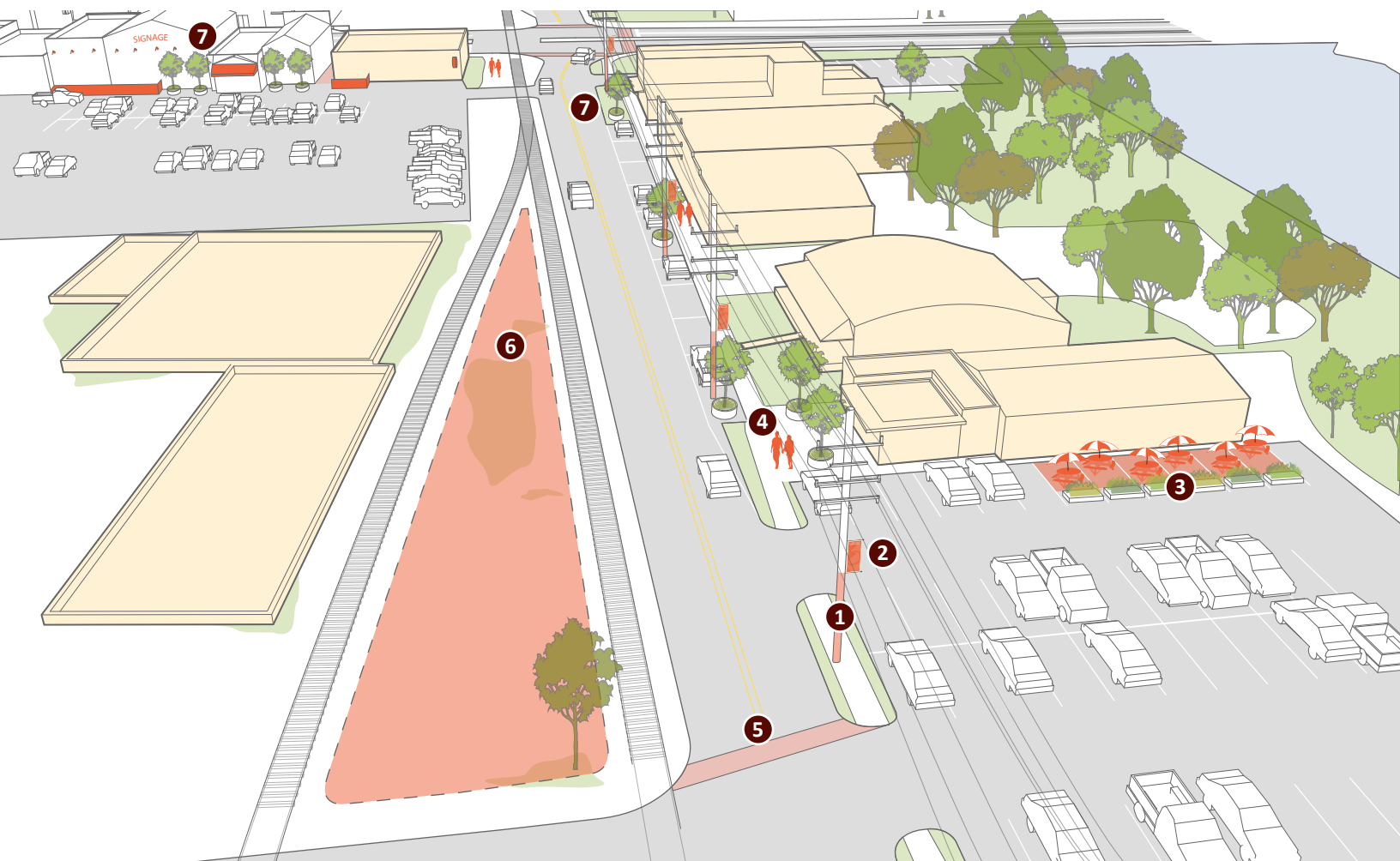
- ① Painted Light Poles
- ② Seasonal Banners
- ③ Outdoor Restaurant Seating
- ④ Temporary Tree Planters
- ⑤ Painted Crosswalks
- ⑥ Maintain Gravel Between Tracks
- ⑦ Bridge Street Rear Facade Improvements
- ⑧ Street Surface Lane Striping



Figure X - Painted Light Pole (Source)



Figure X - Well Maintained Gravel Surface (Source)



Hydraulic Street (Near-Term)



Figure X - Rear Facade Lighting and Signage (Source)



Figure X - Outdoor Restaurant Seating (Source)



# Hydraulic Street (Long-Term)

## Conversion to a Shared Street

The unique qualities of Hydraulic Street with its irregular street section, limited traffic count, paralleling of the Fox River, and already funky, casual character lends itself well to becoming a woonerf, or “shared street”. This long-term vision would allow Hydraulic Street to be closed down for festivals or events between the current driveway aligning with the rear entrances of the Bridge Street buildings and Heustis or Mill Street. Circulation around the block would still be possible through the use of a “slip lane” or access lane that would run along the south edge of the railroad tracks in order to access future redevelopment on those parcels.

Hydraulic Street could take on a unique design that includes permeable pavers that add character and stormwater management benefits. Being adjacent to the Fox River, an effort to minimize stormwater runoff and encourage percolation would be an environmentally conscious solution. Continuous pavers spanning between vehicular travel areas and traditional pedestrian areas would effectively blur the line between pedestrian and car right-of-way. This would encourage slow moving traffic on non-event days when Hydraulic Street is open and add an attractive frontage for the businesses along Hydraulic Street.

A shared street deserves a custom design. When City budget is allocated towards Hydraulic Street capital improvements, an emphasis should be placed on hiring highly-qualified landscape architects experienced in right-of-way redesign.



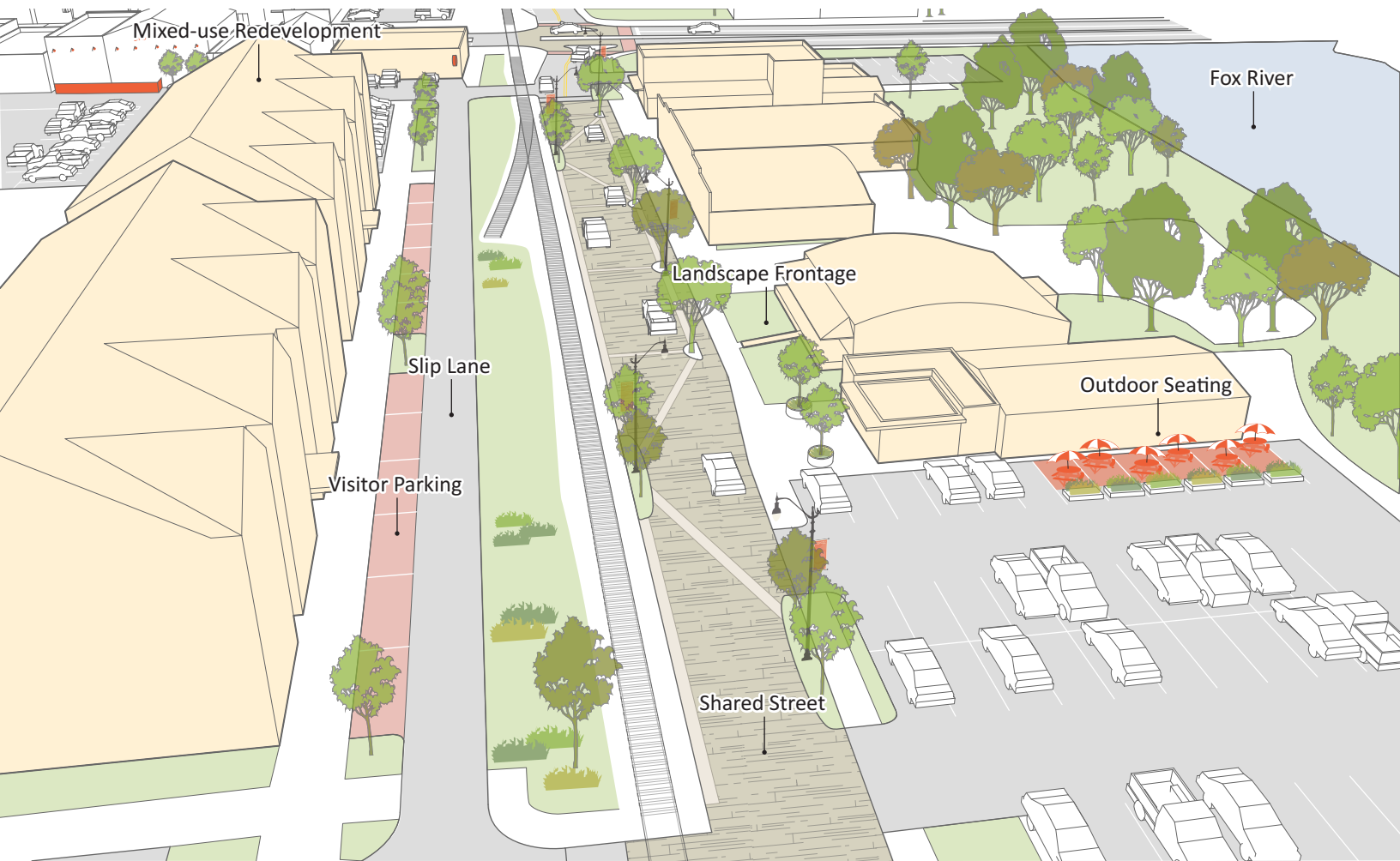
Figure X - Shared Street (Source)



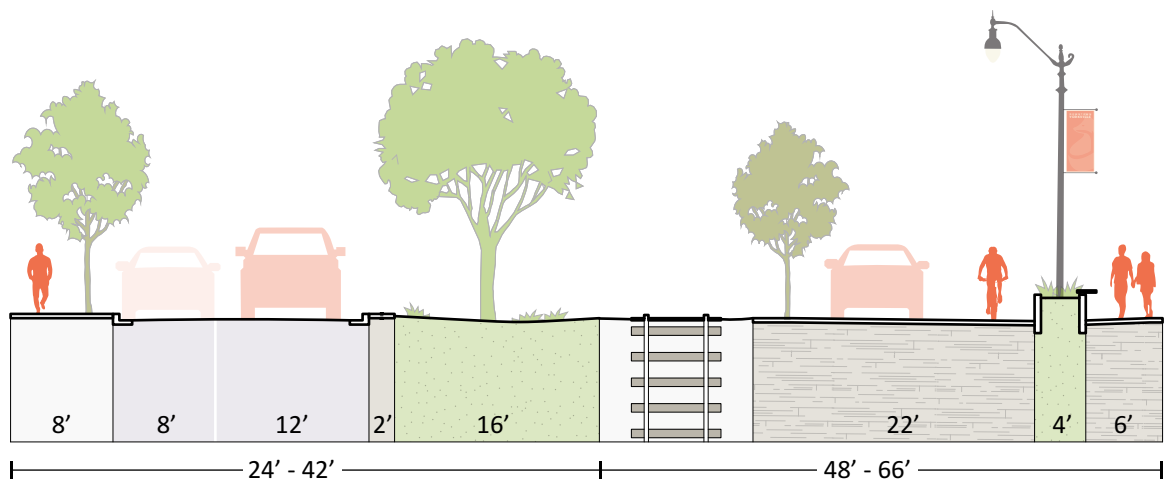
Figure X - Funky Outdoor Seating (Source)



Figure X - Shared Street (Source)



Hydraulic Street (Long-Term)



## Hydraulic Street Shared Street

A shared street should blur the lines between vehicle and pedestrian zone. Subtle changes to paving materials and the use of planters, street furnishings, markings can define where cars should or should not drive. Because Hydraulic Street runs parallel with the Fox River, a street section that sheet flows stormwater into a continuous drainage channel that is integrated with a paving change is an example of integrated street design. The details are important, as this will become downtown's event location.

- ❶ Paving Texture or Material Change
- ❷ Chicane Planting Beds
- ❸ Maintain Existing Distance from Tracks
- ❹ Raised Planting Beds
- ❺ Planter Seating Ledge
- ❻ Continuous Drainage Channel on One Side

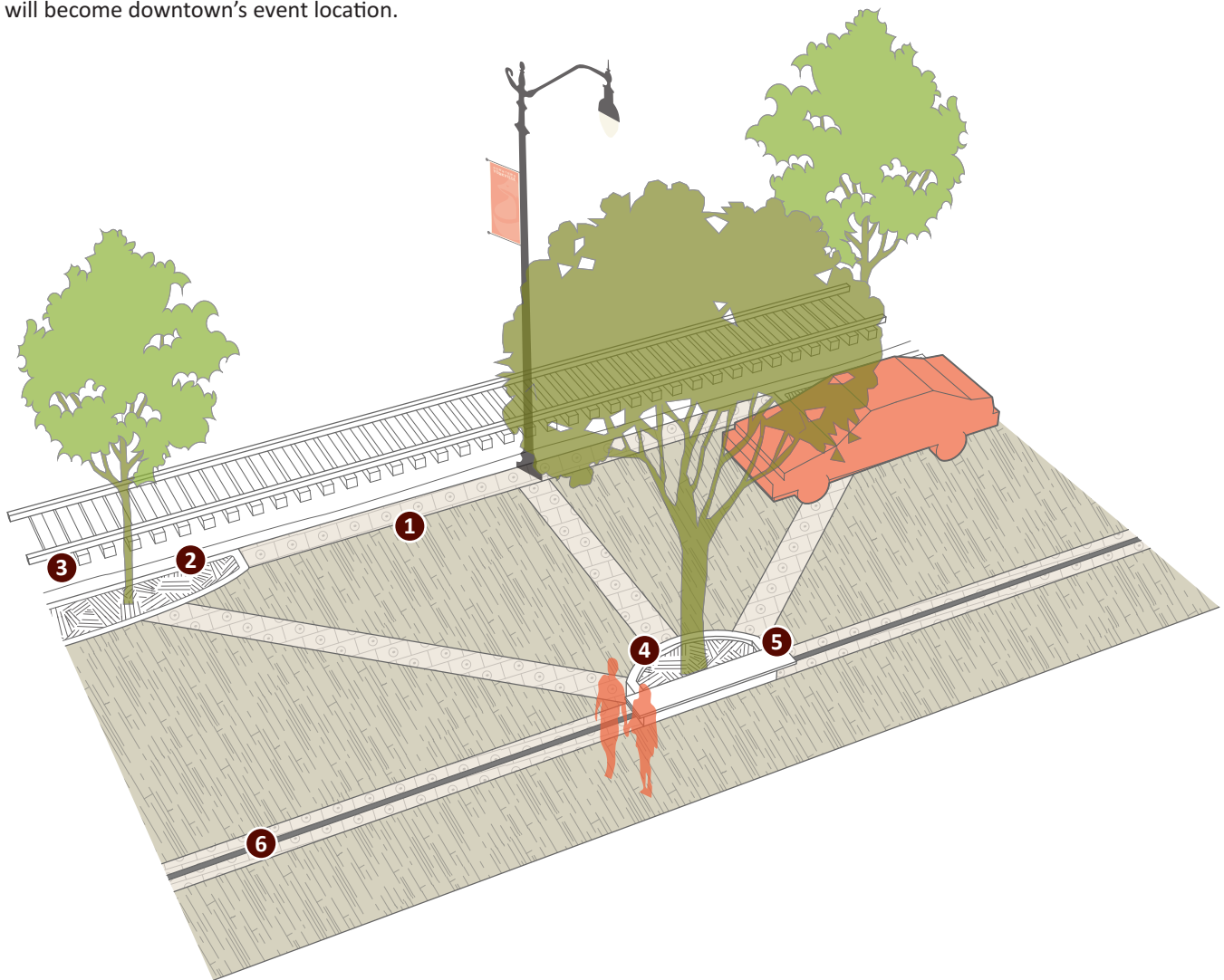


Figure X - Hydraulic Street Diagram (Farr Associates)



## Material Contrast

Subtle paving details, such as a change in material, texture, or orientation, contribute interest to the pedestrian environment. Minor variations can help make a design unique to a specific location and help brand the place. Paving details may be used to delineate where vehicles are allowed to drive or park. These variations may help inform the location of custom street furniture, emphasize locations for tree plantings or signage locations, or simply add aesthetic appeal.



Figure X - Paving Texture Change (Source)

## Street to Woonerf Transition

Shared streets typically have vehicular travel routes and parking at the same elevation as a sidewalk. This means that the street section will not have its typical curb and gutter condition and will also need to reconcile where a regular street meets the woonerf. Raised intersections and crosswalks commonly feature short ramp transition zones to raise travel lanes to the desired shared height. The transition zones can also help alert drivers that they are entering a special zone and a heightened awareness for pedestrians is necessary.



Figure X - Raised Intersection (Source)

## Planter Seating Ledge

A custom street design can include custom street planters and seating. In the instance of a shared street, raised planters made of a durable material could house low plantings and street trees, accommodate one or multiple built in seating ledges, and play a role in vehicular circulation by delineating the travel lanes, narrowing travel lanes to encourage slower travel speeds, or creating chicanes that slow-traffic to a greater degree.



Figure X - Planter Seating Ledge (Source)

# Van Emmon Street (Existing)

## Downtown's Second Gateway

Traveling east from downtown Yorkville, Van Emmon Street eventually becomes Van Emmon Road and meets Route 73, which connects Yorkville with Oswego. After Bridge Street, Van Emmon Street acts as the second gateway into downtown, particularly its intersection with Bridge Street. Recently, buildings have been torn down along Van Emmon Street and potential redevelopment is not unreasonable.

The approach traveling west into downtown along Van Emmon does not best represent Yorkville. Vegetation overgrowth between Mill Street and Heustis Street and an imbalanced street section of residential buildings with parking in front, a concrete retaining wall, and multiple “missing teeth” in the urban fabric leave much to be desired. Additionally, the intersection of Van Emmon Street and Bridge Street is not particularly inspiring, as each corner does not activate the intersection. Businesses are making an effort at providing visible programming at the intersection, but improvements are needed to establish the image the downtown Yorkville deserves.

Van Emmon Street west of Bridge Street has a different character. It becomes more residential quickly after the first half block. Naturally, the street section adjusts as its entering the neighborhood.



Figure X - View West Down Van Emmon Street (Source)



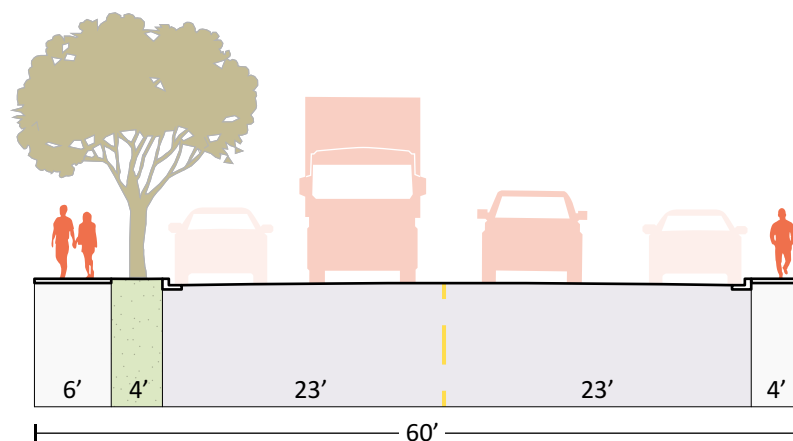
Figure X - View West Down Van Emmon Street (Source)



Figure X - View West Down Van Emmon Street (Source)



Van Emmon Street (Existing)





# Van Emmon Street (Near-Term)

## Tactical Interventions

Interventions should be focused at the intersection of Van Emmon Street and Bridge Street. Businesses on either side of the intersection are already considering providing outdoor seating options, which would add visible energy to downtown when approaching from the south. This is a positive direction and can be amplified with the removal of parking spaces to construct a temporary or permanent parklet, providing a canopy or other form of weather protection, or introducing outdoor space heaters to extend seating months.

This intersection is also the primary crossing to move between the east and west sides of Bridge Street because it has a traffic light and pedestrian crossing signals. Painting the crosswalk and intersection would be an opportunity to brand downtown, enhance safety and visibility for crossing pedestrians, and draw attention to its businesses.

In addition to intersection treatments, the southwest corner of the intersection could be used for signage that greets residents and visitors traveling into downtown. Plans are already underway to improve the County Courthouse slope.

- 1 County Courthouse Landscape Beautification
- 2 Gateway Monument Signage
- 3 Painted Crosswalks
- 4 Painted Intersection
- 5 Parklet
- 6 Temporary Street Trees
- 7 Outdoor Seating
- 8 Painted Grain Elevator



Figure X - Landscape Beautification(Source)

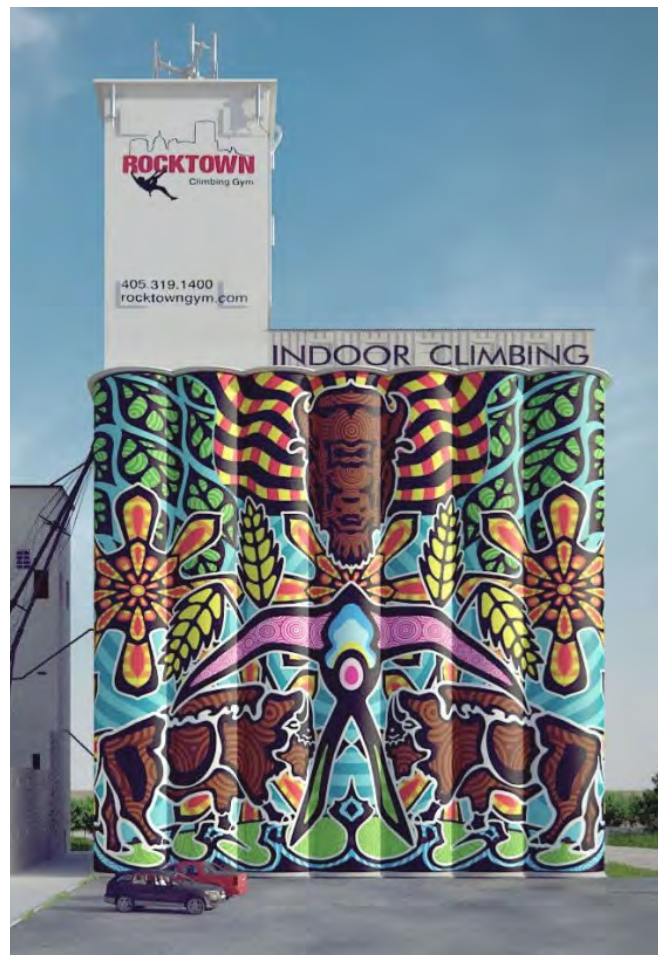
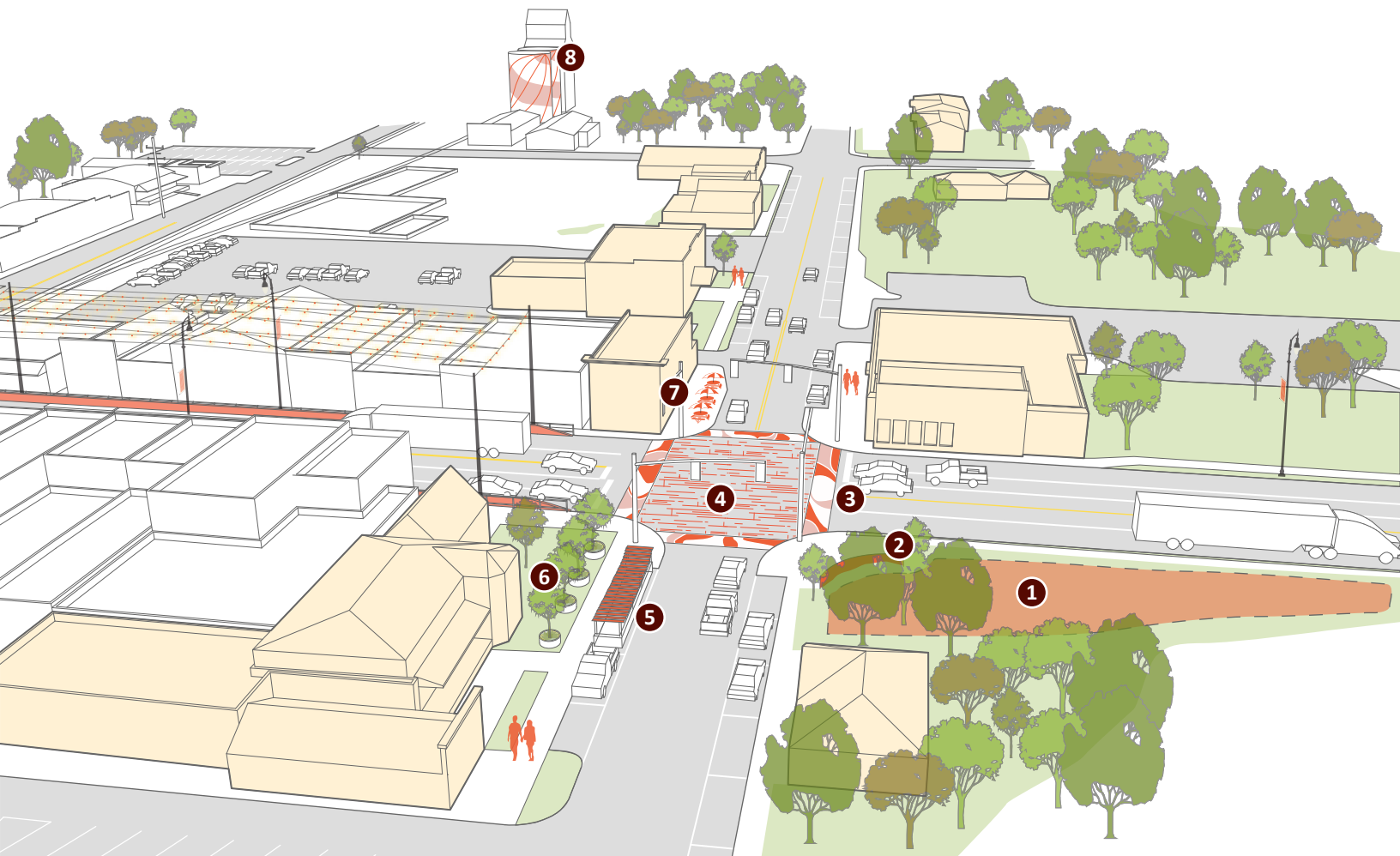


Figure X - Painted Grain Elevator (Source)



Van Emmon Street (Near-Term)



Figure X - Temporary Street Trees (Source)



Figure X - Painted Crosswalk (Source)



# Van Emmon Street (Long-Term)

## Greeting Visitors with Beauty

Van Emmon Street should be beautiful to establish a first impression to visitors, particularly east of Bridge Street. The mix of topography and building forms can be challenging when the desired outcome is a pleasant street; however, the asymmetry can be accommodated through careful design considerations.

Some of these considerations might include where stormwater is flowing. With elevated parcels on the south edge of Van Emmon Street, surface water will flow towards the street and sidewalk. Utilizing rain gardens that temporarily store rainwater before discharge or percolation and using permeable pavers that allow water to dissipate through the parking surface are ways to accommodate the increased runoff. Also helping with stormwater, street trees should be planted on either side of the approach from the east to create a block long gateway when driving into Yorkville from Oswego.

Downtown branding elements, such as seasonal banners and wayfinding signage, can add to the cohesion of downtown. The historic Kendall County Courthouse slope can act as a gateway feature that can include signage or some built element at the intersection to establish a four-sided Van Emmon and Bridge Street intersection. These improvements could be done in the near-term with the expectation that they would be around as other capital improvements take place.



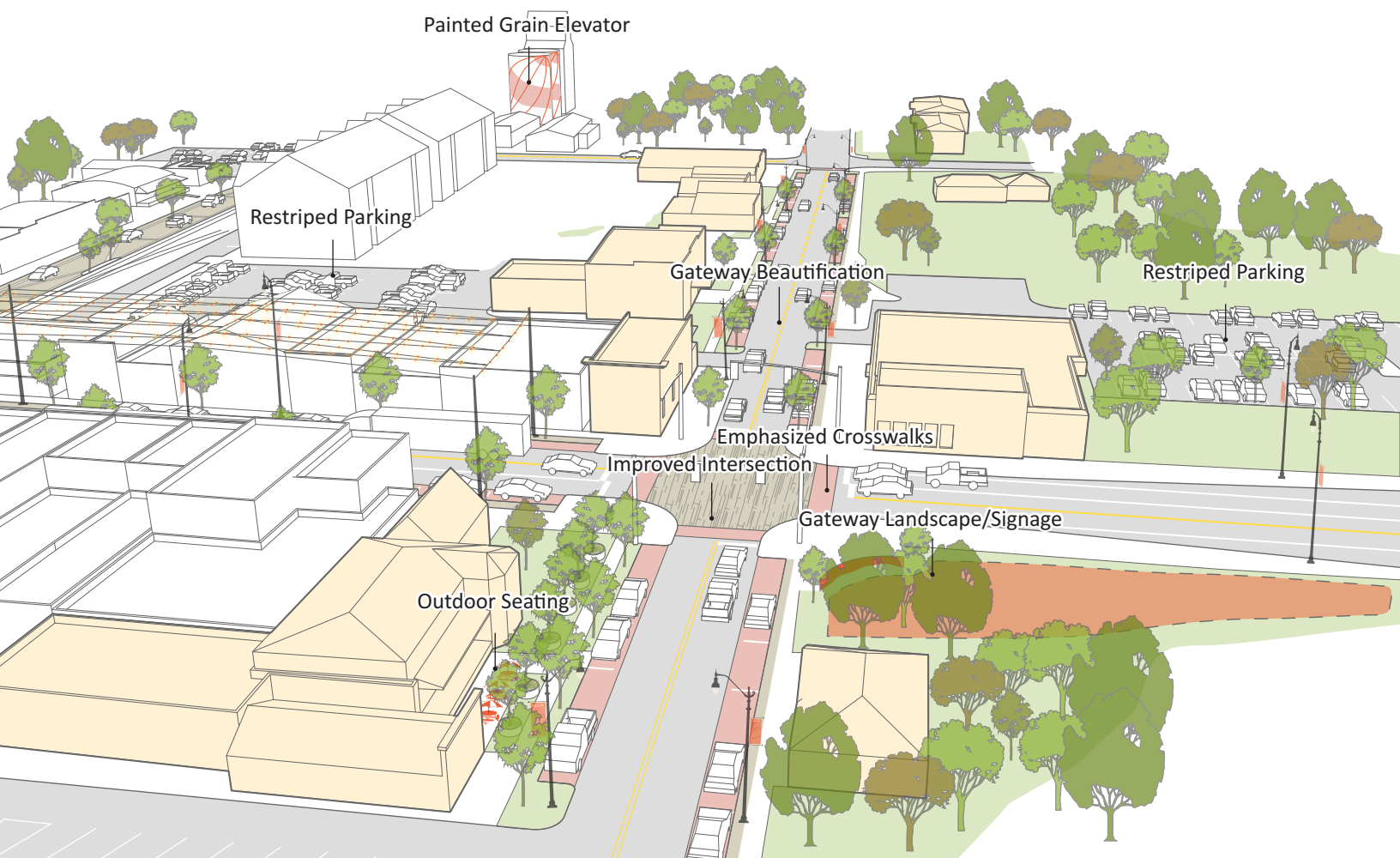
Figure X - Stormwater Streetscape (Source)



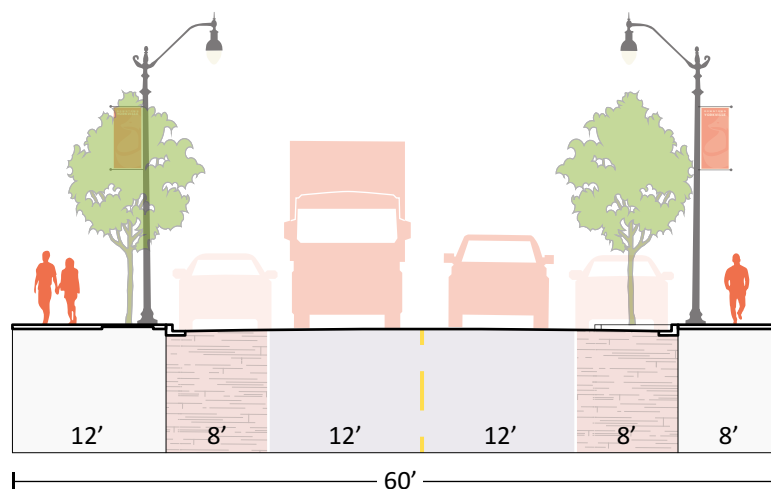
Figure X - Downtown Intersection Improvements (Source)



Figure X - Permeable Pavers for On-Street Parking (Source)



Van Emmon Street (Long-Term)





## Stormwater Bulb-Outs

Bulb-outs typically narrow roadways to direct traffic, slow speeds down, expand the sidewalk, or simply accommodate plantings. Integrating bulb-outs that also performing a stormwater management function would be an attractive design feature along Van Emmon Street. Bulb-out curbs should be slotted, or notched with openings, to allow surface stormwater to enter and exit the planting zone of the bulb-out.



Figure X - Stormwater Bulb-Out (Source)

## Sidewalk Rain Gardens

Stormwater rain gardens could be used to improve stormwater quality and provide detention for significant storm events. Like bulb-outs, they can accommodate a variety of planting types and should have inlets allowing water to flow in and out from the street. Trees and a variety of plantings that provide color and texture would add to the beautification of Van Emmon Street.



Figure X - Rain Garden (Source)

## Permeable Parking Pavers

Tying designs back to other streets within downtown, Van Emmon Street could feature open grid permeable pavers that both define the parking areas and increase stormwater capacity. Coordinating pavers between Van Emmon Street, Hydraulic Street, and any other location they are used in the greater downtown would support a cohesive design and branding language.



Figure X - Permeable Pavers (Source)

## Sustainable Street Section

Van Emmon Street can represent Yorkville's demonstration of a sustainable street section. The right-of-way width provides plenty of flexibility for a two-lane street. Additionally, the asymmetrical street section that has a higher elevation on one side is an ideal candidate to display sustainable stormwater strategies.

- ❶ Slotted Curbs
- ❷ Stormwater Bulb-Out Planter
- ❸ Parallel Parking
- ❹ Rain Garden Planter
- ❺ Permeable Pavers

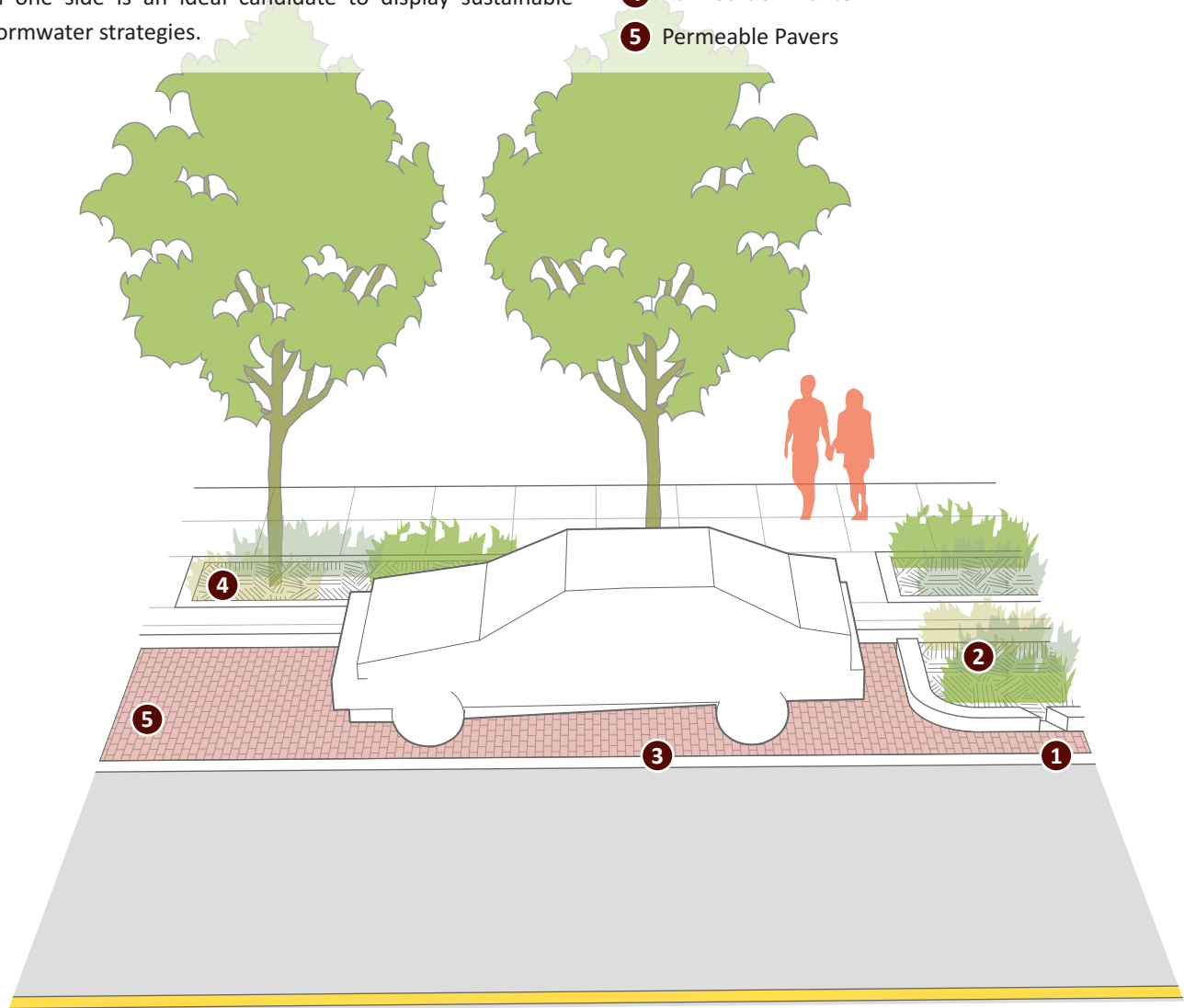


Figure X - Van Emmon Street Diagram (Farr Associates)

# 'B' Street (Existing)

## Small-Town Character

One of the most charming aspects of Yorkville, is the historic, small-town character inherent in the City's streets and buildings. These streets may have narrow or no sidewalks, are often curbless, and exhibit a casual feel that may slightly change between each individual property. Many of these streets are both the front door and driveway access to homes and buildings. These types of streets that serve buildings through parking and service access are vital to the functionality of neighborhoods.

Around downtown the north/south streets that run parallel with Bridge Street act as 'B' Streets. These streets that feature a small-town character should continue to support the downtown uses, as well as provide a framework for future development to take place.

Because future development will likely be limited to an extent and single-family homes exist immediately adjacent to the downtown blocks, the 'B' Streets should maintain a small-town character that aligns with many future uses but does not negatively affect existing single-homes.



Figure X - View North Down Main Street (Source)



Figure X - View North Down Main Street (Source)

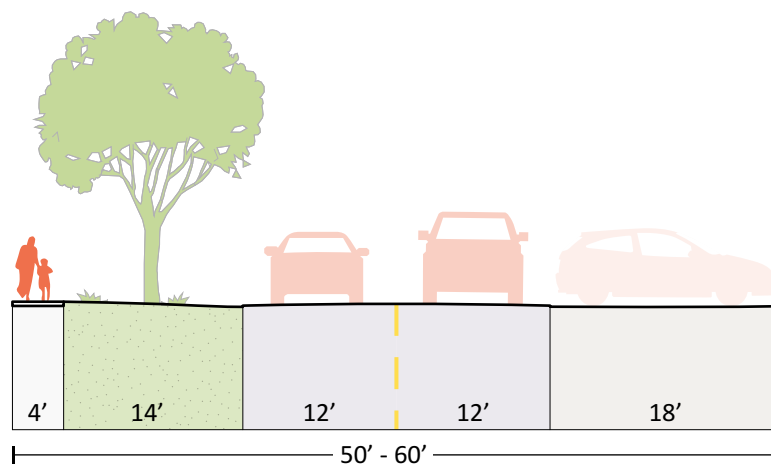


Figure X - View North Down Main Street (Source)





'B' Street (Existing)





# 'B' Street (Near-Term)

## Tactical Interventions

The 'B' Streets should be less of an investment priority. They receive less of the pedestrian and vehicular traffic compared to Bridge Street, Hydraulic Street, and Van Emmon Street. It is important that they play a supporting role, but resource allocation should be minimal.

Ensuring sidewalk continuity and basic maintenance should be the top priority. Having overgrown landscape shoulders, missing portions of the sidewalk, poorly maintained sidewalks, and poor road surfacing would be examples of issues that should be addressed. Downtown's 'B' Streets should be eligible for resurfacing and landscape maintenance.

One unique aspect of downtown's 'B' Streets, which primarily run north/south, is how they terminate into the Fox River. Each of these moments where drivers and pedestrians can look down the street and have a visual connection to the river is an opportunity that should be taken advantage of by not allowing parking, providing a point of interest, and trimming back overgrown vegetation to reveal the water.

- ➊ Added Crosswalks Towards River
- ➋ Roadside Swale Improvements
- ➌ Additional Street Trees
- ➍ Road Resurfacing
- ➎ River Access Signage
- ➏ Public Art/Sculpture at Main Street Terminus
- ➐ Trim Vegetation for View Towards Water



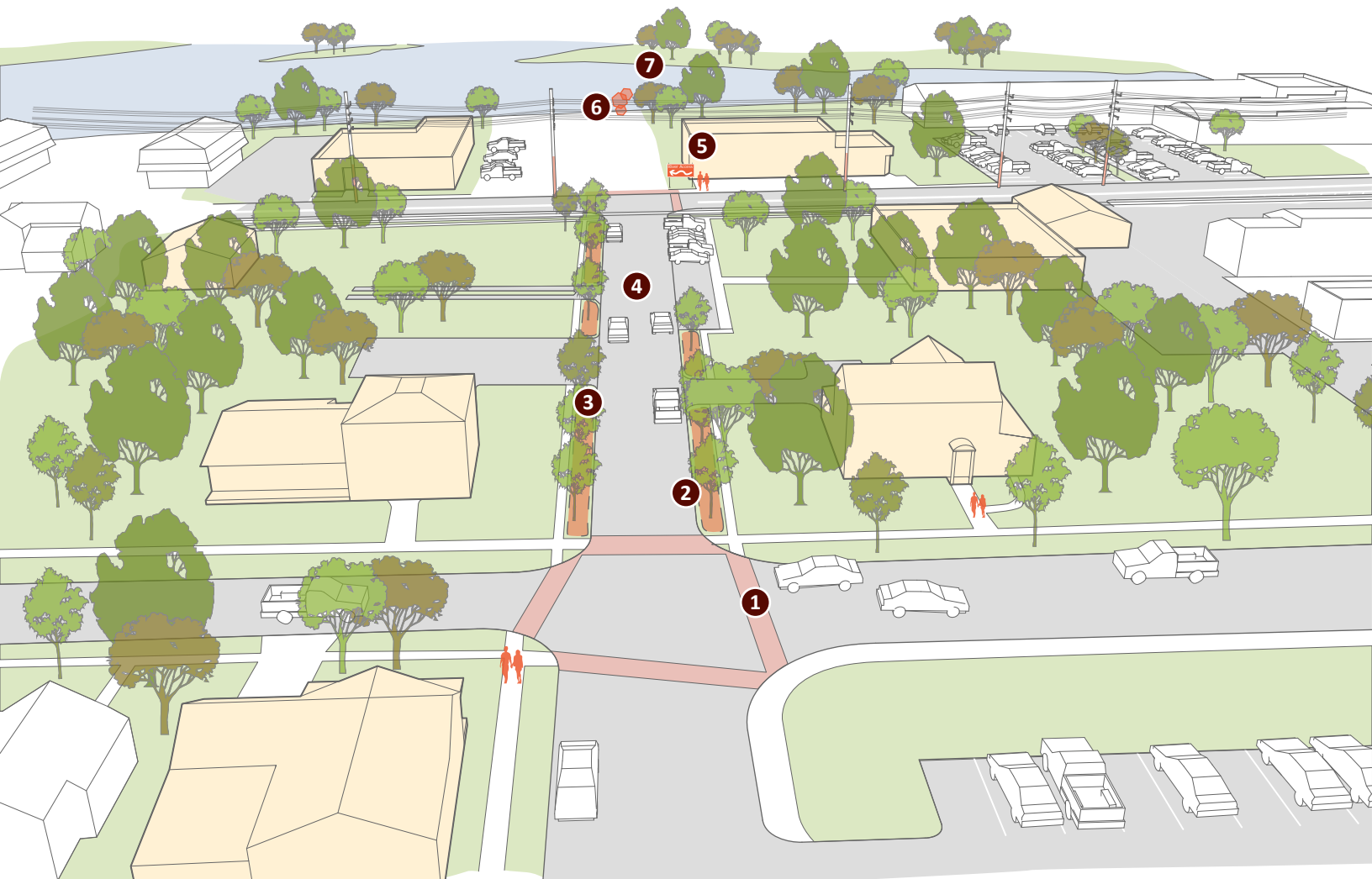
Figure X - River Access Signage (Source)



Figure X - Road Resurfacing



Figure X - View Towards Water (Source)



'B' Street (Near-Term)

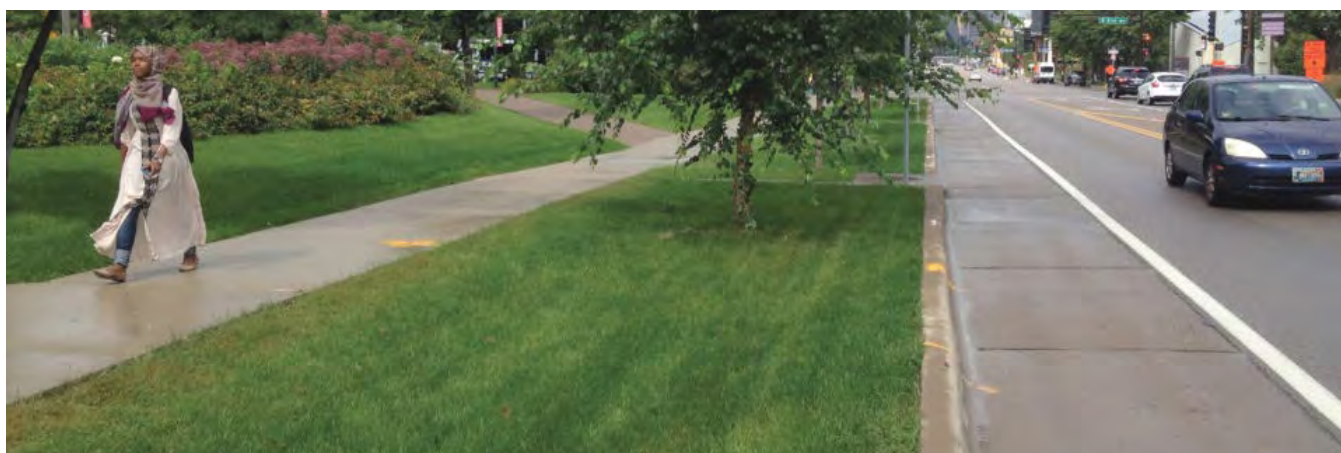


Figure X - Basic Roadside Swale (Source)



# 'B' Street (Long-Term)

## Redefining Small Town Streets

As streets are rebuilt to support a changing downtown, it will remain important to minimize impact on the pleasant, historic character of the surrounding neighborhood. Careful design consideration to not over-correct the 'B' Streets should be maintained. Community members have expressed how they value the small-town character that brought many of them to Yorkville, or kept them there, in the first place.

Roadside swales can be used to both direct and detain stormwater. Plantings can include a mixture of City contributions and resident contributions. This will allow the property owner to make some customizations to the extension of their front lawn. For example, small wooden bridges might connect the street with the sidewalk to their front door. These small customizations add to the character that already exists.

Small details can make these streets more attractive, such as having a curbless intersection that allows stormwater runoff to enter the roadside swales. The edge of the street pavement can be a gravel transition that delineates between travel lane and shoulder. Trees could be planted irregularly or even provided by the property owners from an approved landscape palette. Sidewalks should be narrow, but continuous to have minimal impact while providing maximum connectivity.



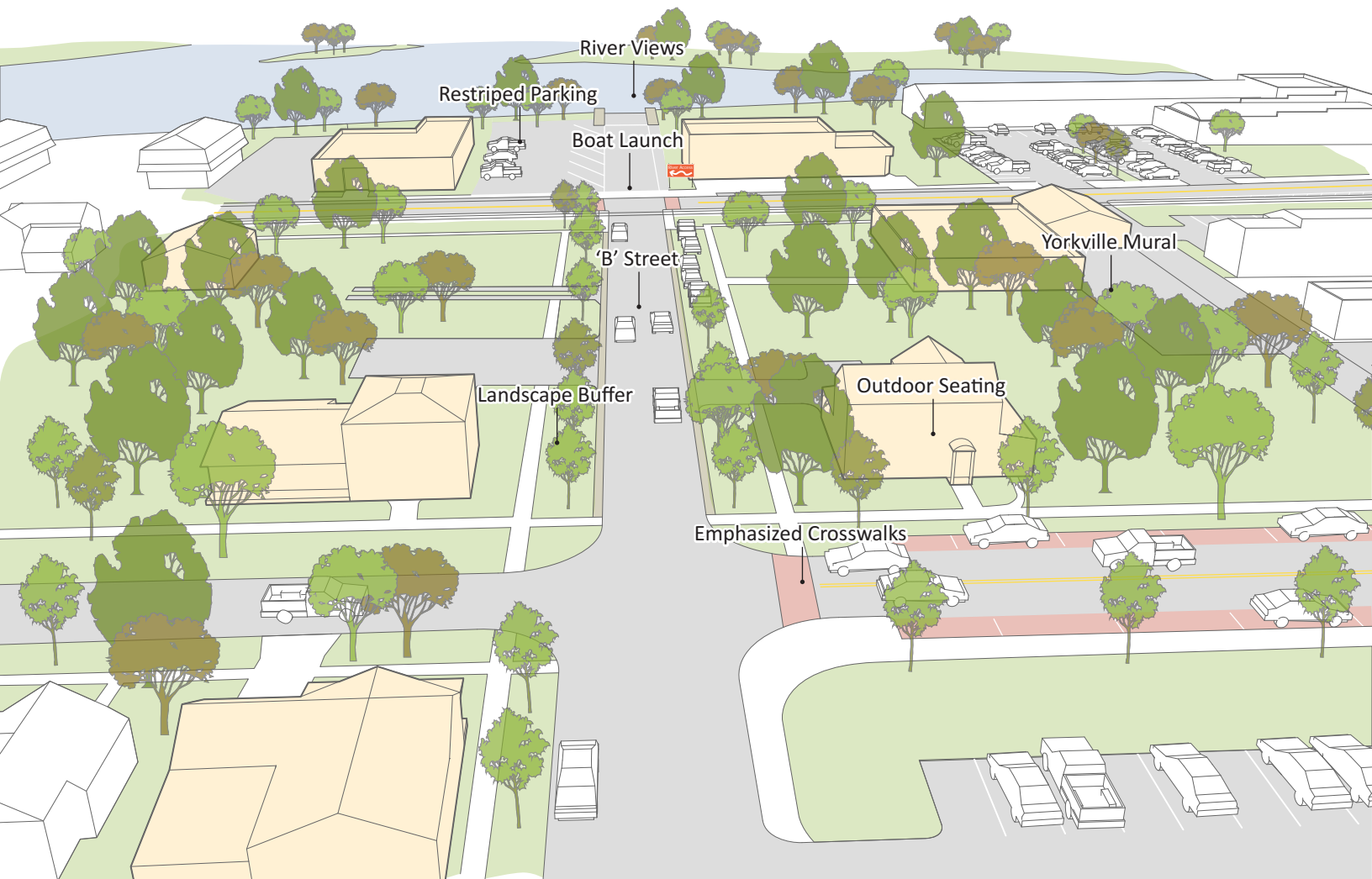
Figure X - Roadside Swale (Source)



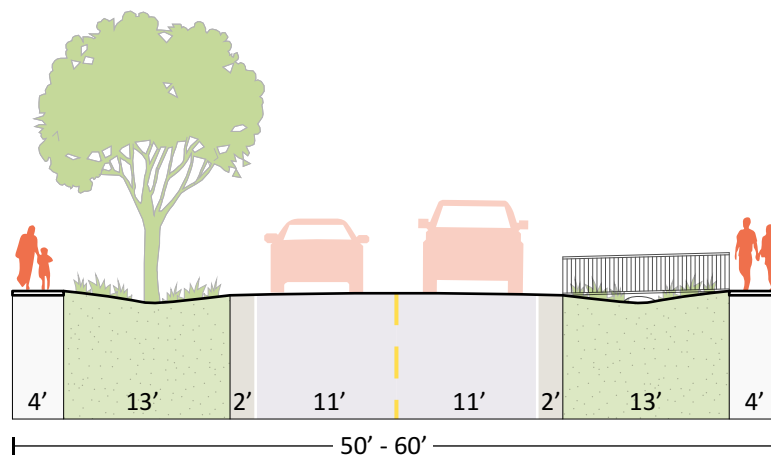
Figure X - Roadside Swale (Source)



Figure X - Roadside Swale (Source)



'B' Street (Long-Term)





## Gravel Street Apron

Curbless streets often become unkempt with grass, weeds, and dirt loosely defining the edge between roadway and shoulder. To maintain visual tidiness, an 18" - 24" gravel edge may be used to transition from roadway to landscape. This can be maintained more easily and provides clear delineation of the roadway and amenity zone.



Figure X - Gravel Street Apron (Source)

## Roadside Swales

Fitting with the character, roadside swales are often seen along rural or small-town streets or highways. They can take many forms and be aesthetically pleasing or simply utilitarian. They help detain and direct stormwater runoff from the roadway and provide a layer of buffer between sidewalk and street. Swales can be personalized by adjacent property owners or fully planted and maintained by the City.



Figure X - Personalized Swale (Source)

## Over-Swale Pedestrian Bridges

Small pedestrian bridges can connect the street to sidewalk at each property. Each can take on a slightly different design language or be required to adhere to design guidelines. These bridges could be a unique contribution to a 'B' Street that features minimal design qualities.



Figure X - Bridge Over Swale (Source)

## Maintaining Small Town Charm

Each component from curbless street, to swale, to narrow residential sidewalk works together to maintain a small town feel. No improvements should look over-engineered or oversized on Yorkville's quaint neighborhood streets. These 'B' Streets should feel like a place where kids can play in the street and parents can take a quiet nighttime stroll.

- ① Resurfaced Travel Lane
- ② Flood Tolerant Street Trees
- ③ Continuous Swale Along N/S Streets
- ④ Gravel Transition Apron/Edge
- ⑤ Private Property

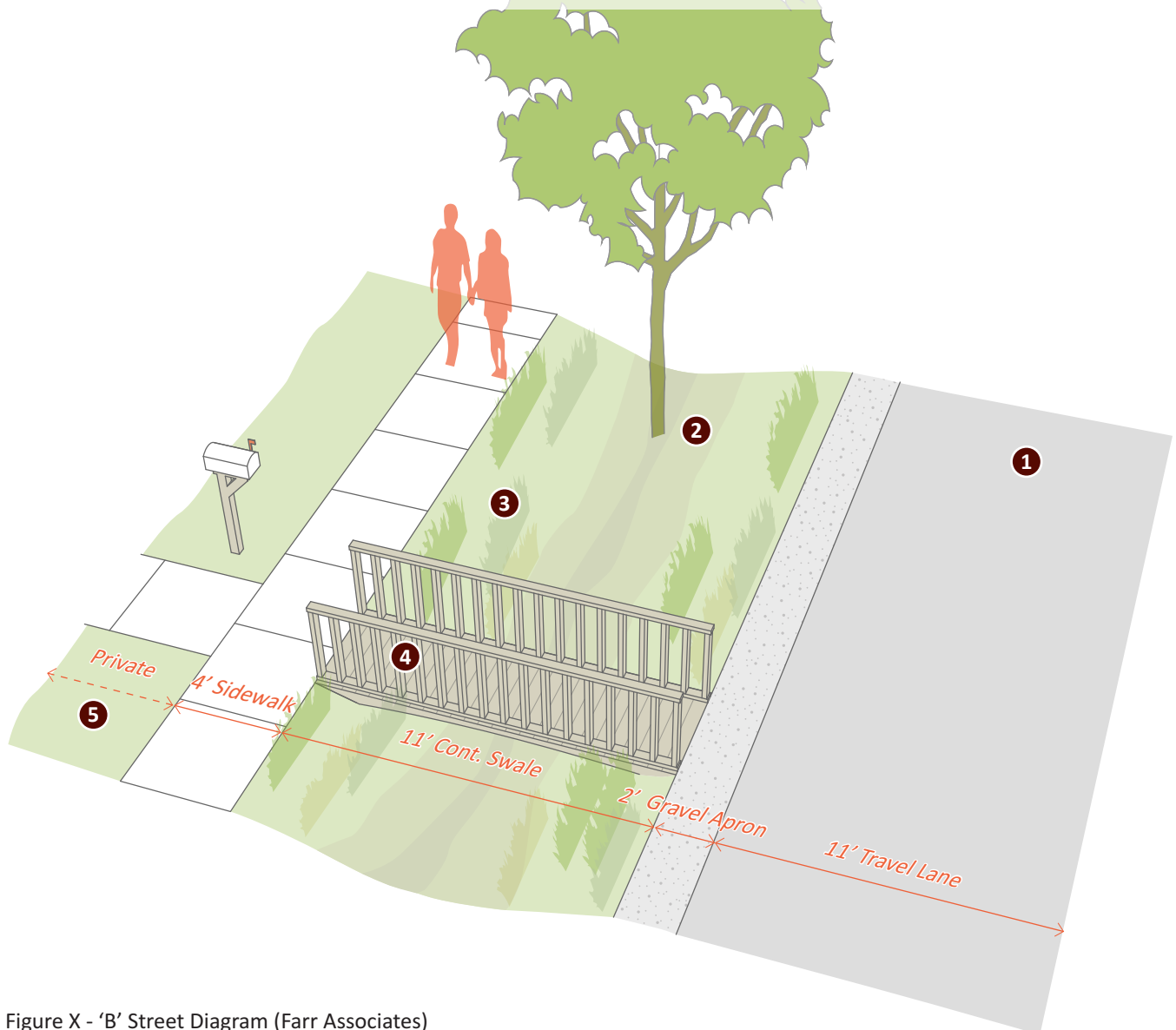


Figure X - 'B' Street Diagram (Farr Associates)

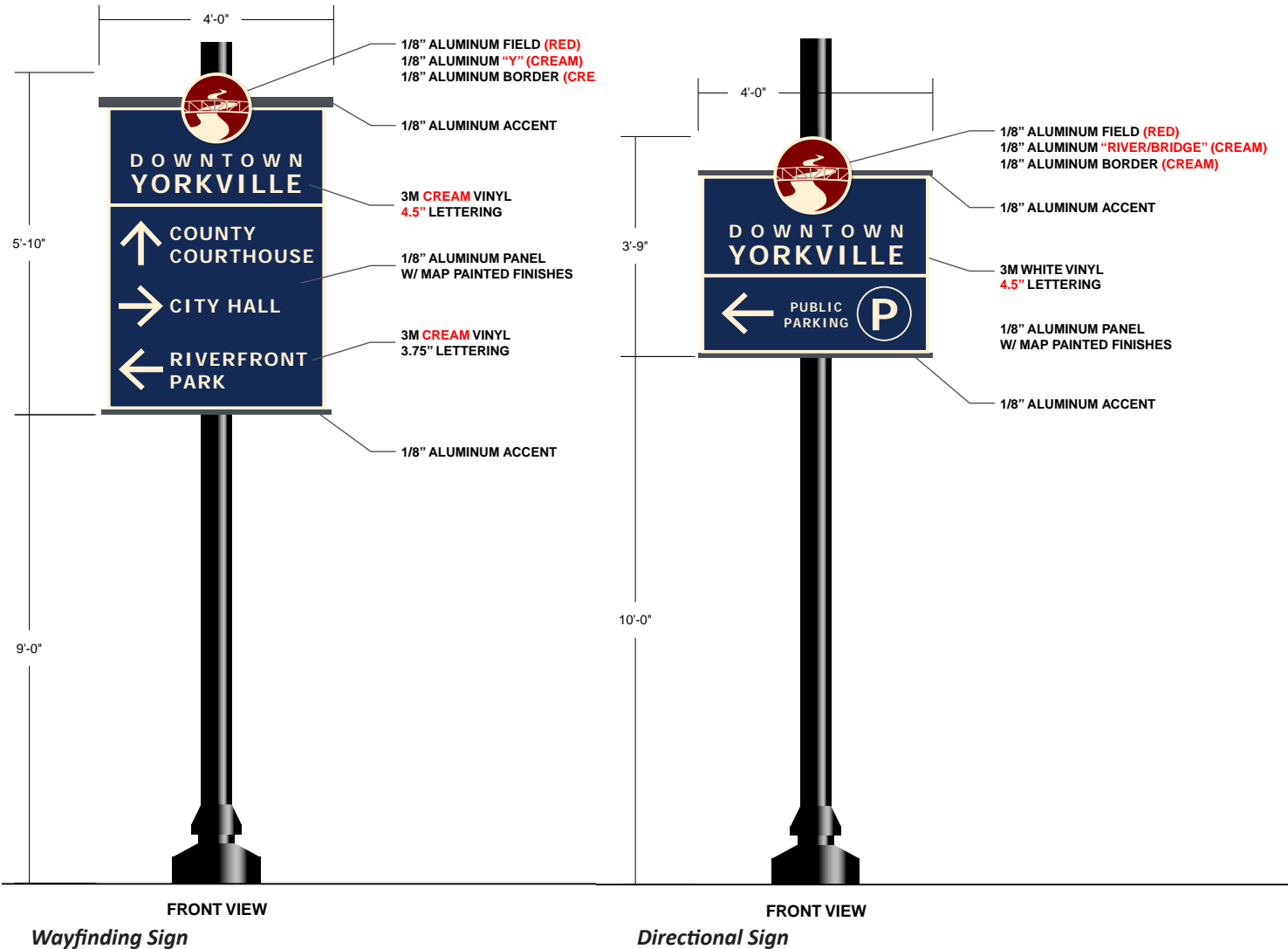
# Downtown Signage and Wayfinding

## Cohesive Downtown Signage

Effectively navigating downtown is consistently one of the major recommendations of what can be improved. For example, there is currently sufficient parking to accommodate patrons of the downtown uses; however, that parking is dispersed unevenly throughout downtown and is difficult to locate unless you already know exactly where you are going. Additionally, situations such as no left turns allowed at the Bridge Street and Hydraulic Street intersection make it difficult to determine where to go next

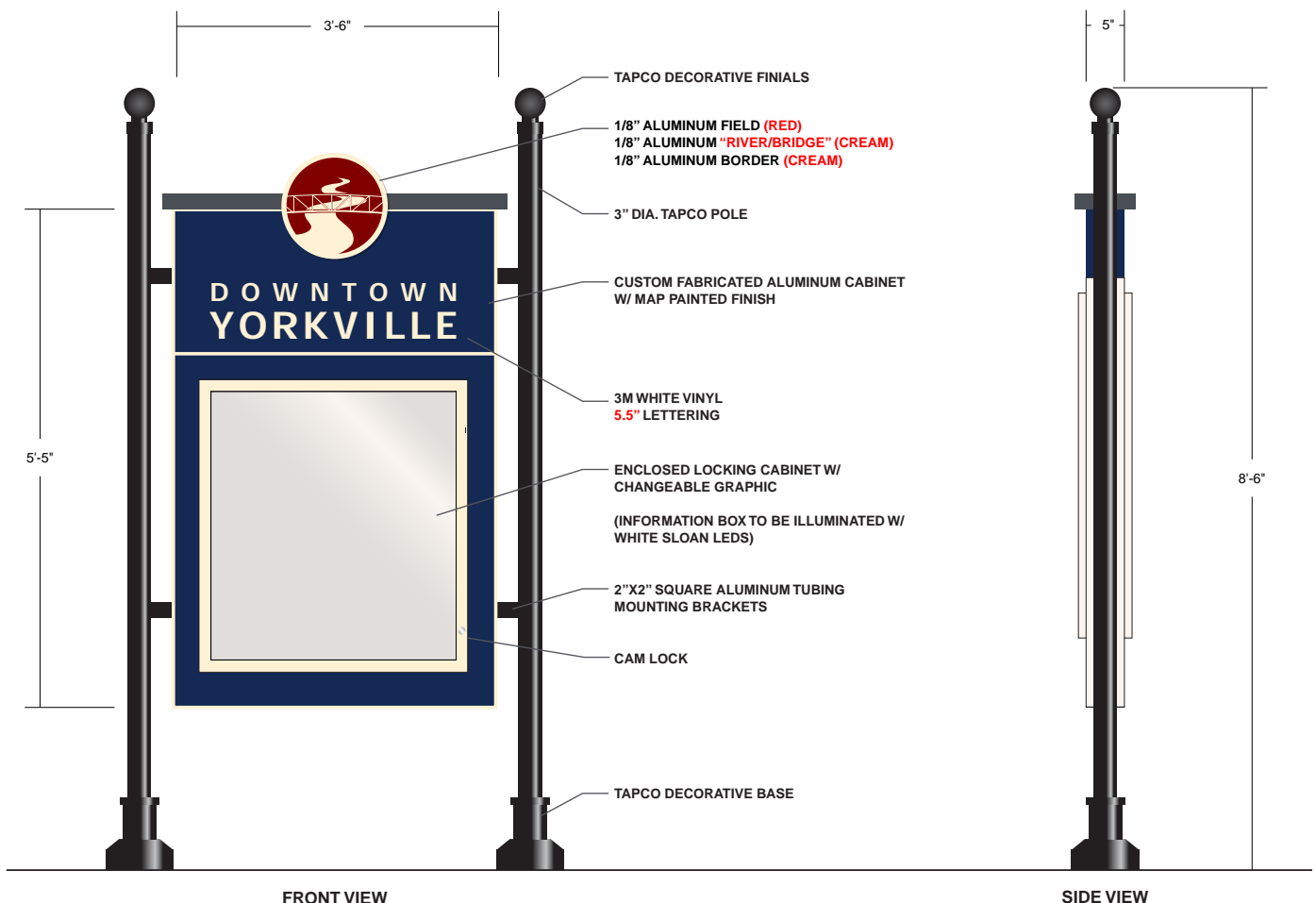
after you missed an opportunity to turn where one might expect it to be allowed.

One way to help alleviate this problem is through providing downtown signage. This signage can make a statement and solidify a cohesive brand and image for the area as a whole. From signage to banners to emblems, consistent, beautiful signage shows visitors that this place cares about providing an inviting user experience.





*Seasonal Banners*



*Information Kiosk*



## Downtown Wayfinding

Starting with three different wayfinding sign types - an informational kiosk, pole mounted directional signage, and branded wayfinding signage - Yorkville can make a near-term impact on how users navigate the area.

Informational kiosks can house either rotating content or stationary content, such as maps, historic information, or general information. Maps can help pedestrians identify where they are in relation to other nearby destinations and help them discover what they are seeking. These kiosks would be sidewalk mounted and cater to the pedestrian over vehicles.

Directional signage may be most effective mounted on the existing light poles in locations that help drivers know when to turn for parking or riverfront access. The directional signage should have a specific purpose of getting someone from point A to point B. Though these signs should be pole mounted high enough to be visible for passing cars, they may be easily visible to pedestrians.

As with each type of sign, wayfinding signage should be both branded and informative to let users know that they are located in the proper area or neighborhood and provide markers for points of interest. Points of interest within downtown Yorkville may include specific restaurants, the historic Kendall County Courthouse, County offices, Bicentennial Riverfront Park, and parking lots.



Figure X - Informational Kiosk (Source)



Figure X - Directional Signage (Source)



Figure X - Branded Wayfinding Signage (Source)



## Street Type Classification

# Lighting Strategies

## Implement Lighting Best Practices

Lighting is a key component of walkability, as it lends itself to creating a more safe environment for pedestrians. There are several streets where street lighting exists, but the lighting is inconsistent and is not always human-scaled. Lighting in the downtown can serve multiple functions, including branding the area, creating more vibrancy, and increasing safe conditions for residents and visitors. The increase and consistency of lighting gives people a sense of street character and trust of what is to come, encouraging walking and biking.

Nancy Clanton of Clanton & Associates has provided lighting best-practices for municipalities by creating some “dos and don’ts” for street and facade lighting. In general, well-designed lighting strategies should not only light the area, but take into account all view angles while creating a beautiful ambiance without glare and annoyance. The list on page 47 expands on Nancy Clanton’s strategies.

High color temperature (CCT) light sources have the highest concentration of blue light. Many municipalities are limiting the CCT of their street and pedestrian lighting to 3000K or less which is similar to the color of the setting sun. Dimming or turning off lighting is another strategy to reduce over-lighting an area.

Ideally, light sources should change color over the course of the evening and into the late night. Blue light will enhance visibility during the rush hour, but as vehicular and pedestrian traffic decreases at night, the spectrum can minimize blue light and switch to the red range.



Figure X - Street Lighting “Do” (Source)



Figure X - Building Lighting “Do” (Source)



Figure X - Public Space Lighting “Do” (Source)





Figure X - Street Lighting "Don't" (Source)



Figure X - Building Lighting "Don't" (Source)



Figure X - Public Space Lighting "Don't" (Source)

## Lighting "Dos"

### **Street Lighting**

- Light sidewalks and streets appropriately for the neighborhood and explicitly where needed
- Use low-glare streetlights
- Minimize uplight of all kinds (cobra lights, etc.)

### **Building Lighting**

- Mount light at the top of facades and aim inward
- Emphasize architectural features such as columns and arches using beam distributions
- Use warm-colored, dim light

### **Public Space Lighting**

- Define the space with lighting of a consistent type and brightness
- Dimly light the features where people gather: seating areas, outdoor dining, public parks and plazas

## Lighting "Don'ts"

### **Street Lighting**

- Use streetlights to light yards and private property
- Overlight
- Use high-glare streetlights

### **Building Lighting**

- Aim across a visual path with a floodlight
- Aim up a façade
- Overlight
- Select glaring luminaries

### **Public Space Lighting**

- Light individual elements unless they are features
- Flood the public space with heavy lighting
- Appear messy and unorganized
- Include multiple types of lighting accomplishing the same goal

# Stormwater Management

## Green Infrastructure

It is widely understood that stormwater runoff from roofs, pavement, and other urban surfaces are contributing to water body degradation and flooding. Minimizing this impact, particularly in urban contexts, is often difficult because of the amount of land dedicated to dense buildings, supportive surface parking lots, and wide streets with generous sidewalks; however, there are strategies to accommodate both the urban and green infrastructure solutions.

Yorkville has been a settlement for a long time - even longer than many other cities and villages in the greater Chicago area. The Fox River was the main reason for locating Yorkville where it is today, so taking measures to preserve the water quality, beauty, and function of the river should be a priority. The City has old stormwater infrastructure, so removing some of the burden would hope to lengthen its useful life. As capital improvements occur, there is an opportunity to do two things: 1) updated the stormwater infrastructure and 2) construct green infrastructure in the public rights-of-way to reduce potential negative impacts of storm surges and surface runoff degradation the Fox River. Strategies such as rain gardens, bioswales on the sloped streets, or even green roofs could all contribute to beauty and utility.

## Signage Encouraging Awareness

Green infrastructure is not familiar to everyone, so these can be excellent education opportunities for the public. Signage and story-telling of why the City is placing rain gardens next to sidewalks and bioswales cascading down slopes could encourage residents to invest in doing the same on their properties. Additionally, the City could incentivize rain gardens or rain water cisterns for private residences to minimize negative impacts on natural resources and reduce flooding.



Figure X - Residential Rain Garden (Source)



Figure X - Rain Garden Off Curbless Street (Source)



Figure X - Rain Garden Signage (Source)





Figure X - Pervious Pavers (Source)



Figure X - Pervious Pavers (Source)



Figure X - Paver Laying Machine (Source)

## Pervious Pavement

Permeable paving products, such as porous asphalt and concrete, as well as permeable pavers allow water to pass through the surface and into a stone storage layer below.

The water stored in the stone layer either infiltrates into the soil below or is slowly released to a sewer or other drainage system to reduce stormwater runoff volumes and rates. Sediment, metals, and organic compounds are filtered and/or biologically treated as the runoff moves through and is stored in the system.

Properly designed permeable paving systems are applicable to both pedestrian and vehicular areas. Permeable paving should be avoided in the through lanes of high traffic areas (such as County and State highway routes) and areas of high sediment or other pollutant loading that could clog the system or overwhelm the system's ability to treat typical urban runoff pollutants.

Ideal locations for pervious pavement might be Hydraulic Street, parallel parking lanes, mid-block alleys, and surface parking lots.

## Installing Pervious Pavers

Pavers appear laborious to lay down in large quantities, such as a street or sidewalk; however, technology advancements have bred paver laying machines that lay down entire swaths of pavers in one motion. This drastically minimizes installation times, but still provides that hand-laid, classic look that is often loved for its character. Pavers can be cost competitive concrete, because of the external impact it has on sizing stormwater infrastructure systems.

# Public Art and Sculpture

## The Role of Public Art

Yorkville's downtown will not compete well with some of the loved downtowns nearby, such as Oswego and Plainfield; however, it should not need to directly compete. Yorkville can distinguish itself with its own identity and unique character as a community. There are few better ways to do this than through public art.

Public art is free first and foremost. Anyone can experience and enjoy it. It also adds a layer of uniqueness when so many downtowns attempt to emulate each other with all becoming one and the same. Yorkville can avoid this by encouraging its, at times, funky nature to shine through. There are plenty of opportunities for public art, from blank walls on the sides of buildings, to vacant parcels and parking lots, to a grain elevator. Each can become a canvas for community expression.

The City should seek to commission works in addition to allowing community members to contribute pieces to the collection through interactive events for residents of all ages. When everyone can get involved, there is more of a sense of ownership over the end product. Public art is a medium to show visitors what Yorkville is all about.

## Make it Interactive!

Not only can art be something to experience visually, but interactive. This can be done through sculptures that encourage climbing or provide a backdrop for a photograph. Art can cater to children and adults alike and should remain informal enough to fit into Yorkville's beloved small-town character.



Figure X - Wall Mural on Blank Wall (Source)



Figure X - Interactive Sculpture (Source)



Figure X - Temporary Installation (Source)





## Potential Public Art Locations





# Off-Street Parking

## Downtown Parking Strategy

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## Off-Street Parking Locations



# Yorkville Downtown Overlay Draft Form-Based Code

*Prepared for:*  
The City of Yorkville, Illinois

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## Acknowledgements

United City of Yorkville

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Eric Dhuse, *Public Works Director*

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Tim Evans, CPRP, *Director of Parks and Recreation*



*United City of*  
**Yorkville** ILLINOIS



**FARR ASSOCIATES**

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- 3.B. Permitted Uses Table
- 3.C. Use Requirements

## 10-21-4 Building Types

- 4.A. Introduction to Building Types
- 4.B. Explanation of Building Type Table Standards
- 4.C. Downtown Commercial Building Type
  - Siting
  - Height & Use
  - Facade & Roof
- 4.D. Downtown Living Building Type
- 4.E. Cottage Commercial Building Type
- 4.F. Civic Building Type
- 4.G. Attached Building Type
- 4.H. Yard Building Type
- 4.I. Entrance Types
- 4.J. Roof Types
- 4.K. Additional Design Requirements

# 10-21-1 Introduction

## A. Intent

These regulations are established to provide development standards to the City for downtown and adjacent redevelopment areas.

1. To guide the development of a mix of uses and a pedestrian-oriented environment established in the Yorkville Streetscape Master Plan.
2. To provide for a mix of housing types within the Downtown Overlay District and adjacent areas for people of all ages and lifestyles,
3. To achieve development that is appropriate in scale and intensity for the Downtown Overlay District and adjacent neighborhoods.

## B. Overview of the Code

1. Section 10-21-2: Districts. These regulations are organized within street types for adoption into the City's existing code. These zoning districts shall be mapped on the City's Zoning Map, however, the Primary Streets designation shall be referenced from the attached map, Figure 10-21-2G (4). The following Districts are established for mixed use, commercial, and residential development within downtown and adjacent redevelopment areas. Figure 10-21-1B (1) illustrates the locations for the districts.

S1: Bridge Street District  
S2: Hydraulic Street District  
S3: Van Emmon Street District  
S4: 'B' Street District  
S5: 'B' Street - Residential District

3. Section 10-21-3: Uses. Use requirements are defined in Section 10-21-3 for each of the Street Districts. Uses may also be further limited by the Building Types. Refer to 10-21-2 Building Types and the "Uses" section in the tables per building type.
4. Section 10-21-4: Building Types. Six Building Types are defined for use in the Street Districts. A mix of building types are typically permitted per district. These Building Types outline the desired building forms for the new construction and renovation of structures and contain regulations that determine physical building elements such as build-to-zones, transparency levels, entrance location, and parking location. Refer to Figure 10-21-4A (1) for a typical Building Type page layout.
5. Section 10-21-5: Site Development Standards. The site development standards provide references to other City ordinances or parts of the zoning ordinance and may include additional information or revision those ordinances applicable only to the Street Districts. These include signage, parking, and landscape.

## C. Applicability

These regulations apply to the downtown and adjacent redevelopment areas within the City as mapped on the City's zoning map. Refer to Figure 10-21-1C (1) for affected parcels.

## D. How to Use the Code.

Refer to Figure 10-21-1D (1) Yorkville Code Flow Chart for a step by step illustration about applying the code to a parcel. Throughout the Yorkville

Code, call out boxes titled "How to Use the Code" appear with code application instructions.

## E. Establishment of Street Districts.

The following Street Districts are established for mixed use, commercial, and residential development within Yorkville. Refer to Figure 10-21-1C (1) for the Regulating Plan of the Street Districts.

S1: Bridge Street District  
S2: Hydraulic Street District  
S3: Van Emmon Street District  
S4: 'B' Street District  
S5: 'B' Street - Residential District

## F. Development Approval Process

1. **Site Plan Review.** An approved site plan is required for the development or redevelopment of all parcels in any DT district (refer to Section 24.0 of the Zoning Ordinance) with the following revisions:
  - (a) Add to Section 24.4.4 Major Site Plan Approval. The Director of Planning and Development may approve a major site plan if the site plan complies with all requirements of the city's zoning ordinance. If the Director of Planning and Development denies approval of a major site plan, including the provision of written comments as to the reason for such denial, the denial may be appealed by the applicant to the Plan Commission for review. The Plan Commission shall then approve the major site plan, approve the major site plan with conditions, or deny the site plan.
  - (b) For a period of not less than five years, all site plans shall be presented to the Plan Commission for report and to allow a review of the approved and disapproved site plans and their elements. The Plan Commission may make recommendations for revisions to this Section based upon that review.
2. **Deviations.** The Applicant shall submit requested deviations to the Director of Planning and Development with the Site Plan application. The Director may approve deviations to a site plan for the following:
  - (a) **Minor Deviations.** The Director of Planning and Development may approve minor deviations to any dimension or percentage as follows:
    - i. The location of the building within up to one foot from any minimum yard requirement or build-to zone width/ location.
    - ii. Up to ten percent increase in total impervious coverage, not to exceed the total amount of permitted impervious plus semi-pervious coverage.
    - iii. Up to ten percent decrease in Front Property Line coverage.
    - iv. Additional height of any story up to two feet, as long as the overall building height does not exceed the allowable height of all floors at their maximum permitted height.
  - (b) **Design Deviations.** The Architectural Review Board shall review and make a recommendation for the following deviations:

- i. **Alternative Building Materials.** The Director may approve alternative building materials from the requirements of 15.4.K (1), with the exception of the prohibited materials. For approval, the Applicant shall submit samples and local examples of the material a minimum of four weeks prior to the review, to allow site visits to the location.
  - ii. **Facade Variety Alternative.** The Director may approve a reprieve from the facade variety requirements in 15.4.B (5). The Applicant shall submit fully rendered elevations and three dimensional drawings of all street facades with materials samples for all surfaces to prove a higher quality building design with variation and relief from monotony.
- (c) **Existing Building Deviations.** The Plan Commission shall review and make a recommendation for the following deviations, when applied to the renovation of an existing building(s):
- i. For renovation of existing buildings, the maximum front property line coverage may be waived with an existing coverage of 60%; however, any expansion on the ground story shall contribute to the extension of the front property line coverage.
  - ii. For renovation of existing buildings, the location of the building within up to five feet from any minimum yard requirement or build-to zone width/location.
  - iii. For renovation of existing buildings, the minimum height of the ground story and upper story may be increased or decreased by up to two feet for existing stories.
  - iv. For renovation of existing buildings, other required dimensions may be modified up to five feet or 10%, whichever is less, unless otherwise modified by this section.

## G. Nonconforming Structures

1. **Nonconforming Uses.** Refer to 19.0 for Non-Conforming Uses requirements with the following exception and addition.
2. **Nonconforming Structures.** The following regulations allow for the continuation of occupation of a structure that was legally constructed prior to the adoption or amendment to this code, but that could not occur under the provisions of this code.
  - (a) All Building Type standards apply to all new construction and renovation of existing structures, where the renovation includes an addition of more than 60% in gross building square footage.
  - (b) When the existing front or corner facade is located within the build-to zone and a renovation of the front facade occurs with or without any added building square footage, the Street Facade Requirements and Entrance Type Requirements of any permitted Building Type shall be met when the renovation includes any of the following:
    - i. Installation of additional doors or a change in location of a door;
    - ii. Expansion or change in location of 30% of windows on any street façade; or
    - iii. Replacement of 30% or more of facade materials on any

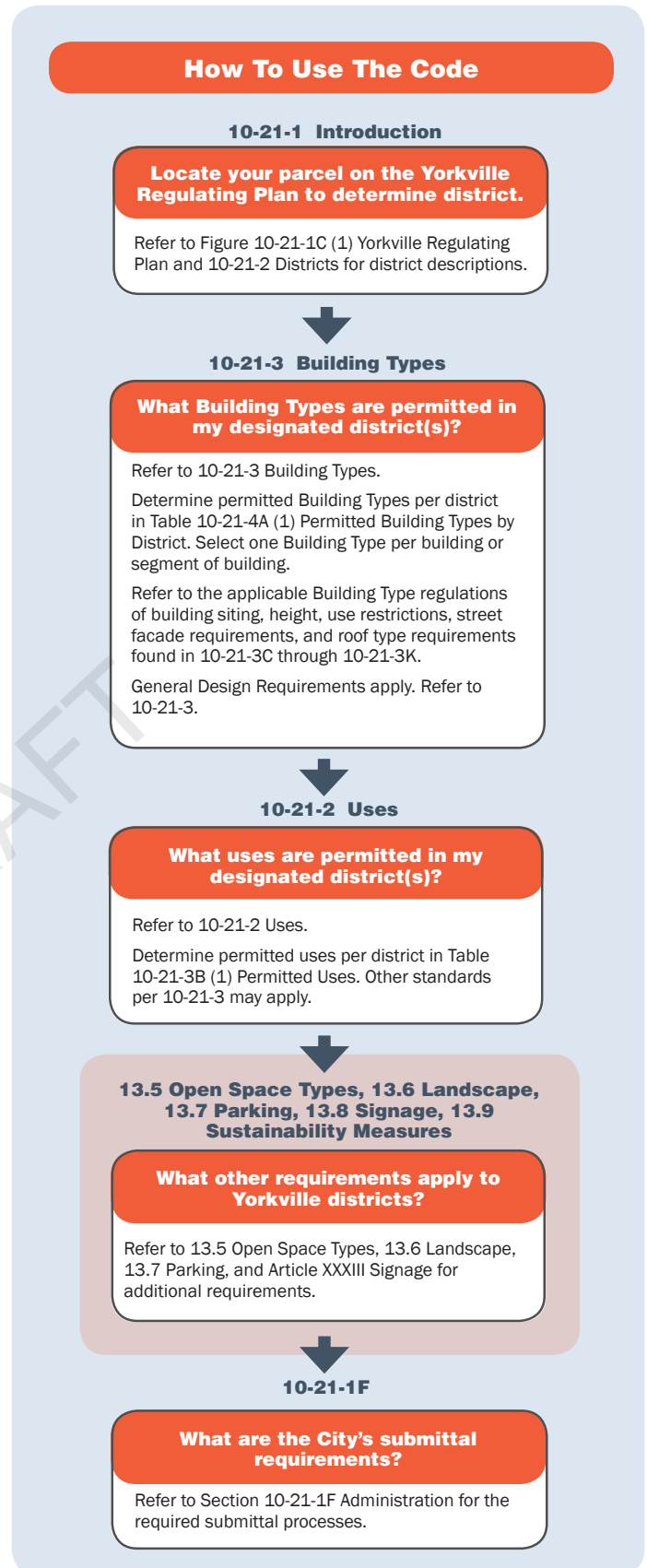


Figure 10-21-1D (1). Yorkville Code Flow Chart.



## 10-21-1 Introduction

street facade with a different facade material.

- (c) When the existing building front or corner facade is located within the build-to zone and a renovation of the shape or style of the roof occurs with or without added building square footage, the Roof Type Requirements of any permitted Building Type shall be met.
- (d) Under all circumstances, no portion of the Building Type standards must be met in the case of normal repairs required for safety and continued use of the structure, such as replacement of window or door glass.

### H. Definitions

For the purposes of this document, the following terms shall have the following meanings:

1. **Build-to Zone.** An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly adjacent to a lot line. The zone dictates the minimum and maximum distance a structure may be placed from a lot line. Refer to Figure 10-21-1F (1) Build-to Zone vs. Setback Line.
2. **Courtyard.** An outdoor area enclosed by a building on at least three sides and is open to the sky.
3. **Expression Line.** An architectural feature consisting of a decorative, three dimensional, linear element, horizontal or vertical, protruding or indented at least two inches from the exterior facade of a building typically utilized to delineate the top or bottom of floors or stories of a building.
4. **Impervious Site Coverage.** The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.
5. **Lot Frontage.** The horizontal distance between the side lot lines, measured at the front lot lines.
6. **Occupied Space.** Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
7. **Pedestrianway.** A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.
8. **Pervious Surface.** Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.
9. **Primary Street.** A street that receives priority over other streets in terms of setting front lot lines and locating building entrances. Refer to Figure 10-21-2G (4) for mapped Primary Streets.
10. **Semi-Pervious Surface.** Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.
11. **Story, Ground.** Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.
12. **Story, Half.** A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.
13. **Story, Upper.** Also referred to as upper floor. The floors located above the ground story of a building.
14. **Street Face.** The facade of a building that faces a street right-of-way.
15. **Transparency.** The measurement of the percentage of a facade that has highly transparent, low reflectance windows. Mirrored glass is not permitted.
16. **Yard.** The space on a lot which is unoccupied and unobstructed from the ground to the sky by the Principal Structure. Refer to Figure 10-21-1F (2) Illustration of Yards. Note that the Rear Yard is fully screened from the street by the Structure.
  - (a) **Yard, Corner Side.** A Yard extending from the corner side building Facade along a Corner Side Property Line between the Front Yard and Rear Property Line.
  - (b) **Yard, Front.** A Yard extending from the front Facade of the Principal Structure along the full length of the Front Property Line, between the Side Property Lines or Side and Corner Side Property Lines.
  - (c) **Yard, Rear.** A Yard extending from the rear building Facade along the Rear Property Line between the Side Yards or, on a corner Lot, the Corner Side and Side Yards.
  - (d) **Yard, Side.** A Yard extending from the side building Facade along a Side Property Line between the Front Yard and Rear Property Line.
17. **Visible Basement.** A half story partially below grade and partially exposed above with required transparency on the street facade.

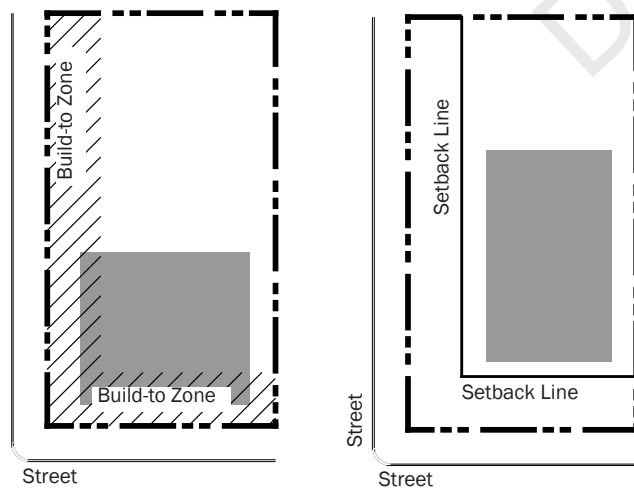




Figure 10-21-1C (1). Yorkville Form-Based Districts Regulating Plan.



## 10-21-1 Introduction



### Build-to Zone vs Setback Line

A setback line indicates the closest a building may be placed to a property line, but is silent on where behind that line a building may be placed. A build-to zone indicates a zone or area in which the Facade of a building must be located. The use of a build-to zone allows some control over building placement, while the range provides some flexibility. This method also provides an element of predictability that is absent when the only requirement is to locate a building beyond a certain line.

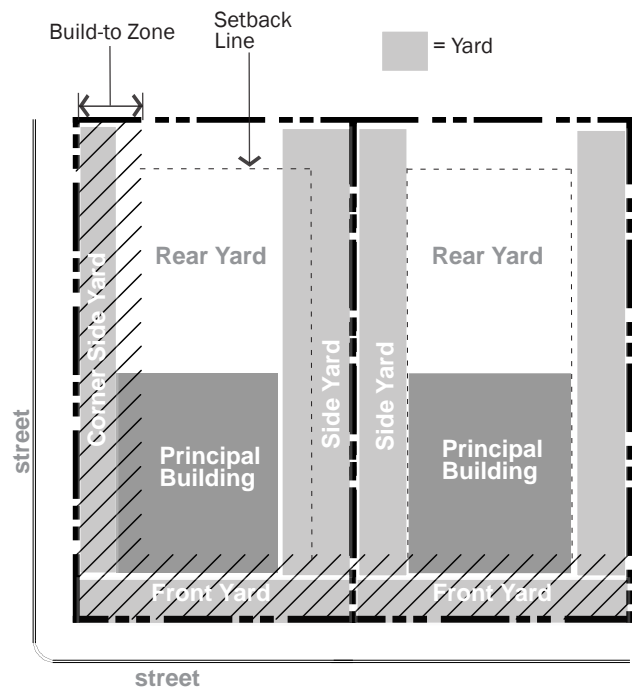


Figure 10.21.1F (1). Build-to Zone vs. Setback Line.

Figure 10-21-1F (2). Illustration of Yards.

## 10-21-2 Districts

The following Districts are established for mixed use, commercial, and residential development within downtown and adjacent redevelopment areas. Figure 10-21-1 (2) illustrates the locations for the districts.

- S 1: Bridge Street District
- S 2: Hydraulic Street District
- S 3: Van Emmon Street District
- S 4: 'B' Street District
- S 5: 'B' Street - Residential District

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## 10-21-2 Districts

### A. S1: Bridge Street District

The Bridge Street District may be considered the gateway into downtown Yorkville and retains potential to become the iconic stretch that helps draw people into local businesses and displays an attractive image that represents the people of Yorkville. The form of this retail and service-centered area establishes a street wall of storefront style-building facades with shallow build-to-zones along the sidewalk and parking in the rear or off-site. It focuses pedestrian-friendly retail and service uses on the ground story with office uses in upper stories.

Bridge Street	
<b>Building Placement</b>	
<b>Build-to-line location</b>	7'
<b>Space Between Buildings</b>	
<b>Attached</b>	0'
<b>Detached</b>	6'-10'
<b>Building Volume</b>	
<b>Maximum Building Height</b>	80'
<b>Maximum Stories</b>	6 stories
<b>Minimum Ground Floor Height</b>	14'
<b>Typical Street Attributes</b>	
<b>Typical ROW Width</b>	72
<b>Number of Travel Lanes</b>	5
<b>Lane Width</b>	10'-13'
<b>Dedicated Turn Lanes</b>	1
<b>Parking Lanes</b>	none
<b>Pavement Width</b>	60'
<b>Bicycle Facilities</b>	none
<b>Pedestrian Realm</b>	
<b>Pedestrian Facilities</b>	6' wide sidewalk
<b>Street Buffer</b>	street wall

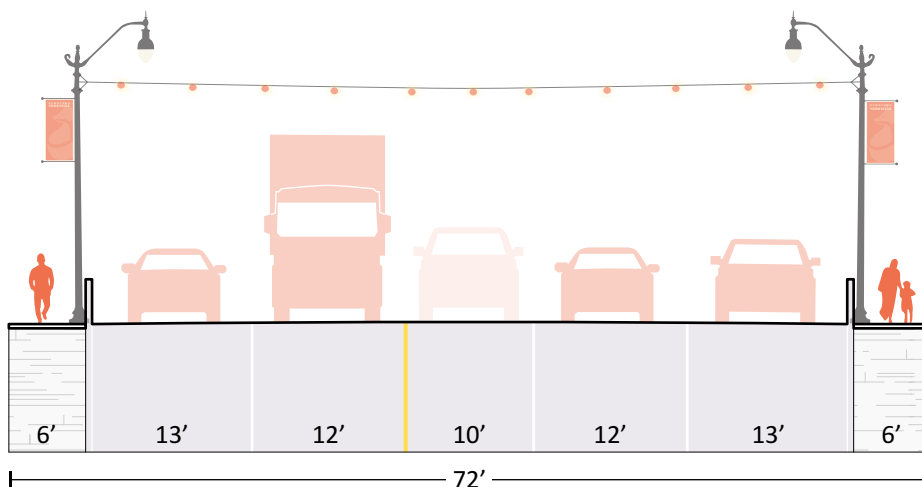


Figure 10-21-2A (1). Bridge Street (Long-term).

## B. S2: Hydraulic Street District

The Hydraulic Street District includes complex conditions, including utility poles landing in the street, a tapering right-of-way that narrows from west to east, and an active freight rail line that runs parallel to the street surface within the right-of-way. Hydraulic Street features short, utilitarian buildings, as well as agricultural relics, such as the inactive grain elevator, that create an eclectic mix of land uses and character. The form of this area remains pedestrian-centered but storefront-style buildings focus a broader spectrum of retail and service uses on the ground story with residential and/or office uses in upper stories.

Hydraulic Street	
Building Placement	
Build-to-line location	7'
Space Between Buildings	
Attached	0'
Detached	6'-10'
Building Volume	
Maximum Building Height	80'
Maximum Stories	6 stories
Minimum Ground Floor Height	12'
Typical Street Attributes	
Typical ROW Width	24'-66'
Number of Travel Lanes	3
Lane Width	10'-12'
Dedicated Turn Lanes	none
Parking Lanes	1 lane of parallel parking on south side of street
Pavement Width	20;
Bicycle Facilities	Multi-purpose lane on north side of street
Pedestrian Realm	
Pedestrian Facilities	6'-8' wide sidewalk
Street Buffer	1 lane of parallel parking on south side of street; 4' planter on north side of multi-purpose street

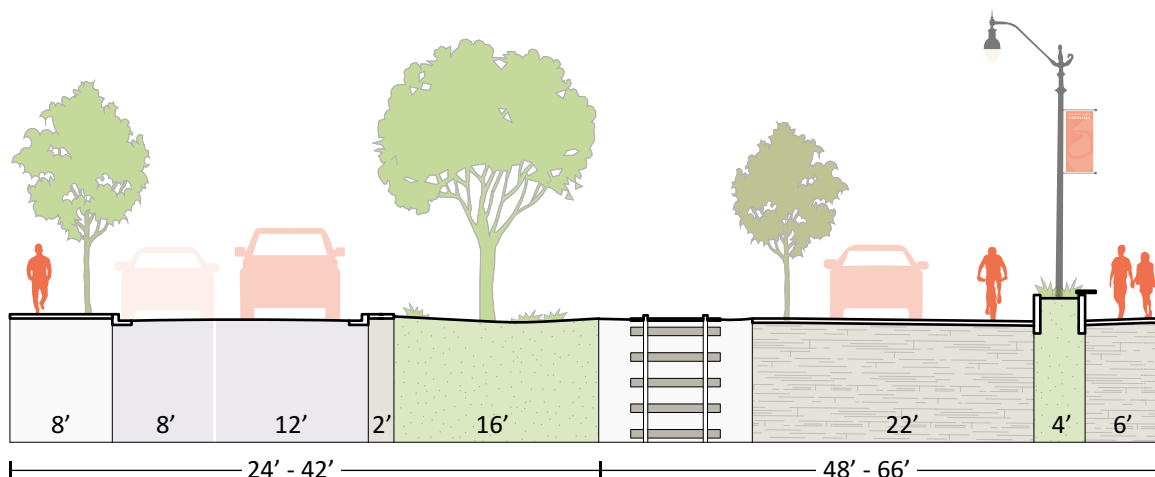


Figure 10-21-2B (1). Hydraulic Street (Long-term).

## 10-21-2 Districts

### C. S3: Van Emmon Street District

The Van Emmon Street District is a lower scale district that supports XX buildings. Commercial, residential, and mixed use buildings make up this district in variety of building types. A broader spectrum of retail, service, and office uses support the Bridge Street and Hydraulic Street Districts and ground floor residential is permitted. The form of this area is pedestrian-centered, but allows for more vehicular access and off-street parking options.

Van Emmon Street	
Building Placement	
Build-to-line location	7'
Space Between Buildings	
Attached	0'
Detached	6'-10'
Building Volume	
Minimum Building Height	none
Maximum Building Height	XX'
Maximum Stories	XX stories
Minimum Ground Floor Height	XX'
Minimum Building Width	XX'
Maximum Building Width	XX'
Minimum Building Depth	XX'
Maximum Building Depth	XX'
Typical Street Attributes	
Typical ROW Width	XX
Number of Travel Lanes	
Lane Width	
Allowable Turn Lanes	
Parking Lanes	1 lane of parallel parking each side of street
Pavement Width	
Bicycle Facilities	
Pedestrian Realm	
Pedestrian Facilities	
Street Buffer	1 lane of parallel parking each side of street

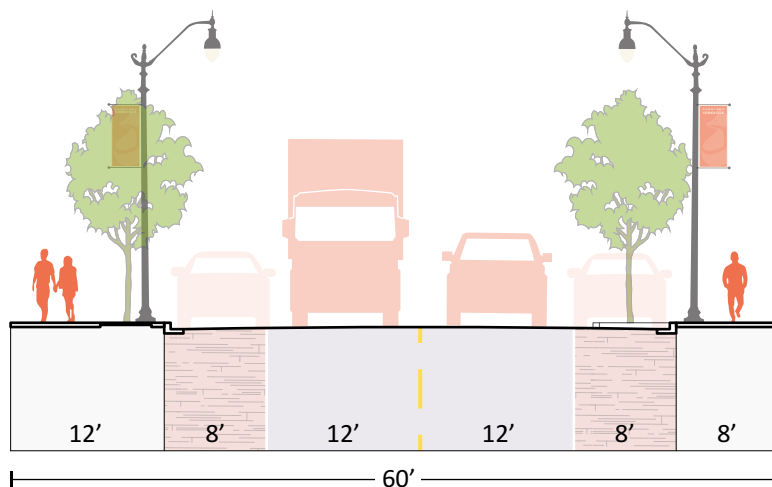


Figure 10-21-2C (1). Van Emmon Street (Long-term).



## D. S4: 'B' Street District

The 'B' Street District is a lower scale commercial district designed to serve adjacent neighborhoods and the greater community. Flanked by the Hydraulic and Van Emmon Districts, a wider range of residential uses is permitted. As one of the main street types between main thoroughfares, pedestrian access and safety remains a priority.

'B' Street	
Building Placement	
Build-to-line location	7'
Space Between Buildings	
Attached	0'
Detached	6'-10'
Building Volume	
Minimum Building Height	none
Maximum Building Height	XX'
Maximum Stories	XX stories
Minimum Ground Floor Height	XX'
Minimum Building Width	XX'
Maximum Building Width	XX'
Minimum Building Depth	XX'
Maximum Building Depth	XX'
Typical Street Attributes	
Typical ROW Width	XX
Number of Travel Lanes	
Lane Width	
Allowable Turn Lanes	
Parking Lanes	1 lane of parallel parking each side of street
Pavement Width	
Bicycle Facilities	
Pedestrian Realm	
Pedestrian Facilities	4'
Street Buffer	13'

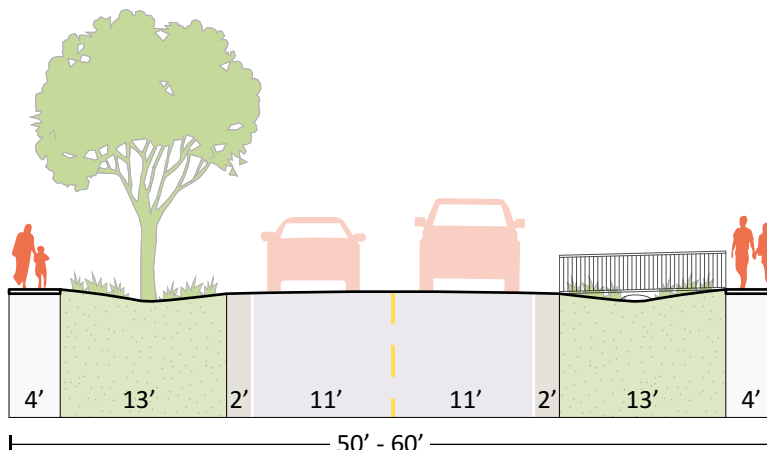


Figure 10-21-2D (1). 'B' Street (Long-term).

# 2.0 Districts

## E. S5: 'B' Street - Residential District

The 'B' Street Residential District is a lower-scale residential district with a mix of townhouses and yard buildings. With a maximum height of XX stories, this area provides for a mix of housing types adjacent to downtown for people of all ages and lifestyles.

'B' Street - Residential	
Building Placement	
Build-to-line location	7'
Space Between Buildings	
Attached	0'
Detached	6'-10'
Building Volume	
Minimum Building Height	none
Maximum Building Height	XX'
Maximum Stories	XX stories
Minimum Ground Floor Height	XX'
Minimum Building Width	XX'
Maximum Building Width	XX'
Minimum Building Depth	XX'
Maximum Building Depth	XX'
Typical Street Attributes	
Typical ROW Width	XX
Number of Travel Lanes	
Lane Width	
Allowable Turn Lanes	
Parking Lanes	1 lane of parallel parking each side of street
Pavement Width	
Bicycle Facilities	
Pedestrian Realm	
Pedestrian Facilities	
Street Buffer	1 lane of parallel parking each side of street

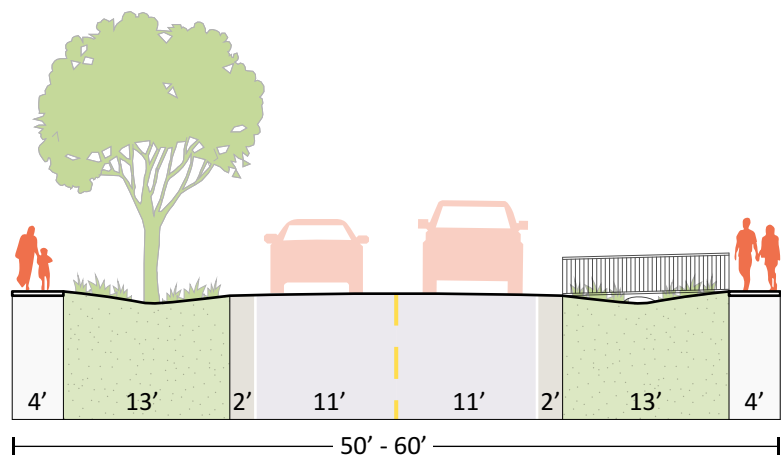


Figure 10-21-2E (1). 'B' Street - Residential (Long-term).

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# 10-21-2 Districts

## F. Hierarchy of Districts

Development under this code is regulated by street type. The various street types are related to each other in a hierarchical manner. When these streets intersect, the primary street frontage is determined by its higher order in the hierarchy. The front of a building and its main entrance must face the primary street. Figure 10.21.2 (17) illustrates the hierarchy of street types.

## G. Primary Streets

The Primary Streets Map designates Primary, Secondary, and Tertiary Streets within the City Center. These designations prioritize the street frontages for locating the Front Lot Line for required amounts building frontage and allowable amounts of parking frontage. Refer to Figure 10.21.2 (20) Primary Street Map.

A. Vehicular Access. Vehicular access is also managed through this street prioritization within the Building Type requirements (refer to Section 13.2). See Figure 10.21.2 (18) and Figure 10.21.2 (19) for illustration of permitted vehicular access locations.

1. The order of access is typically as follows, unless otherwise permitted by Building Type:
  - a. Lane (Tertiary Street) or Alley (un-mapped) permits unlimited access.
  - b. If no Lane or Alley exists, one driveway per secondary street frontage is permitted.
  - c. If no tertiary or secondary street abuts the parcel, one driveway is permitted off the Primary Street and shared access with adjacent properties is encouraged.
2. Refer to **Section XX of the Development Regulations Ordinance** for additional requirements of vehicular access off adjacent streets. Interparcel Access requirements shall be met.

B. Primary, Secondary, and Tertiary Street Designations.

1. Primary Streets. Primary streets require the most intact and continuous streetwall with few, if any, driveway access. The Front Lot Line shall always be located on the Primary Street. When a parcel is fronted by more than two primary streets, the Director shall determine which is the appropriate street for the Front Lot Line. The determination should be based on locations of existing and other proposed development Front Lot Lines.  
Vehicular access should not be located off a primary street, unless no other options exists. Refer to the 10-21-4 Building Type requirements for allowances of vehicular access, if applicable.
2. Secondary Streets. Secondary streets are intended to have a fairly continuous streetwall, but will likely have a driveway for each parcel. If no tertiary street exists, access will likely be off the secondary street.
3. Tertiary Streets. Tertiary streets typically have no streetwall requirements and could be fronted by parking structures and parking lots with multiple drives and/or vehicular access points.

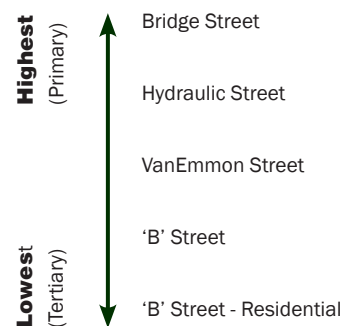


Figure 10-21-2G (1). Hierarchy of Street Types.

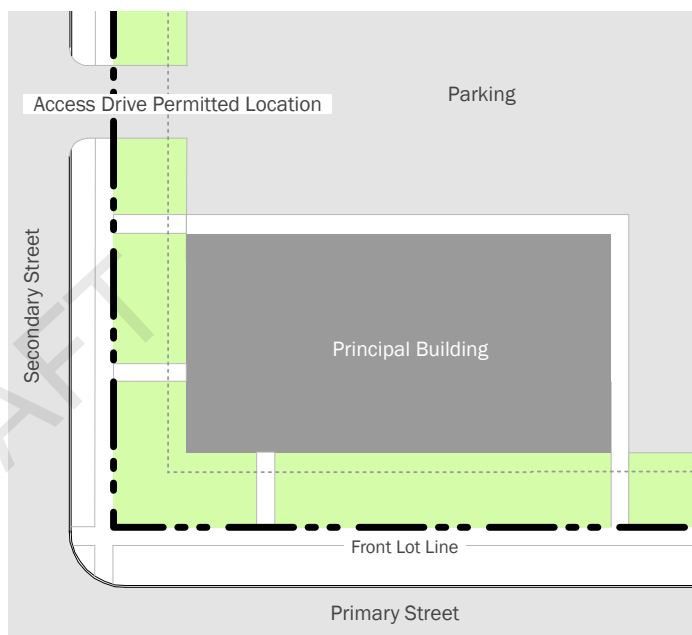


Figure 10-21-2G (2). Secondary Street Frontage: Access Drive Permitted Location

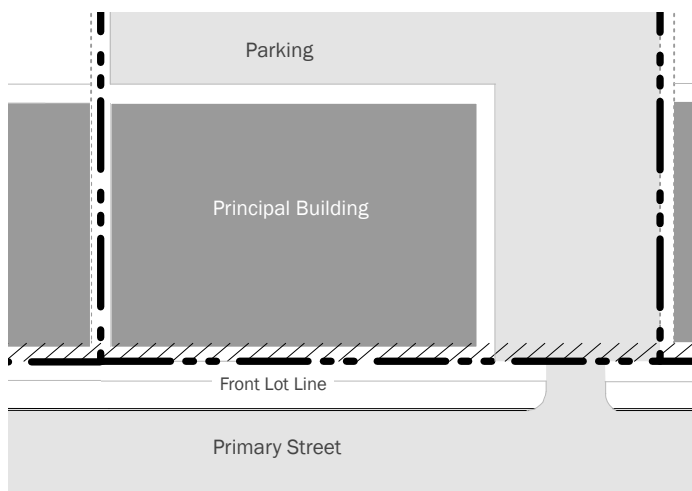


Figure 10-21-2G (3). Primary Street Frontage Only: Access Drive Permitted Location



Figure 10-21-2G (4). Map of Yorkville Form-Based Districts.

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## 10-21-4 Building Types

### B. Explanation of Building Type Table Standards

The following explains and further defines the standards outlined on the tables for each Building Type, refer to 10-21-4C through 10-21-4H.

1. Building Siting. The following explains the line item requirements for each Building Type Table within the first section entitled "Building Siting". Table 10-21-4B (1), right, illustrates an example of a Building Siting Table from a typical Building Type.
  - (a) Multiple Principal Structures. The allowance of more than one principal structure on a lot.
  - (b) Minimum Front Lot Line Coverage. Refer to Figure 10-21-4B (1). Measuring Front Lot Line Coverage. Measurement defining the minimum percentage of street wall or building facade along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone (BTZ).
  - i. Certain buildings have this number set to also allow the development of a courtyard along the front lot line.
  - ii. Some frontage types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one double loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a set maximum in feet.
  - iii. When driveway is located at the front lot line (refer to 15.4.B(1)(n)) and a side yard parking is not utilized (per 15.4.B(1)(b)(ii), above), a driveway width of 20' may be deducted from the width of the BTZ and is not included in the calculation of the minimum front lot line.
  - (c) Occupation of Corner. Occupying the intersection of the front and corner build-to zones with a principal structure.
  - (d) Front Build-to Zone. The build-to zone or setback parallel to the front lot line. Building components, such as awnings or signage, are permitted to encroach beyond the build-to zone.
    - i. All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space. Refer to 15.5C2.
  - (e) Corner Build-to Zone. The build-to zone or setback parallel to the corner side property line.
    - i. All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space. Refer to 15.5C.
  - (f) Minimum Side Yard Setback. The minimum required setback along a side property line.
    - i. All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space. Refer to 15.5C.
  - (g) Minimum Rear Yard Setback. The minimum required setback along a rear property line.
    - i. All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space. Refer to 15.5C.
  - (h) Minimum Lot Width. The minimum width of a lot, measured at the front lot line.

Permitted Districts	
District A	District B

(a) Building Siting		
Multiple Principal Buildings	Not permitted	Not permitted
Minimum Front Lot Line Coverage	95%	65%
Occupation of Corner	Required	Required
Front Build-to Zone	0' to 20' <sup>1</sup>	5' to 20' <sup>1</sup>
Corner Build-to Zone	0' to 5'	0' to 10'
Minimum Side Yard Setback	0'	5'
Minimum Rear Yard Setback	5'; 25' if located adjacent to residential	
Minimum Lot Width	30'	30'
Maximum Building Width	none	none
Maximum Impervious Coverage	75% <sup>3</sup>	65% <sup>3</sup>
Additional Semi-Pervious Coverage	25%	15%
Parking & Loading Location	Rear yard	Rear yard
Entry for Parking within Building	Rear & Side Facades	
Vehicular Access	Alley; if no alley exists, 1 driveway per street frontage	

Table 10-21-4B (1). Example Building Siting Requirements Table from a Typical Building Type.

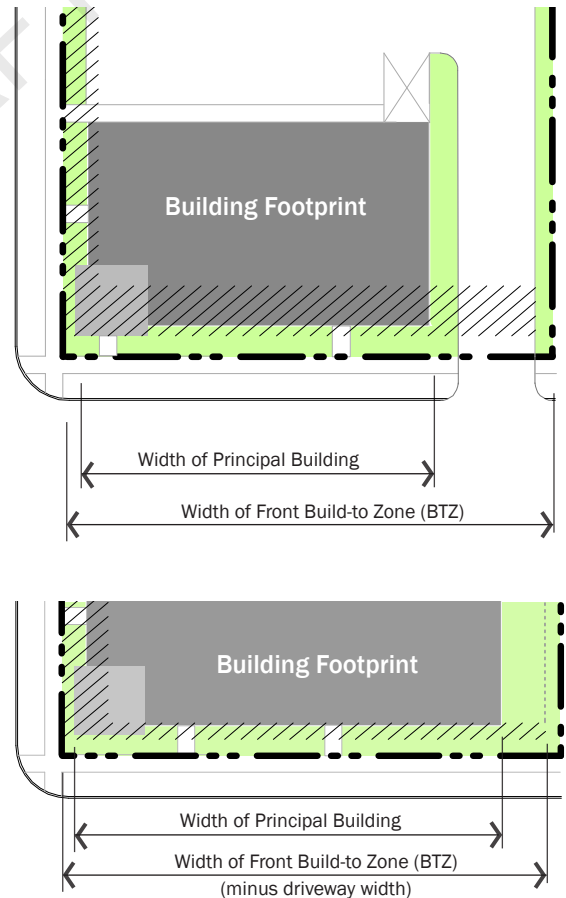


Figure 10-21-4B (1). Measuring Front Lot Line Coverage

# 10-21-4 Building Types

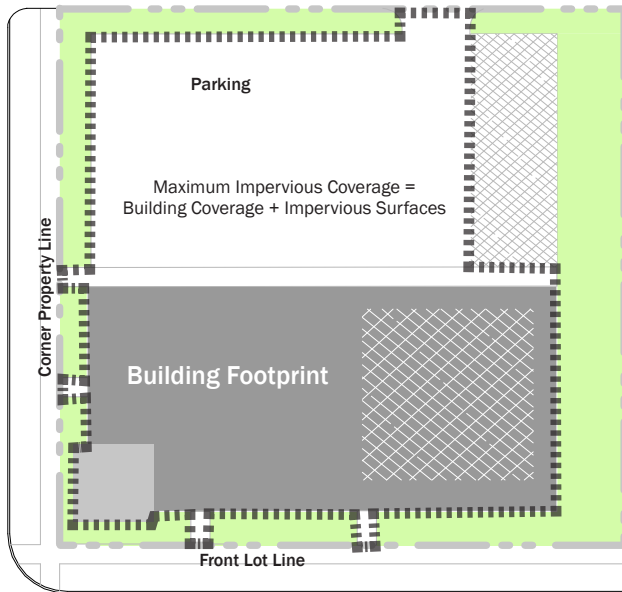


Figure 10-21-4B (2). Maximum Impervious & Additional Semi-Pervious Coverage.

- (i) Maximum Building Width. The maximum width of a building, measured across the front facade.
  - (j) Maximum Impervious Coverage. (Refer to Figure 10-21-4B (2), Maximum Impervious & Additional Semi-Impervious Coverage). The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.
  - (k) Additional Semi-Pervious Coverage. The additional percentage of a lot beyond the Maximum Impervious Coverage, which may be surfaced in a semi-pervious material, including a green roof or pavers.
  - (l) Parking & Loading Location. The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
  - (m) Entry for Parking within Building. Permitted garage door location for parking entrance when parking is located within building.
  - (n) Vehicular Access. The permitted means of vehicular ingress and egress to the lot.
    - i. Alleys, when present, shall always be the primary means of access.
    - ii. When alleys are not present, a driveway may be permitted per Building Type and, if an alternative is available, shall not be located off a Primary Street.
2. Height. The following explains the line item requirements for each Building Type Table within the second section entitled "Height". Table 10-21-4B (2), right, illustrates an example of a Height Requirements Table from a typical Building Type.

	Permitted Districts	
	District A	District B
<b>(b) Height</b>		
Minimum Overall Height	2 stories	2 story
Maximum Overall Height	5 stories	5 stories
Ground Story: Minimum Height	14'	14'
Maximum Height	18'	18'
Upper Stories: Minimum Height	9'	9'
Maximum Height	12'	12'

Table 10-21-4B (2). Example Height Requirements Table from a Typical Building Type.

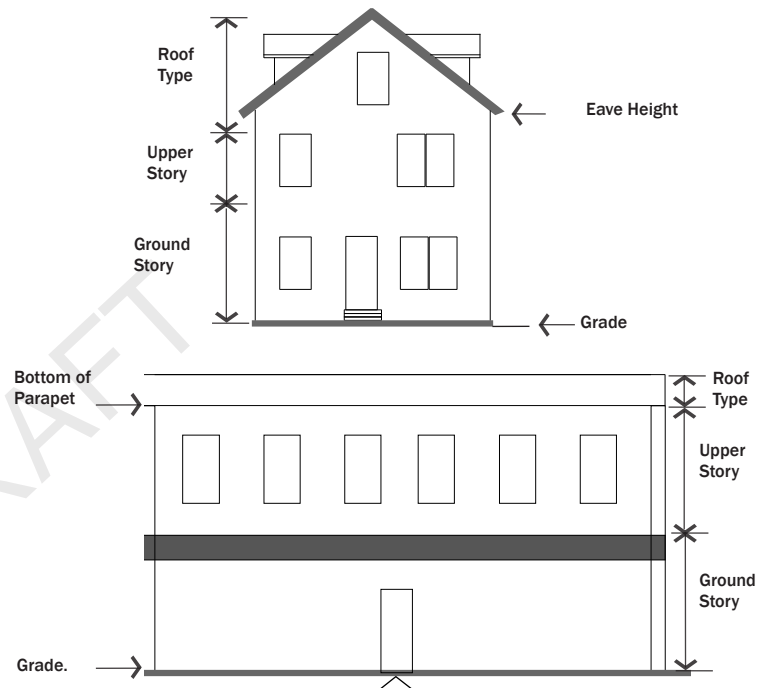


Figure 10-21-4B (3). Measuring Height

- (a) Minimum Height (in Stories). The minimum overall height for the building shall be located within the build-to zone; stories above the minimum height may be stepped back from the facade.
- (b) Maximum Height (in Stories). The sum of a building's total number of stories.
  - i. Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above grade.
  - ii. A building incorporating both a half story within the roof and a visible basement shall count the height of the two half stories as one full story.
  - iii. Some Building Types require a building facade to step back as its height increases. The upper stories of any building facade with street frontage shall be setback a designated amount beyond the building facade of the

## 10-21-4 Building Types

lower stories.

- iv. Floors within the building shall be visibly designated on the street facades by the use of expression lines or the layout of the windows.
- (c) Ground Story and Upper Story, Minimum and Maximum Height. (Refer to Figure 10-21-4B (3). Measuring Height). Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:
  - i. Floor height is measured in feet between the floor of a story to the floor of the story above it.
  - ii. For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.
  - iii. Double height spaces may be located along any non-street facade or in the entrance way to the building. The entrance way shall not exceed 50 percent of the street facade.

3. Uses. The following explains the line item requirements for each Building Type Table within the third section entitled "Uses." Refer to 10-21-3 for uses permitted within each Zoning District. The requirements in this section of the Building Type Tables may limit those uses within a specific Building Type. Table 10-21-4B (3), right, illustrates an example of the Uses table from a typical Building Type.

- (a) Ground and Upper Story. The uses or category of uses which may occupy the ground and/or upper story of a building.
- (b) Parking Within Building. The area(s) of a building in which parking is permitted within the structure.
- (c) Occupied Space. The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

4. Street Facade Requirements. The following explains the line item requirements for each Building Type Table within the fourth section entitled "Street Facade Requirements." These requirements apply only to facades facing a public or private street right-of-way. The rear or interior side yard facades are not required to meet these standards unless otherwise stated. Table 10-21-4B (4), right, illustrates an example of a Street Facade Requirements Table from a typical Building Type.

- (a) Minimum Ground Story and Upper Floor Transparency. (Refer to Figure 15.4B (5), Measuring Transparency per Facade). The minimum amount of transparency on street facades with street frontage.
  - i. Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
    - (i) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two feet and eight feet from the average grade at the base of the front facade.
    - (ii) A general Minimum Transparency requirement shall be measured from floor to floor of each story.

Permitted Districts	
District A	District B
<b>(c) Uses</b>	
Ground Story	Per Section 15.3 Uses
Upper Story	Per Section 15.3 Uses
Parking within Building	Permitted fully in any basement and in rear of upper floors
Occupied Space	30' deep on all full height floors from the front facade

Table 10-21-4B (3). Example Uses Table from a Typical Building Type.

Permitted Districts	
District A	District B
<b>(d) Street Facade Requirements</b>	
Minimum Ground Story Transparency Measured between 2' and 8' above grade	65%
Minimum Transparency Upper Stories	20%
Blank Wall Limitations	Required per floor
Front Facade Entrance Type	Storefront, Arcade
Principal Entrance Location	Front or Corner Facades
Number of Street Entrances	Minimum 1 for every 50' or less of facade
Ground Story Vertical Divisions	One per every 30' of facade width
Horizontal Facade Divisions	Within 3' of the top of the ground story and the bottom of any fifth floor
Facade Variety Required Refer to 15.4B.4(h) for requirements.	Every 80' of facade width

Table 10-21-4B (4). Example Street Facade Requirements Table from a Typical Building Type.

- (b) Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
  - i. No rectangular area greater than 30% of a story's facade, as measured from floor to floor, may be windowless; and
  - ii. No horizontal segment of a story's facade greater than 15 feet in width may be windowless.

5. Entrance Type.

- (a) Front Facade Entrance Type. The Entrance Type(s) permitted for the entrance(s) of a given Building Type. A mix of permitted

## 10-21-4 Building Types

Entrance Types may be utilized. Refer to 10-21-4I Entrance Types for definition of and additional requirements for each

- (b) Principal Entrance Location. The facade on which the primary building entrance is to be located.
  - (c) Number of Street Entrances. The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.
  - (d) **Ground Story Vertical Divisions.** The use of a vertically oriented expression line or form to divide the ground floor facade into increments no greater than the dimension shown, as measured along the base of the facade, and extending a minimum of 80% from the average grade of the facade elevation to the interior ceiling. Elements may include a column, pilaster, or other continuous vertical ornamentation.
  - (e) **Horizontal Facade Divisions.** The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions, extending a minimum of 90% of the full width of the facade. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.
  - (f) **Facade Variety Requirements.** Building design shall vary between designated vertical facade divisions, where required per the Building Type, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure 10-21-4B (5) for one illustration of this requirement.
    - i. The proportion of recesses and projections.
    - ii. The location of the entrance and window placement, unless storefronts are utilized.
    - iii. Roof type, plane, or material, unless otherwise stated in the Building Type requirements.
6. **Roof Type.** The following explains the line item requirements for each Building Type Table in Sections 10-21-4C through 10-21-4H, within the fifth section entitled "Roof Types." Table 10-21-4B (5), right, illustrates an example of a Roof Type Requirements Table from a typical Building Type.
- (a) Permitted Roof Type. The roof type(s) permitted for a given Building Type. Refer to 10-21-4J Roof Types for more specific requirements.
  - (b) Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types. Refer to 10-21-4J Roof Types.



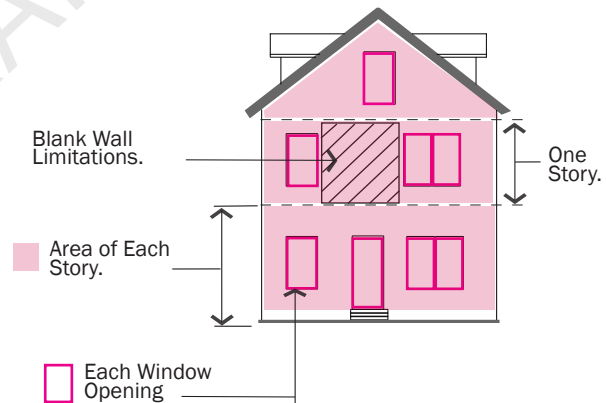
Figure 10-21-4B (4). Building Variety.

	Permitted Districts	
	District A	District B
<b>(e) Roof Type Requirements</b>		
<b>Permitted Roof Types</b>	Parapet, Pitched, Flat	
<b>Tower</b>	Permitted	

Table 10-21-4B (5). Example Roof Type Requirements Table from a Typical Building Type.



Measuring Ground Floor Transparency on a Storefront base.



Measuring Transparency on Each Story.

Figure 10-21-4B (5). Measuring Transparency.



## 10-21-4 Building Types

### C. Downtown Commercial Building.

- Description & Intent.** The Main Street Building is a mixed use building located at the front and corner property lines allowing easy access to passing pedestrians. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, no off-street parking is required.

Storefronts with large amounts of transparency and regularly spaced entrances off the street are utilized on the ground floor front facade. Ground floor uses are limited to those with high levels of pedestrian activity, such as retail, service, and office uses, with additional commercial, office, and/or residential uses in the upper stories.

- Regulations.** Regulations for the Main Street Building Type are defined in the adjacent table.

Notes:

<sup>1</sup> Each building shall meet all requirements of the Building Type.

<sup>2</sup> Where the distance from back of curb to edge of sidewalk is less than 10 feet, a 5' to 20' Build-to Zone is required.

<sup>3</sup> If located adjacent to flood hazard area, refer to requirements of Section 18.

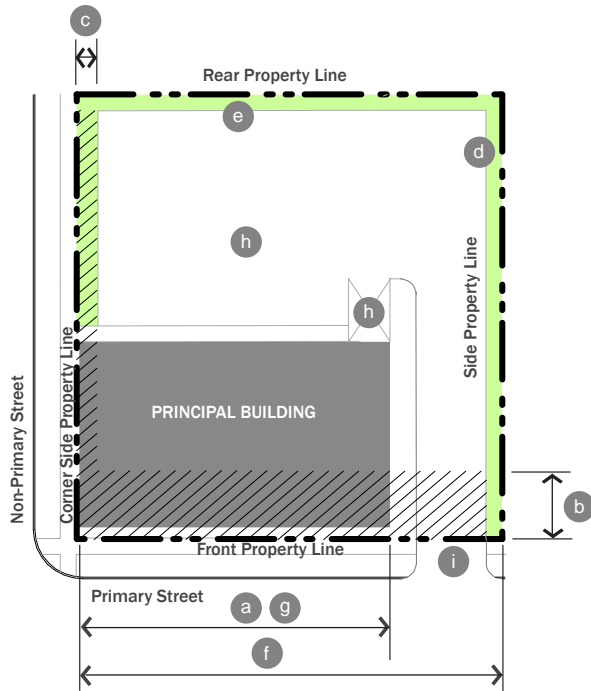
<sup>4</sup> Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to Section 18 of the City's Code of Ordinances for all flood hazard areas.

<sup>5</sup> Lots wider than 100 feet are permitted one double-loaded aisle of parking (maximum width of 70 feet), located perpendicular to the front lot line and shall meet a Front Lot Line Coverage of 60%.

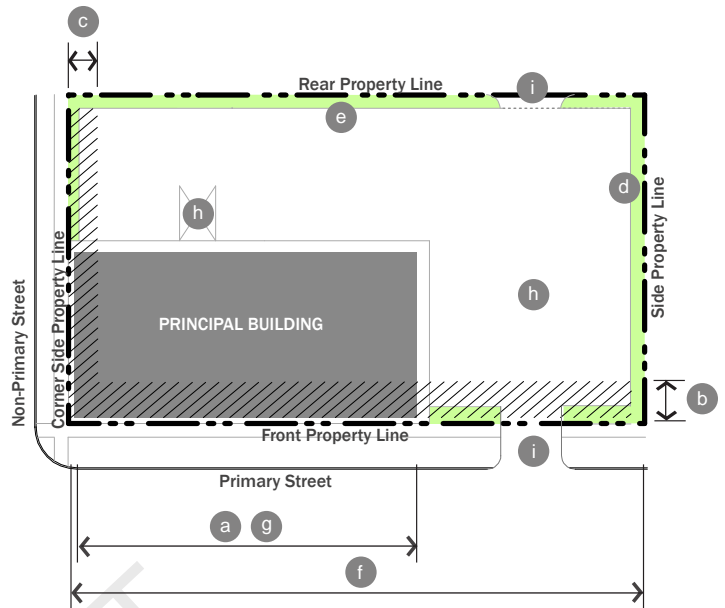
<sup>6</sup> 18' or more in height counts as two stories towards maximum building height.

		Permitted Districts			
		S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street
(a) Building Siting Refer to Figures 10-21-4C (1) and 10-21-4C(2).					
Multiple Principal Buildings		Permitted <sup>1</sup>			
a	Minimum Front Lot Line Coverage	95%	90%	90%	65%
Occupation of Corner		Required	Required	Required	Required
b	Front Build-to Zone	0' to 20' <sup>2</sup>	0' to 5'	0' to 5'	0' to 10'
c	Corner Build-to Zone	0' to 5'	0' to 10'	0' to 10'	0' to 10'
d	Minimum Side Yard Setback	0'; 5' if adjacent to other Building Type		5'	
e	Minimum Rear Yard Setback	5'; 25' if located adjacent to residential <sup>3</sup>			
f	Minimum Lot Width	none	16'	16'	16'
g	Maximum Building Width	none	none	none	none
Maximum Impervious Coverage		95% <sup>4</sup>	80% <sup>4</sup>	80% <sup>4</sup>	
Additional Semi-Pervious Coverage		5%	20%	20%	
h	Parking & Loading Location	Rear yard; existing developed sites require no additional parking spaces and/or loading facilities	Rear Yard & Side Yard <sup>5</sup>	Rear yard, Side Yard	
Entry for Parking within Building		Rear & Side Facades			All Sides
i	Vehicular Access	none	Alley; if no alley exists, 1 driveway per every 80' of frontage is permitted off non-Primary street; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.		
(b) Height Refer to Figure 10-21-4C (3)					
j	Minimum Overall Height	2 stories	1 story	1 story	1 story
k	Maximum Overall Height	6 stories	4 stories	4 stories	4 stories
l	Ground Story: Minimum Height	14'	12'	12'	12'
	Maximum Height	18' <sup>6</sup>	18' <sup>6</sup>	24' <sup>6</sup>	24' <sup>6</sup>
m	Upper Stories: Minimum Height	9'	9'	9'	9'
	Maximum Height	12'	12'	12'	12'
(c) Uses Refer to Figure 10-21-4C (3)					
n	Ground Story	Per Section 15.3 Uses			
o	Upper Story	Per Section 15.3 Uses			
p	Parking within Building	Permitted fully in any basement and in rear of upper floors			
q	Occupied Space	30' deep on all full height floors from the front facade			
(d) Street Facade Requirements Refer to Figure 15.4C (4).					
r	Minimum Ground Story Transparency Measured between 2' and 8' above grade	65%	50%	50%	30%
s	Minimum Upper Story Transparency Street-Facing Stories	20%	20%	15%	15%
t	Front Facade Entrance Type	Storefront, Elevated Storefront (permitted only on parcels in flood hazard areas per Section 18 of the City's Code of Ordinances)			
u	Principal Entrance Location	Front or Corner Facades			
Number of Street Entrances		Minimum 1 for every 30' or less of facade	Minimum 1 for every 50' or less of facade		Minimum 1 for every 80' or less of facade
Ground Story Vertical Divisions		One per every 20-40' of facade width			
Horizontal Facade Divisions		Within 3' of the top of the ground story and the bottom of any fifth floor		Within 3' of the top of the ground story	
Facade Variety Required Refer to 15.4B.4(h) for requirements.		Every 80' of facade width		Every 100' of facade width	
(e) Roof Type Requirements Refer to Figure 10-21-4C (4).					
Permitted Roof Types		Parapet, Pitched, Flat			
Tower		Permitted			

## 10-21-4 Building Types



Typical Site Plan.  
Figure 10-21-4C (1): Building Siting.



Site Plan with side parking (DT 2, DT 3, and DT3 only).  
Figure 10-21-4C (2): Building Siting.

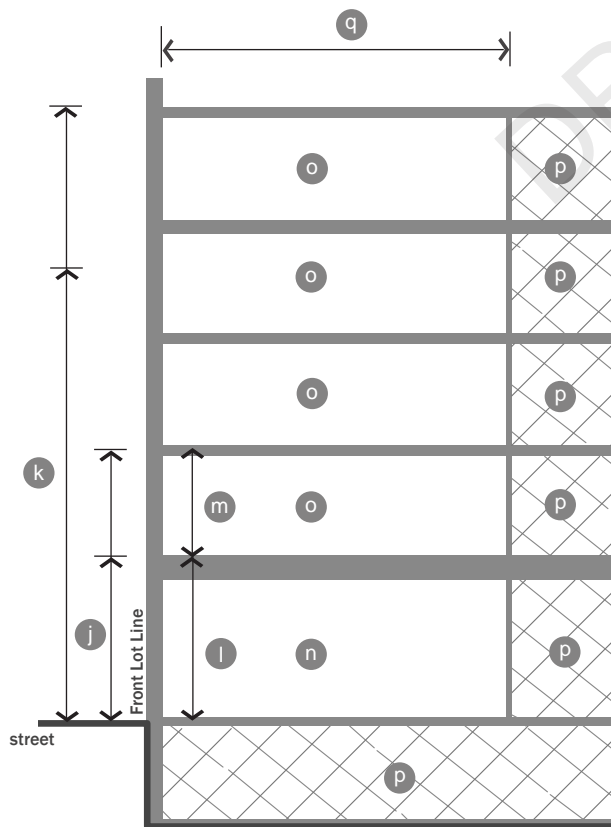


Figure 10-21-4C (3): Height & Use Requirements.

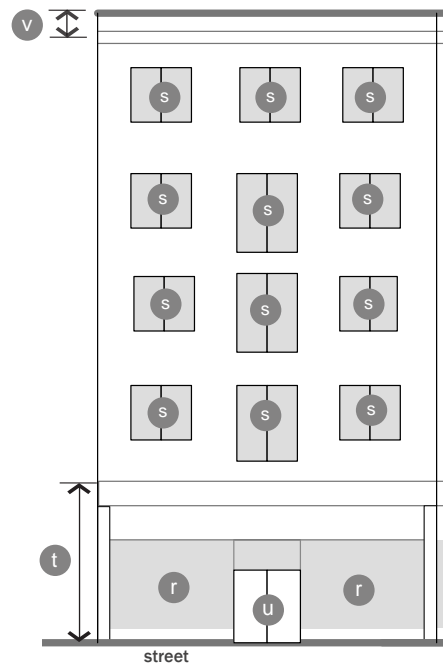


Figure 10-21-4C (4): Street Facade Requirements.

## 10-21-4 Building Types

### D. Downtown Living Building.

- Description & Intent.** The Downtown Living Building Type is limited in terms of uses by the district within which it is located, generally housing office and/or residential uses. Similar to the Main Street Building, the Downtown Living building is intended to be built close to the front and corner property lines, but generally allows for more landscape space between the building and the street. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one double loaded aisle of parking is permitted in the interior or the side yard at the front lot line.
- Regulations.** Regulations for the Downtown Living Building Type are defined in the adjacent table.

Res allowed in gf

Notes:

<sup>1</sup> Each building shall meet all requirements of the Building Type.

<sup>2</sup> If located adjacent to flood hazard area, refer to requirements of Section 18.

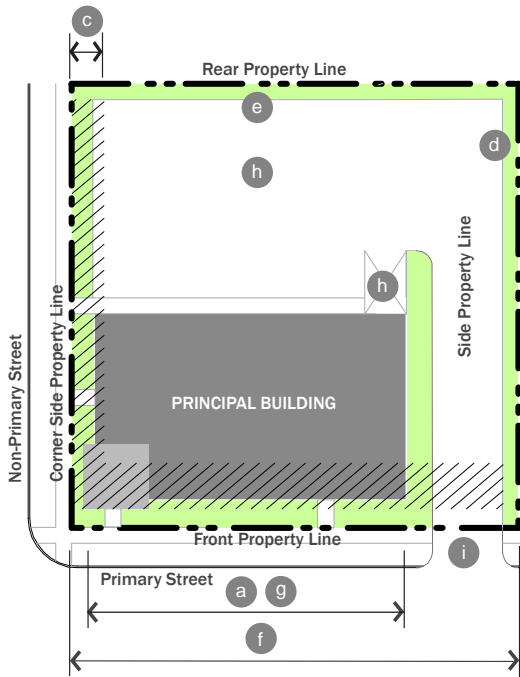
<sup>3</sup> Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to Section 18 of the City's Code of Ordinances for all flood hazard areas.

<sup>4</sup> Lots wider than 100 feet are permitted one double-loaded aisle of parking (maximum width of 70 feet), located perpendicular to the front lot line and shall meet a Front Lot Line Coverage of 60%.

		Permitted Districts		
		S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street
<b>(a) Building Siting</b> Refer to Figure 15.4D (1)				
Multiple Principal Buildings		Permitted <sup>1</sup>		
a	Minimum Front Lot Line Coverage	75%	75%	50%
Occupation of Corner		Required	Required	Required
b	Front Build-to Zone	5' to 15'	5' to 15'	5' to 20'
c	Corner Build-to Zone	0' to 10'	0' to 10'	5' to 20'
d	Minimum Side Yard Setback	5'	5'	10'
e	Minimum Rear Yard Setback	5'; 25' if located adjacent to residential <sup>2</sup>		
f	Minimum Lot Width	16'		
g	Maximum Building Width	none		
Maximum Impervious Coverage		65% <sup>3</sup>	75% <sup>3</sup>	65% <sup>2</sup>
Additional Semi-Pervious Coverage		20%	20%	20%
h	Parking & Loading Location	Rear yard <sup>4</sup> , Side Yard		
Entry for Parking within Building		Rear & Side Facades		
i	Vehicular Access	Alley; if no alley exists, 1 driveway per every 80' of frontage is permitted off non-Primary street; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.		
<b>(b) Height</b> Refer to Figure 15.4D (2)				
j	Minimum Overall Height	1 story		
k	Maximum Overall Height	5 stories		
l	All Stories: Minimum Height	9'		
	Maximum Height	14'		
<b>(c) Uses</b> Refer to Figure 15.4D (2)				
m	All Stories	Per Section 15.3 Uses		
n	Parking within Building	Permitted fully in any basement and in rear of upper floors		
o	Occupied Space	30' deep on all full height floors from the front facade		
<b>(d) Street Facade Requirements</b> Refer to Figure 15.4D (3)				
p	Minimum Transparency Per each Story	20%		
q	Front Facade Entrance Type	Stoop, Porch		
r	Principal Entrance Location	Front facade or corner facade		
Number of Street Entrances		Minimum 1 for every 100' or less of facade		
Ground Story Vertical Divisions		Every 60' of facade width		
Horizontal Facade Divisions		Within 3' of the top of the ground story and any visible basement		
Facade Variety Required Refer to 15.4B.4(h) for requirements.		Every 100' of facade width		
<b>(e) Roof Type Requirements</b> Refer to Figure 15.4D (3)				
s	Permitted Roof Types	Parapet, pitched, flat		
t	Tower	Permitted		

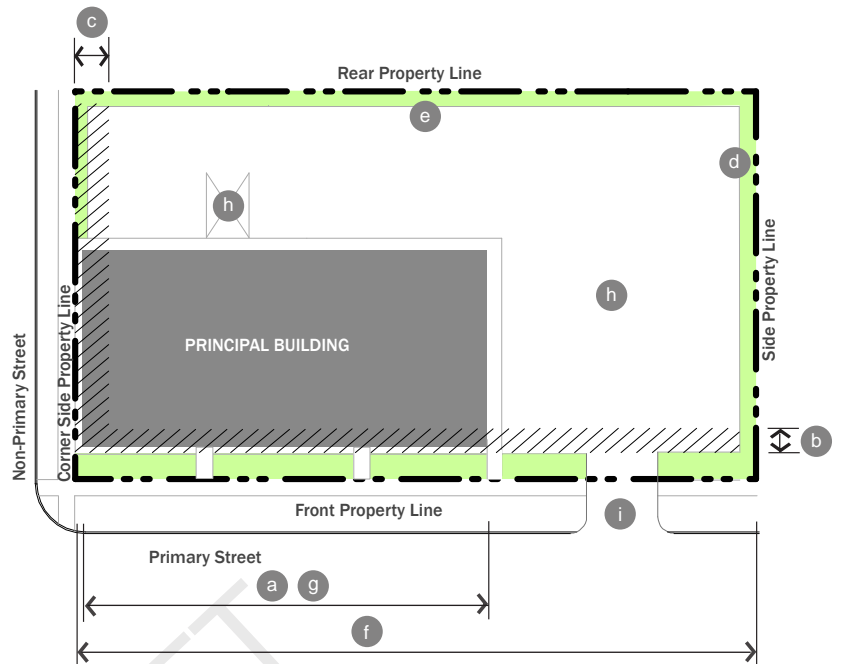


## 10-21-4 Building Types



Typical Site Plan.

Figure 10-21-4D (1): Building Siting.



Site Plan with side parking (DT 2 and DT 3 only).

Figure 10-21-4D (2): Building Siting.

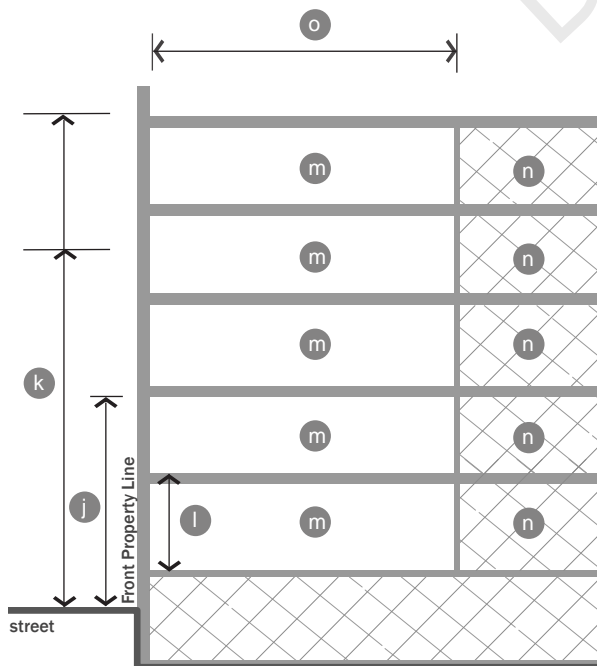


Figure 10-21-4D (3): Height & Use Requirements.

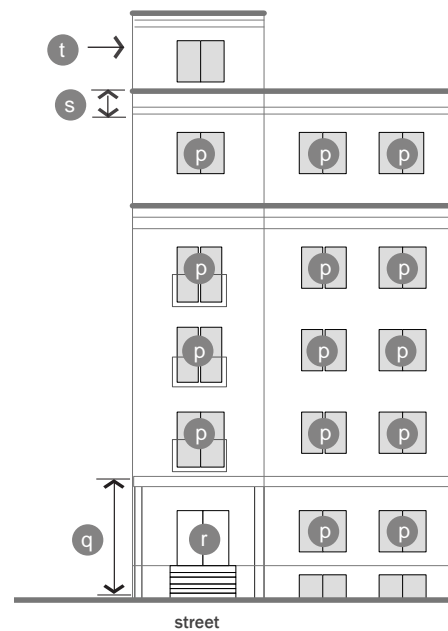


Figure 10-21-4D (4): Street Facade Requirements.

# 10-21-4 Building Types

## E. Cottage Commercial Building

- Description & Intent.** The Cottage Commercial Building combines characteristics of the Main Street Building Type with physical characteristics of a residential cottage, such as a pitched roof and a front stoop or porch.

This lower-scale building has a pedestrian-friendly storefront, stoop, or porch entrance type with moderate transparency and a primary entrance that faces the street. Constructed with Setbacks similar to a residential cottage, this building typically has more landscape area than the Main Street Building Types. Parking is permitted in the rear of the lot or a side aisle (with conditions).

The Cottage Commercial Building may contain a mix of uses, including retail, service, and office uses on the ground floor, with residential uses on upper floors.

- Regulations.** Regulations for the Cottage Commercial building type are defined in the adjacent table.

Notes:

<sup>1</sup> Each building shall meet all requirements of the Building Type.

<sup>2</sup> If located adjacent to flood hazard area, refer to requirements of Section 18.

<sup>3</sup> Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to Section 18 of the City's Code of Ordinances for all flood hazard areas.

<sup>4</sup> Lots wider than 80 feet are permitted one single-loaded aisle of parking (maximum width of 40 feet), located perpendicular to the front lot line, and shall meet a Front Lot Line Coverage of 50%.

		Permitted Districts			
		S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street
<b>(a) Building Siting</b> Refer to Figure 15.4E (1)					
Multiple Principal Buildings		Refer to District Street Details			
a	Minimum Front Lot Line Coverage	85%			85%
Occupation of Corner		Required			
b	Front Build-to Zone	5' to 20'	10' to 25'		
c	Corner Build-to Zone	5' to 10'	10' to 25'	10' to 25'	5' to 15'
d	Minimum Side Yard Setback	10'	15'	15'	15'
e	Minimum Rear Yard Setback	25' <sup>2</sup>			
f	Minimum Lot Width	30'			
g	Maximum Building Width	50'			
Maximum Impervious Coverage		70% <sup>3</sup>	70% <sup>3</sup>	60% <sup>3</sup>	60% <sup>3</sup>
Additional Semi-Pervious Coverage		15%	15%	15%	15%
h	Parking & Loading Location	rear yard <sup>4</sup>			
Entry for Parking within Building		Not Permitted on Primary Street			
i	Vehicular Access	Alley; if no alley exists, 1 driveway permitted off non-Primary street; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.			
<b>(b) Height</b> Refer to Figure 15.4E (2)					
j	Minimum Overall Height	none			
k	Maximum Overall Height	3 stories			
l	Minimum Ground Story Height	9'			
<b>(c) Uses</b> Refer to Figure 15.4E (2)					
m	Ground Story	Per Section 15.3 Uses			Permitted & Special Uses in the Civic, Retail, Service, & Office Categories (refer to Section 15.3)
n	Upper Stories	Per Section 15.3 Uses			Per Section 15.3 Uses
o	Parking within Building	Not Permitted on Primary Street			
p	Occupied Space	25' deep on all full height floors from the front facade			
<b>(d) Street Facade Requirements</b> Refer to Figure 15.4E (3)					
q	Minimum Ground Story Transparency Measured between 2' and 8' above grade	50%	40%	40%	40%
r	Minimum Transparency Upper Stories	15%			
Blank Wall Limitations		Required per floor			
s	Front Facade Entrance Type	Storefront, Elevated Storefront (permitted only on parcels in flood hazard areas per Section 18 of the City's Code of Ordinances), Stoop, Porch			
t	Principal Entrance Location	Front or corner side facade			
Number of Street Entrances		Minimum 1 per Building			
Ground Story Vertical Divisions		Not required			
Horizontal Facade Divisions		Within 3' of the top of any visible basement			
Facade Variety Required Refer to 15.4B.4(h) for requirements.		Between adjacent buildings			
<b>(e) Roof Type Requirements</b> Refer to Figure 15.4E (3)					
u	Permitted Roof Types	pitched			
	Tower	Permitted			

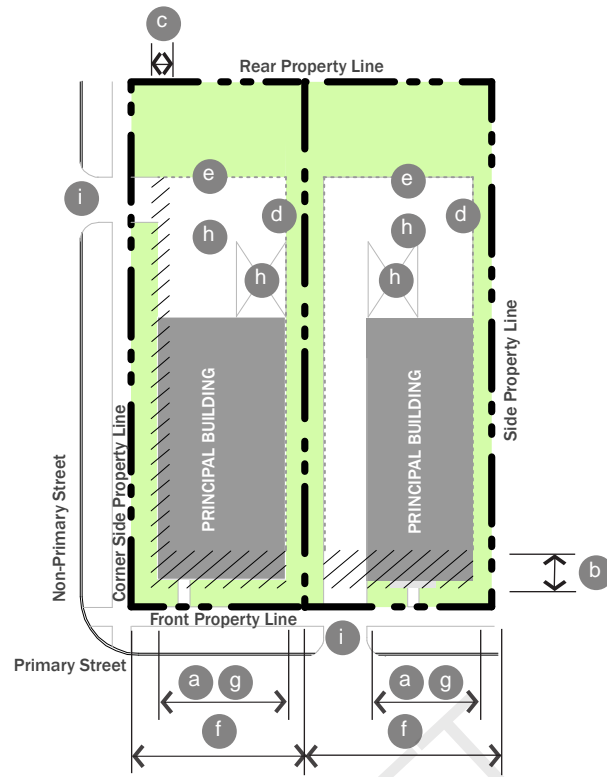


Figure 10-21-4E (1). Building Siting.

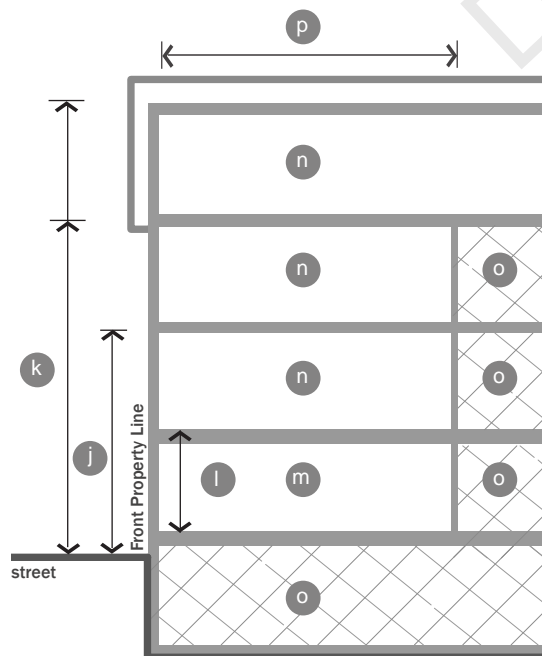


Figure 10-21-4E (2) Height & Use Requirements.

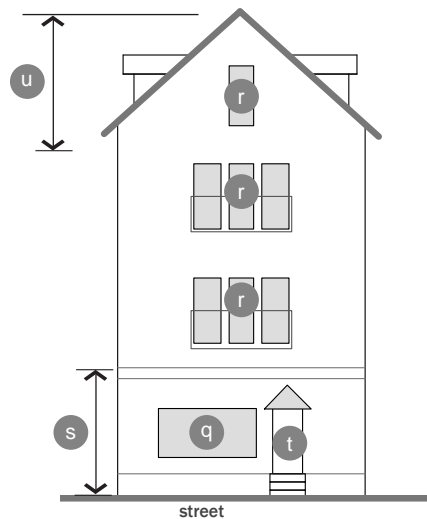


Figure 10-21-4E (3). Street Facade Requirements.

## 10-21-4 Building Types

### F. Civic Building.

1. Description & Intent. The Civic Building Type is a more flexible Building Type intended only for civic and institutional types of uses. These buildings are distinctive within the community fabric created by the other Building Types. Parking is limited to the rear in most cases. The maximum heights of this Building Type depend on the district within which it is located.
2. Regulations. Regulations for the Civic Building Type are defined in the adjacent table.

**Porch Facade Entrance  
type?**

**facade ht before setback  
on Bridge St = 3 stories**

Notes:

<sup>1</sup> If located adjacent to flood hazard area, refer to requirements of Section 18.

<sup>2</sup> Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to Section 18 of the City's Code of Ordinances for all flood hazard areas.

<sup>3</sup> Lots wider than 100 feet are permitted one double-loaded aisle of parking (maximum width of 70 feet), located perpendicular to the front lot line.

<sup>4</sup> 18' or more in height counts as two stories towards maximum building height.

		Permitted Districts				
		S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street	S 5: 'B' Street Residential
<b>(a) Building Siting</b> Refer to Figure 15.4F (1).						
Multiple Principal Buildings		Refer to District Street Details				
Minimum Front Lot Line Coverage		Refer to District Street Details				
Occupation of Corner		Required				
a	Front Setback	0' to 5'	0' to 10'	0' to 10'	0' to 10'	0' to 15'
b	Corner Setback	5'	10'	10'	10'	15'
c	Minimum Side Yard Setback	5'	5'	10'	10'	10'
d	Minimum Rear Yard Setback	5'; 25' if located adjacent to residential <sup>1</sup>				
e	Minimum Lot Width Maximum Building Width	30' none	60' none			
Maximum Impervious Coverage Additional Semi-Pervious Coverage		70% <sup>2</sup>	70% <sup>2</sup>	70% <sup>2</sup>	70% <sup>2</sup>	50% <sup>2</sup>
		20%	20%	10%	10%	20%
f	Parking & Loading Location	Rear yard <sup>3</sup>				
Entry for Parking within Building		Rear & Side Facades				
g	Vehicular Access	none	Alley; if no alley exists, 1 driveway is permitted per street frontage			
<b>(b) Height</b> Refer to Figure 15.4F (2).						
h	Minimum Overall Height	1 story	1 story	1 story	1 story	1 story
i	Maximum Overall Height	6 stories	5 stories	5 stories	3 stories	3 stories
j	Ground Story: Minimum Height Maximum Height	14' 18' <sup>4</sup>	14' 24' <sup>4</sup>	9' 24' <sup>4</sup>	9' 24' <sup>4</sup>	9' 12'
k	Upper Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'	9' 14'	9' 12'
<b>(c) Uses</b> Refer to Figure 15.4F(2)						
l	All Stories	Limited to uses in the Civic category and Entertainment Uses by Special Use. Refer to 15.3 Uses.				
m	Parking within Building	Permitted fully in any basement and in rear of upper floors				
n	Occupied Space	30' deep on all full height floors from the front facade				
<b>(d) Street Facade Requirements</b> Refer to Figure 15.4F (3).						
o	Minimum Transparency Per each Story	12%	12%	12%	12%	12%
Blank Wall Limitations		None				
p	Front Facade Entrance Type	Stoop, Storefront			Stoop	Stoop
q	Principal Entrance Location	Front or corner Facade				
Number of Street Entrances		1 per each 150' of front facade				
Ground Story Vertical Divisions		none required				
Horizontal Facade Divisions		none required				
Facade Variety Required Refer to 15.4B.4(h) for requirements.		none required				
<b>(e) Roof Type Requirements</b> Refer to Figure 15.4F (3).						
r	Permitted Roof Types	Parapet, Pitched, Flat, Other Roofs with approval per 15.4.J(1)(d)				
s	Tower	Permitted				

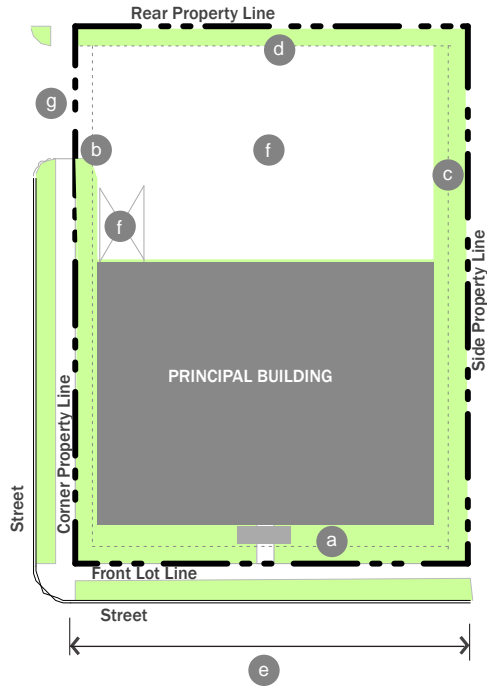


Figure 10-21-4F (1). Building Siting.

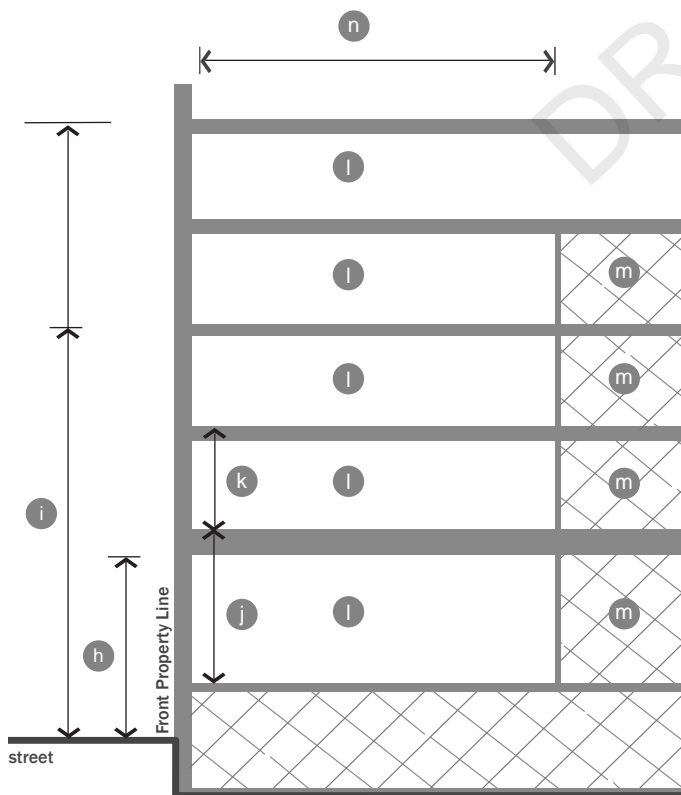


Figure 10-21-4F (2). Height & Use Requirements.

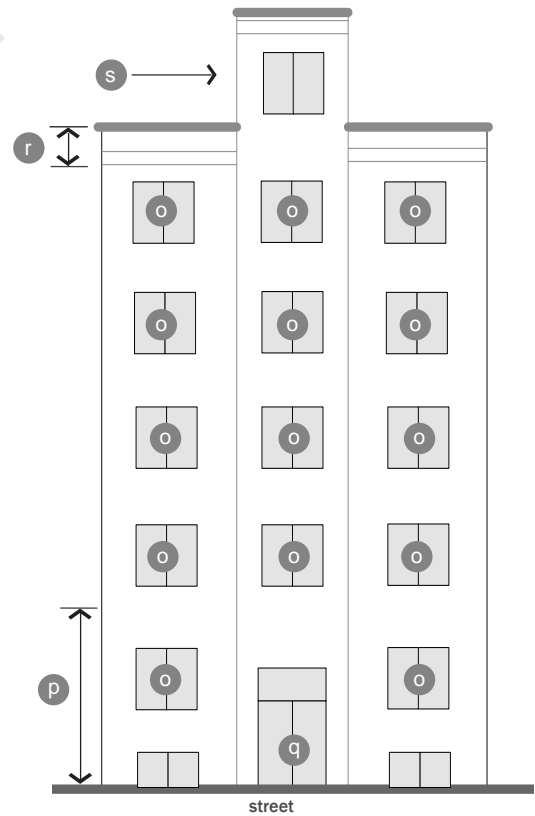


Figure 10-21-4F (3). Street Facade Requirements.

## 10-21-4 Building Types

### G. Attached Building.

- Description & Intent.** The Attached Building is a building comprised of multiple vertical units, each with its own entrance to the street. This Building Type may be organized as townhouses or rowhouses.

Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garaged accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

- Regulations.** Regulations for the Attached Building Type are defined in the adjacent table.

Notes:

<sup>1</sup> For the purposes of the Attached Building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot within the minimum space between them. However, each building shall meet all requirements of the Building Type.

<sup>2</sup> Each building shall meet the front lot line coverage requirement, except one of every five units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

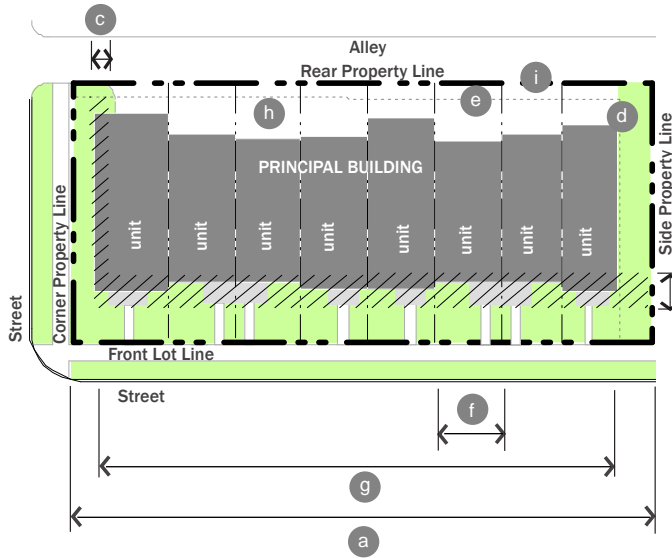
<sup>3</sup> If located adjacent to flood hazard area, refer to requirements of Section 18.

<sup>4</sup> Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to Section 18 of the City's Code of Ordinances for all flood hazard areas.

<sup>5</sup> Attached garages are considered part of the principal building and shall meet all setbacks. Detached garages shall meet all setbacks unless an alley is present. When an alley is present, detached garages shall have a minimum rear setback of 5'.

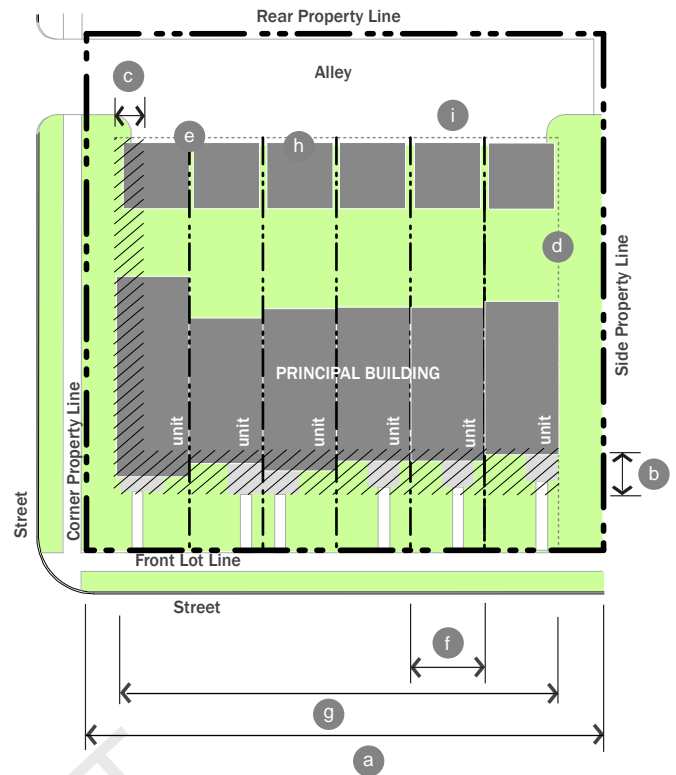
		Permitted Districts		
		S 3: Van Emmon Street	S 4: 'B' Street	S 5: 'B' Street Residential
(a) Building Siting Refer to Figure 15.4G (1)				
Multiple Principal Buildings		Permitted <sup>1</sup>		
a	Minimum Front Lot Line Coverage	75% <sup>2</sup>		65% <sup>2</sup>
Occupation of Corner		Required	Required	Required
b	Front Build-to Zone	10' to 20'	15' to 20'	15' to 25'
c	Corner Build-to Zone	5' to 10'		10' to 15'
d	Minimum Side Yard Setback	0' per unit; 10' between buildings'		0' per unit; 15' between buildings'
e	Minimum Rear Yard Setback	15', if alley present 5' <sup>3</sup>		20', if alley present 5' <sup>3</sup>
f	Minimum Unit Width	16' per unit	16' per unit	18' per unit
g	Maximum Building Width	Maximum 8 units per building	Maximum 6 units per building; maximum 120' width	Maximum 6 units per building; maximum 120' width
Maximum Impervious Coverage		65% <sup>4</sup>	60% <sup>4</sup>	50% <sup>4</sup>
Additional Semi-Pervious Coverage		20%	20%	20%
h	Parking & Garage Location	Rear yard; attached garages access off rear facade only. <sup>5</sup>		
i	Vehicular Access	Alley; if no alley exists, one driveway is permitted per building		
(b) Height Refer to Figure 15.4G (2)				
j	Minimum Overall Height	1 story		
k	Maximum Overall Height	4 stories	3.5 stories	3.5 stories
l	Minimum Ground Floor Height:	9'		
(c) Uses Refer to Figure 15.4G (2).				
m	All Stories	Residential only		
n	Parking within Building	Permitted fully in any basement and in rear of upper floors		
o	Occupied Space	30' deep on all full height floors from the front facade		
(d) Street Facade Requirements Refer to Figure 15.4G (3)				
p	Minimum Transparency per each Story	15%		12%
q	Front Facade Entrance Type	Stoop, Porch		
Principal Entrance Location		Front or Corner Side Facade		
r	Number of Street Entrances	1 per unit		
Ground Story Vertical Divisions		none required		
Horizontal Facade Divisions		none required		
Facade Variety Required Refer to 15.4B.4(h) for requirements.		Between adjacent buildings		
(e) Roof Type Requirements Refer to Figure 15.4G (3)				
Permitted Roof Types		Parapet, Pitched, Flat		
s	Tower	One permitted per building		

## 10-21-4 Building Types



Site Plan without Rear Yard

Figure 10-21-4G (1): Building Siting.



Site Plan with Rear Yard

Figure 10-21-4G (2): Building Siting.

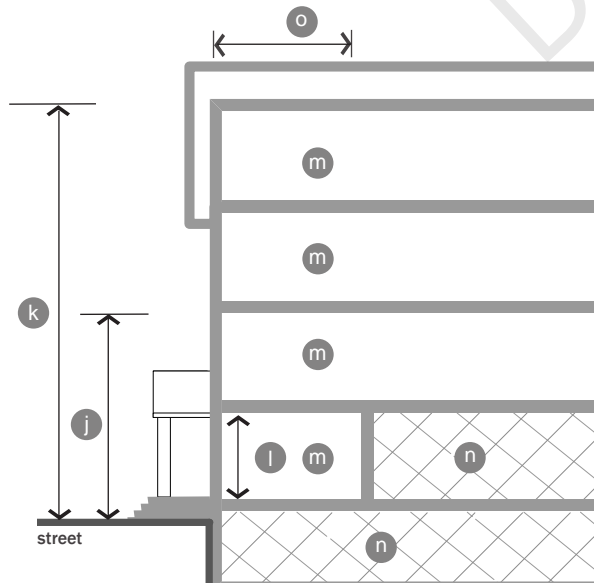


Figure 10-21-4G (3): Height & Use Requirements.

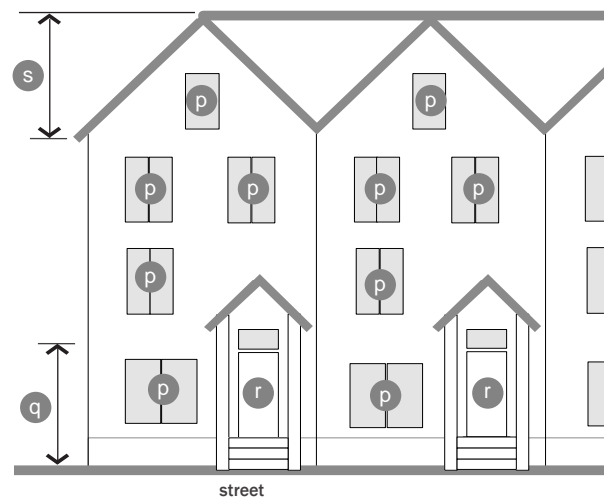


Figure 10-21-4G (4): Street Facade Requirements.



# 10-21-4 Building Types

## H. Yard Building

- Description & Intent.** The Yard Building is a residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear only with preferred access from an alley.
- Regulations.** Regulations for the Yard Building Type are defined in the adjacent table.

Permitted Districts		
	S 4: 'B' Street	S 5: 'B' Street Residential
<b>(a) Building Siting</b> Refer to Figure 10-21-4H (1)		
Multiple Principal Buildings	Permitted <sup>1</sup>	Permitted <sup>1</sup>
<b>a</b> Minimum Front Lot Line Coverage	65% <sup>2</sup>	40%
<b>b</b> Occupation of Corner	Required	Required
<b>c</b> Front Build-to Zone	10' to 25'	10' to 25'
Corner Build-to Zone	10' to 15'	10' to 15'
<b>d</b> Minimum Side Yard Setback	5'	7.5'
<b>e</b> Minimum Rear Yard Setback	35', if alley present 5' <sup>3</sup>	35', if alley present 5' <sup>3</sup>
<b>f</b> Minimum Lot Width	30'	30'
Maximum Lot Width	50'	70'
<b>g</b> Maximum Impervious Coverage	60% <sup>4</sup>	60% <sup>4</sup>
Additional Semi-Pervious Coverage	20%	20%
<b>h</b> Parking & Garage Location	Rear yard; attached garages access off rear facade only. <sup>5</sup>	Rear yard; attached garages access off rear facade only. <sup>5</sup>
Vehicular Access	Alley; if no alley exists, one driveway is permitted per building	Alley; if no alley exists, one driveway is permitted per building
<b>(b) Height</b> Refer to Figure 10-21-4H (2)		
<b>i</b> Minimum Overall Height	1.5 stories	1.5 stories
<b>j</b> Maximum Overall Height	2.5 stories	3 stories
<b>k</b> All Stories: Minimum Height	9'	9'
Maximum Height	14'	14'
<b>(c) Uses</b> Refer to Figure 10-21-4H (2)		
<b>m</b> All Stories	Residential only	
<b>n</b> Parking within Building	Permitted	Permitted
Occupied Space	30'	30'
<b>(d) Street Facade Requirements</b> Refer to Figure 10-21-44H (3)		
<b>o</b> Minimum Transparency per each Story	15%	12%
<b>p</b> Front Facade Entrance Type	Stoop, porch	Stoop, porch
<b>q</b> Principal Entrance Location	Any	Front or side facade
Number of Street Entrances	Any	Any
Ground Story Vertical Divisions	None required	
Horizontal Facade Divisions	None required	
Facade Variety Required Refer to 15.4B.4(h) for requirements.	Between adjacent buildings	
<b>(e) Roof Type Requirements</b> Refer to Figure 10-21-44H (3)		
<b>r</b> Permitted Roof Types	Parapet, Pitched, Flat	Pitched
Tower	Not permitted	

### Notes

<sup>1</sup> Each building shall meet all requirements of the Building Type.

<sup>2</sup> When multiple buildings are located on a single lot, each building shall meet the front lot line coverage requirement, except one of every three buildings may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

<sup>3</sup> If located adjacent to flood hazard area, refer to requirements of Section 18.

<sup>4</sup> Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to Section 18 of the City's Code of Ordinances for all flood hazard areas.

<sup>5</sup> Attached garages are considered part of the principal building and shall meet all setbacks. Detached garages shall meet all setbacks unless an alley is present. When an alley is present, detached garages shall have a minimum rear setback of 5'.

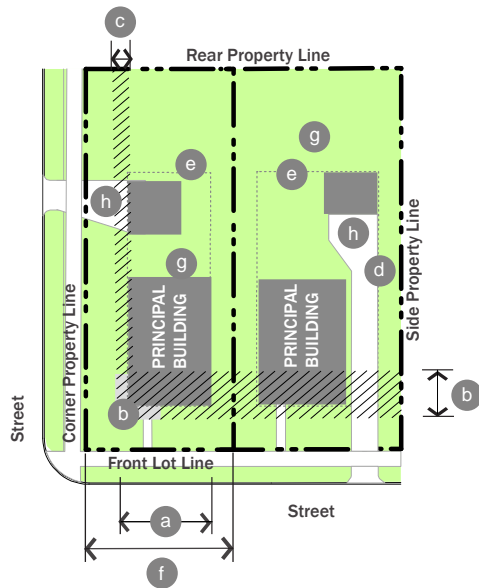


Figure 10-21-4H (1). Building Siting.

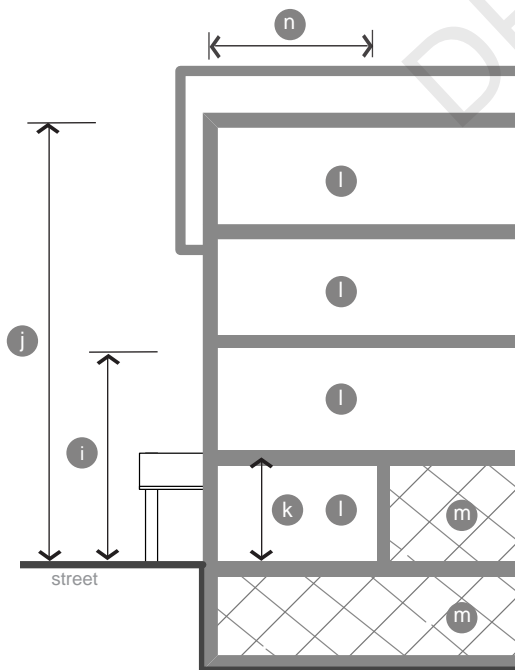


Figure 10-21-4H (2). Height and Use Requirements.

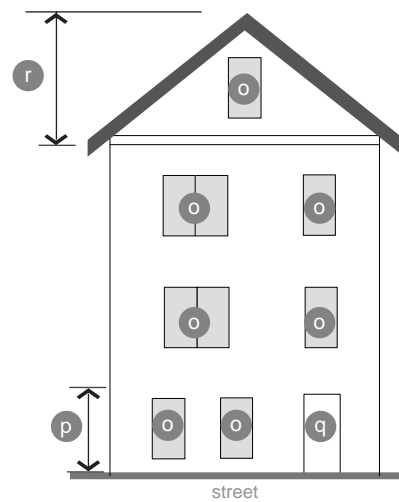


Figure 10-21-4H (3). Street Facade Requirements.

## 10-21-4 Building Types

### I. Entrance Types

Entrance type standards apply to the ground story and visible basement of front facades of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 10-21-4C through 10-21-4H.

1. **General.** The following provisions apply to all entrance types.
  - (a) **Intent.** To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each Building Type standard (refer to Building Types 10-21-4C through 10-21-4H).
  - (b) **Applicability.** The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
  - (c) **Measuring Transparency.** Refer to 10-21-4B Explanation of Building Type Table Standards, for information on measuring building transparency.
  - (d) **Visible Basements.** Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.
2. **Storefront Entrance Type.** (Refer to Figure 10-21-4I (1)). The Storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses.
  - (a) **Transparency.** Minimum transparency is required per Building Type.
  - (b) **Elevation.** Storefront elevation shall be between zero and one foot above street sidewalk.

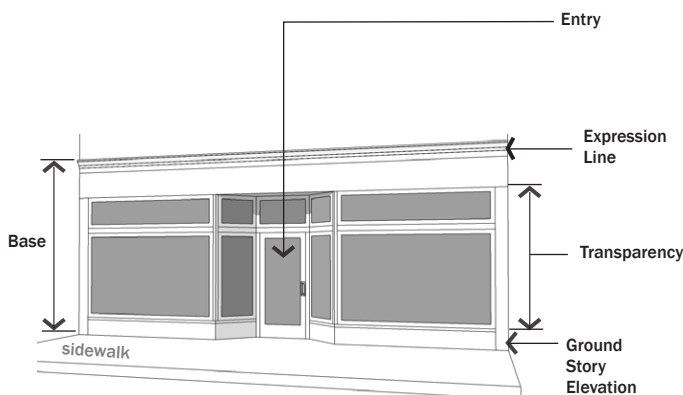


Figure 10-21-4I (1). Storefront Entrance Type.

- (c) **Visible Basement.** A visible basement is not permitted.
  - (d) **Horizontal Facade Division.** Horizontally define the ground story facade from the upper stories.
  - (e) **Entrance.** All entries shall be recessed from the front facade closest to the street.
    - i. Recess shall be a minimum of three feet and a maximum of eight feet deep, measured from the portion of the front facade closest to the street.
    - ii. When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet.
3. **Elevated Storefront Entrance Type.** (Refer to Figure 10-21-4I (2)). The Elevated Storefront entrance type is a highly transparent ground story treatment similar to the Storefront, but permitted to be elevated above the sidewalk for buildings located on parcels with flood hazard areas.
  - (a) **Transparency.** Minimum transparency is required per Building Type.
  - (b) **Elevation.** Storefront elevation may be a half story above the street sidewalk elevation.
  - (c) **Visible Basement.** A visible basement is permitted and does not require Occupied Space.
  - (d) **Horizontal Facade Division.** Horizontally define the ground story facade from the upper stories and any Visible Basement from the ground story.
  - (e) **Entrance.** All entries shall be located off a secondary walk along the building face within the build-to zone.
    - i. The secondary sidewalk shall be elevated above and essentially parallel to the street sidewalk to provide

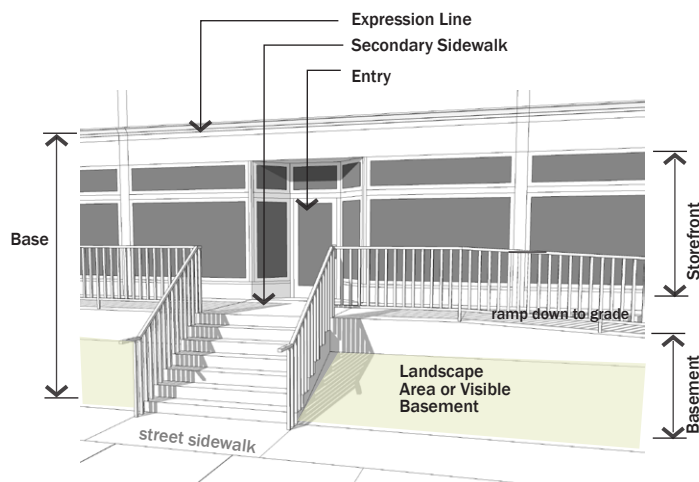


Figure 10-21-4I (2). Elevated Storefront Entrance Type.

## 10-21-4 Building Types

- continuous walking along the facade of the building.
  - ii. The secondary sidewalk shall be continuous along the facade of the building and shall connect to the street sidewalk by steps and ramps every 50 feet.
  - iii. The secondary sidewalk shall connect to any other adjacent developments secondary sidewalks, when feasible. Drive crossings shall be of the same material as the secondary walk.
  - iv. The transition between the secondary sidewalk and street sidewalk shall include landscape, patios, and connecting walks.
  - v. The visible basement shall be located a minimum of five feet from the street sidewalk to allow softening of the transition.
  - vi. The street and the secondary sidewalks shall be a minimum of eight feet in width.
4. **Stoop Entrance Type.** (Refer to Figure 10-21-4I (3)). A stoop is an unroofed, open platform.
- (a) Transparency. Minimum transparency is required per Building Type.
  - (b) Stoop Size. Stoops shall be a minimum of three feet deep and six feet wide.
  - (c) Elevation. Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
  - (d) Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.

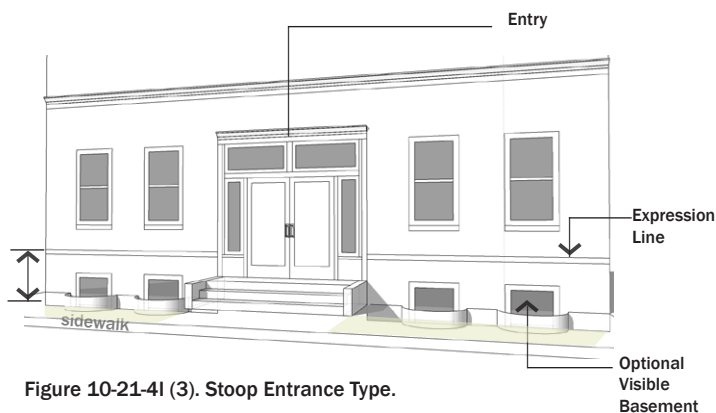


Figure 10-21-4I (3). Stoop Entrance Type.

- (e) Entrance. All entries shall be located off a stoop. The stoop may be continuous along the facade of the building.
  - (f) Landscape Area. A minimum five (5) foot wide landscape area is required within the build-to zone along the length of this entrance type with the exception of walks accessing the building.
5. **Porch Entrance Type.** (Refer to Figure 10-21-4I (4)). A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled.
- (a) Transparency.
    - i. Minimum transparency per Building Type is required.
    - ii. If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
  - (b) Porch Size. The porch shall be a minimum of five feet deep and eight feet wide.
  - (c) Elevation. Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
  - (d) Visible Basement. A visible basement is permitted.
  - (e) Height. Porch may be two stories to provide a balcony on the second floor.
  - (f) Entrance. All entries shall be located off a porch.

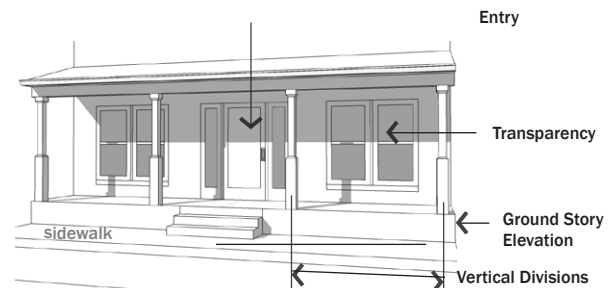


Figure 10-21-4I (4). Porch Entrance Type.

## 10-21-4 Building Types

### J. Roof Types

Roof type standards apply to the roof and cap of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 10-21-4C through 10-21-4H.

1. **General Provisions.** The following provisions apply to all roof types.

- Intent. To guide the design of the cap of all buildings.
- Applicability. All buildings shall meet the requirements of one of the roof types permitted for the Building Type.
- Measuring Height. Refer to Section 10-21-4B for information on measuring building height.
- Other roof types. Other building caps not listed as a specific type may be requested with the following requirements:
  - The roof type shall not create additional occupiable space beyond that permitted by the Building Type.
  - The shape of the Roof Type shall be significantly different from those defined in this section 10-21-4J Roof Types, i.e. a dome, spire, vault.
  - The building shall warrant a separate status within the community from the fabric of surrounding buildings, with a correspondence between the form of the roof type and the meaning of the building use.

2. **Parapet Roof Type.** (Refer to Figure 10-21-4J (1), Parapet Roof Type). A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street.

- Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
  - Minimum height is two feet with a maximum height of six feet.

- The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).

- Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
- Occupied Space. Occupied space shall not be incorporated behind this roof type.

3. **Pitched Roof Type.** (Refer to Figure 10-21-4J (2), Pitched Roof Type). This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.

- Pitch Measure.** The roof may not be sloped less than a 4:12 (rise:run) or more than 16:12.
  - Slopes less than 4:12 are permitted to occur on second story or higher roofs. (Refer to Figure 10-21-4J (2), Low Pitched Roof).
- Configurations.**
  - Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
  - Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight feet, inclusive of overhang.
  - Gambrel and mansard roofs are not permitted.
- Parallel Ridge Line.** A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when the ridge line runs parallel to the front lot line. (Refer to Figure 10-21-4J (3), Parallel Ridge Line).
- Roof Height.** Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.
- Occupied Space.** Occupied space may be incorporated behind

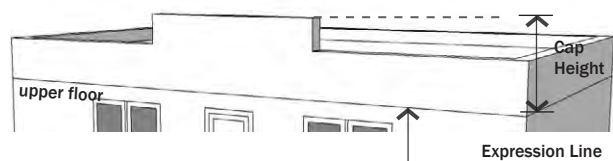
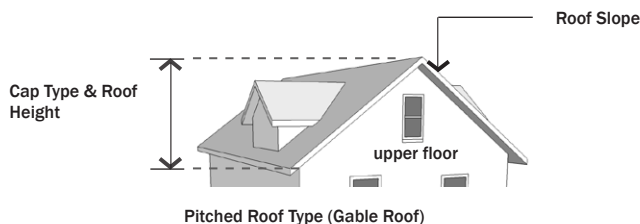
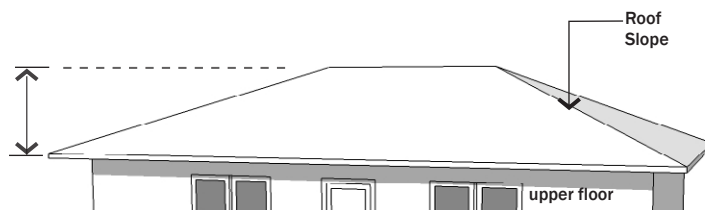


Figure 10-21-4J (1). Parapet Roof Type



Pitched Roof Type (Gable Roof)



Low Pitched Roof Type (Hip Roof)

Figure 10-21-4J (2). Pitched Roof Type

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this roof type.

4. **Flat Roof Type.** (Refer to Figure 10-21-4J (5), Flat Roof Type). This roof type has a flat roof with overhanging eaves.
  - (a) Configuration. Roofs with no visible slope are acceptable. Eaves are recommended on all street facing facades.
  - (b) Eave Depth. Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
  - (c) Eave Thickness. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches thick.
  - (d) Interrupting Vertical Walls. Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
    - i. No more than one-half of the front facade can consist of an interrupting vertical wall.
    - ii. Vertical walls shall extend no more than four feet above the top of the eave.
  - (e) Occupied Space. Occupied space shall not be incorporated behind this roof type.
  - (f) No mechanical equipment on roof shall be visible from the sidewalk.
5. **Towers.** (Refer to Figure 10-21-4J (4), Tower). A tower is a rectilinear or cylindrical, vertical element, that shall be used with other roof types.

- (a) Quantity. All Building Types, with the exception of the Civic Building, are limited to one tower per building.
- (b) Tower Height. Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is

applied.

- (c) Tower Width. Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
- (d) Horizontal Expression Lines. An expression line shall define the tower from the upper stories, except on single family or attached house residential Building Types.
- (e) Occupied Space. Towers may be occupied by the same uses allowed in upper stories of the Building Type to which it is applied.
- (f) Application. May be combined with all other roof types.
- (g) Tower Cap. The tower may be capped by the parapet, pitched, low pitched, or flat roof roof types, or the spire may cap the tower.

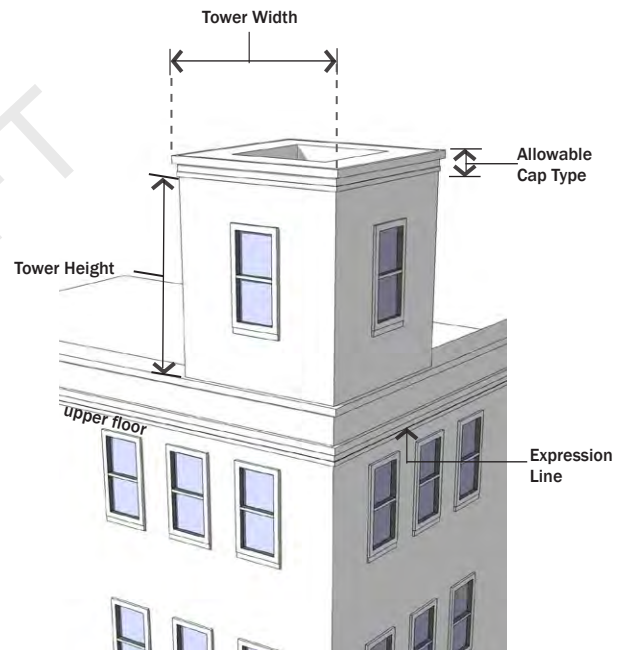


Figure 10-21-4J (4). Tower

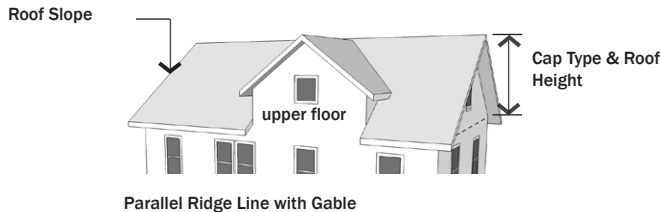


Figure 10-21-4J (3). Parallel Ridge Line

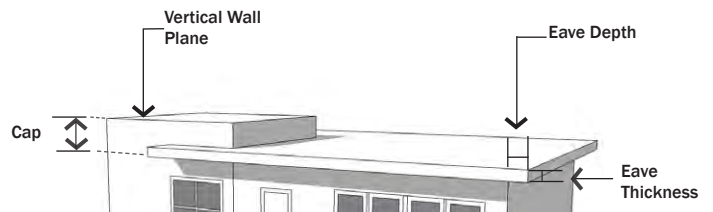


Figure 10-21-4J (5). Flat Roof Type



## 10-21-4 Building Types

### K. Additional Design Requirements.

The following outlines the district design requirements that affect a building's appearance and district cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.

#### 1. Materials and Color.

- (a) Primary Facade Materials. **80%** of each street facade shall be constructed of primary materials. Street facade materials shall continue around the corner a **minimum depth of 20 feet onto the side facade**.
  - i. Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 10-21-4K (1).
- (b) Secondary Facade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
  - i. Exterior Insulation and Finishing Systems (EIFS) is permitted on upper floor facades only.

- (c) Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 10-21-4K (2).
- (d) Color. Main building colors shall utilize any historic palettes from any major paint manufacturer. Other colors may be utilized for details and accents, **not to exceed a total area larger than 10% of the facade surface area**.
- (e) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all Building Types with the exception of the Row Building and the Yard Building. Refer to Figure 10-21-4K (3).

#### 2. Windows, Awnings, and Shutters.

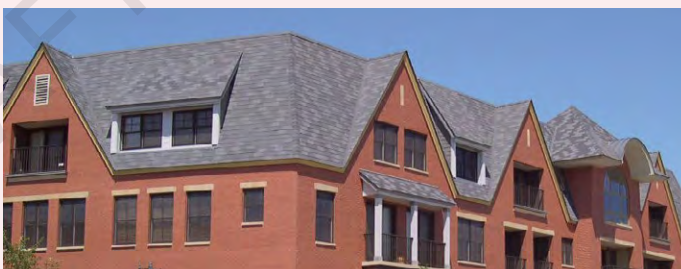
- (a) Windows. All upper story windows on all historic, residential, and mixed use buildings shall be recessed, double hung. Percent of transparency is required per Building Type. Horizontal or vertical strip windows, tinted or reflective glass, and glass block (refer to Figure 10-21-4K (4)) are prohibited on street facades.
- (b) Security Grills. Grills shall be fully retractable and completely within the interior of the building and inconspicuous to the



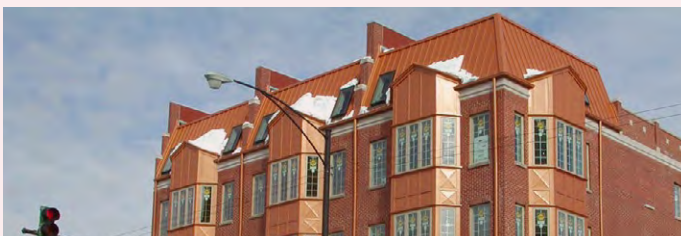
Primary Materials: Brick



Primary Materials: Stone



Roof Materials: Asphalt Composite Shingles



Roof Materials: Metal



Primary Materials: Painted Wood



Roof Materials: Ceramic Tile

Figure 10-21-4K (1). Primary Materials.

Figure 10-21-4K (2). Roof Materials.



## 10-21-4 Building Types

extent possible. Exterior bars are prohibited on any window. Refer to Figure 10-21-4K (5).

- (c) Awnings. All awnings shall be canvas or metal. Plastic awnings and canopy awnings that extend from the front facade into the right-of-way are prohibited. Awning types and colors for each building face shall be coordinated. Refer to Figure 10-21-4K (6).
- (d) Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. "Engineered" wood may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.

3. **Rear Parking Facade Design.** The following applies in all locations where a public building entrance occurs on the rear facade adjacent to a parking lot. Refer to Figure 15.4K (7).

- (a) Entrance Type. An Entrance Type shall be utilized for a minimum of 20 feet of rear facade (refer to 10-21-4I.2-5).
- (b) Transparency Requirement. Public building entrance facade area, minimum 20 feet wide, shall utilize one of the following:
  - i. When the Storefront Entrance Type is utilized, a minimum 45 percent transparency is required for the ground floor facade entrance, and the door shall be a

minimum of 45 percent transparent.

- ii. When any other Entrance Type is utilized, the minimum transparency required for upper floors of the street facade shall apply to the rear ground floor entrance area, and the door shall be a minimum of 45 percent transparent..



Front Facade Example.



Rear Facade Example.

Figure 10-21-4K (7).Rear Parking Facade Design.



Prohibited: Residential Grade Doors on Commercial Buildings.



Prohibited: Glass block windows on front facade.



Prohibited: Exterior grills and bars.

Figure 10-21-4K (4).Windows.



Permitted: Commercial Grade Doors & Windows on Commercial Buildings.

Figure 10-21-4K (3).Commercial Grade Doors & Windows.



Permitted: Fully retractable, interior security grills.

Figure 10-21-4K (5).Security Grills.



## 15.4 Building Types



Permitted Awnings: Metal



Permitted Awnings: Canvas



Prohibited Awnings: Canopy awnings that extend from the front facade into the right-of-way

Figure 10-21-4K (6). Awnings.

(c) Awnings and signage are encouraged.

4. **Balconies.** The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot. Refer to Figure 10-21-4K (8).

- (a) **Size.** Balconies shall be a minimum of six feet deep and five feet wide.
- (b) **Connection to Building.** Balconies shall be integral to the facade at the street line. Balconies on stepbacked stories shall be independently secured and unconnected to other balconies.
- (c) **Facade Coverage.** A maximum of 40% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.

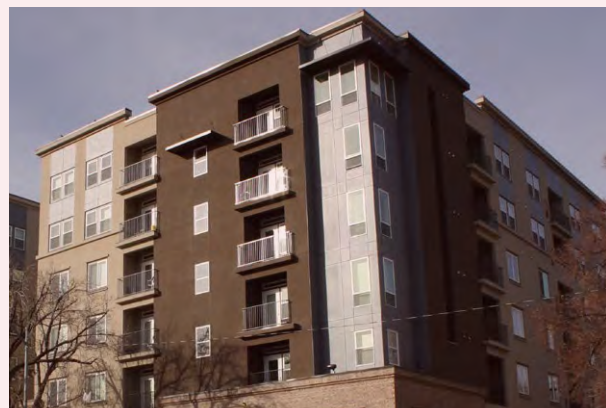
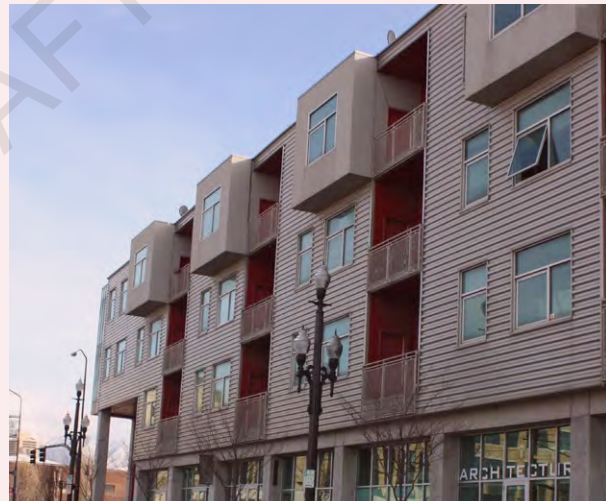


Figure 10-21-4K (8). Balconies Integral to Facade.



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

Old Business #1

Tracking Number

CC 2018-25

### Agenda Item Summary Memo

**Title:** Downtown Branding & Wayfinding Signage Program Discussion

**Meeting and Date:** Economic Development Committee – July 3, 2018

**Synopsis:** \_\_\_\_\_  
\_\_\_\_\_

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** \_\_\_\_\_

**Council Action Requested:** \_\_\_\_\_  
\_\_\_\_\_

**Submitted by:** Bart Olson Administration  
Name Department

#### Agenda Item Notes:

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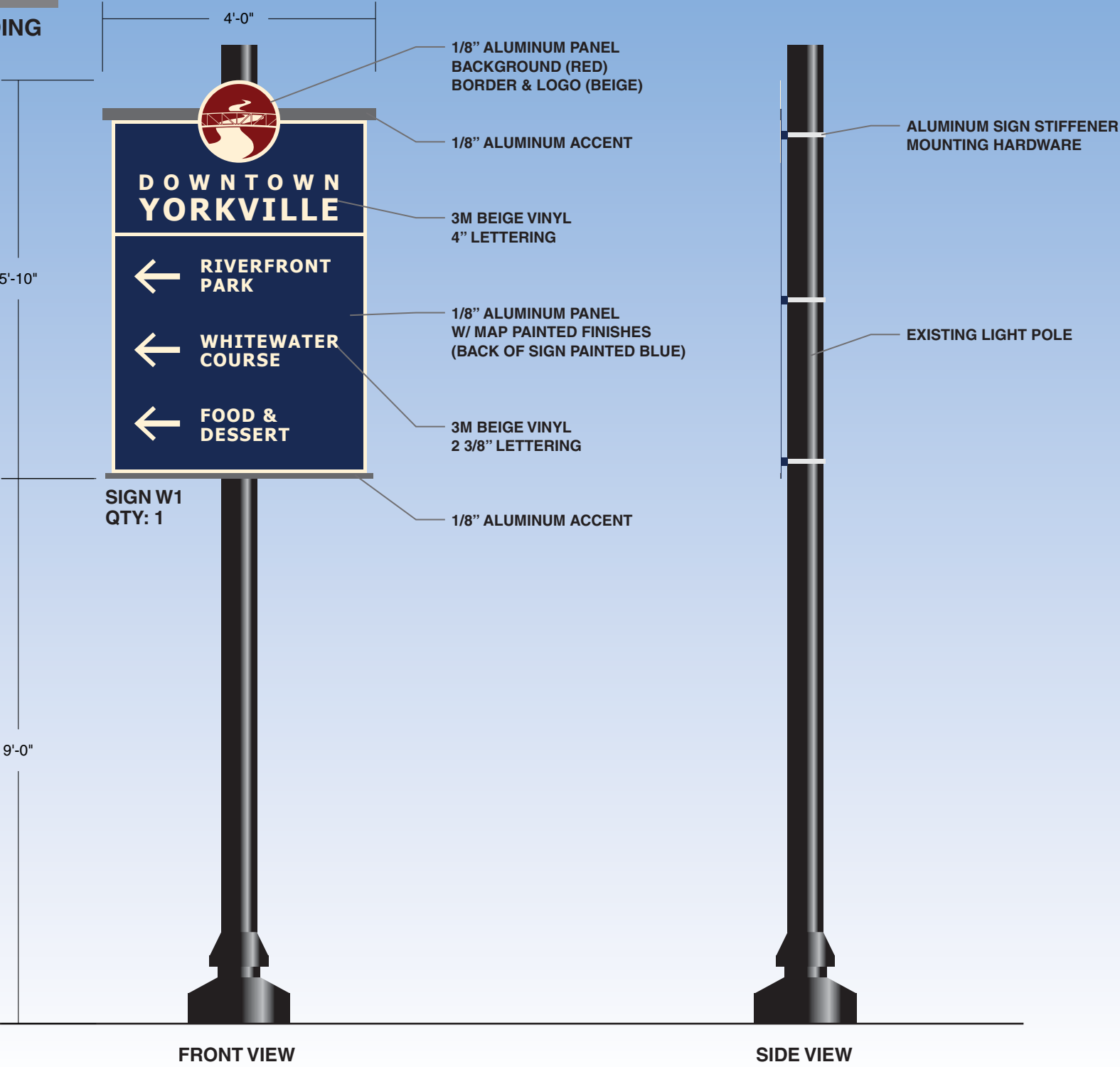
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*Have a question or comment about this agenda item?*

*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at [agendas@yorkville.il.us](mailto:agendas@yorkville.il.us), post at [www.facebook.com/CityofYorkville](https://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>*

CITY OF YORKVILLE

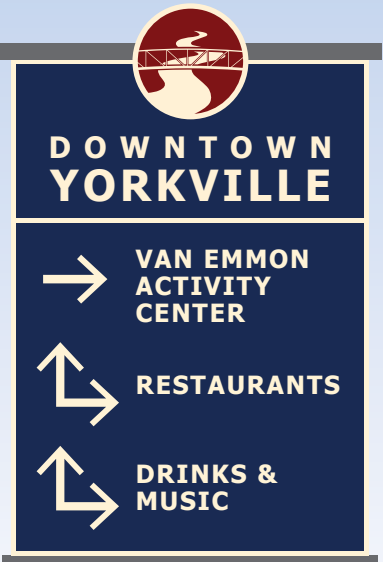
VEHICULAR WAYFINDING



SIGN W2  
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SIGN W3  
QTY: 1



SIGN W4  
QTY: 1



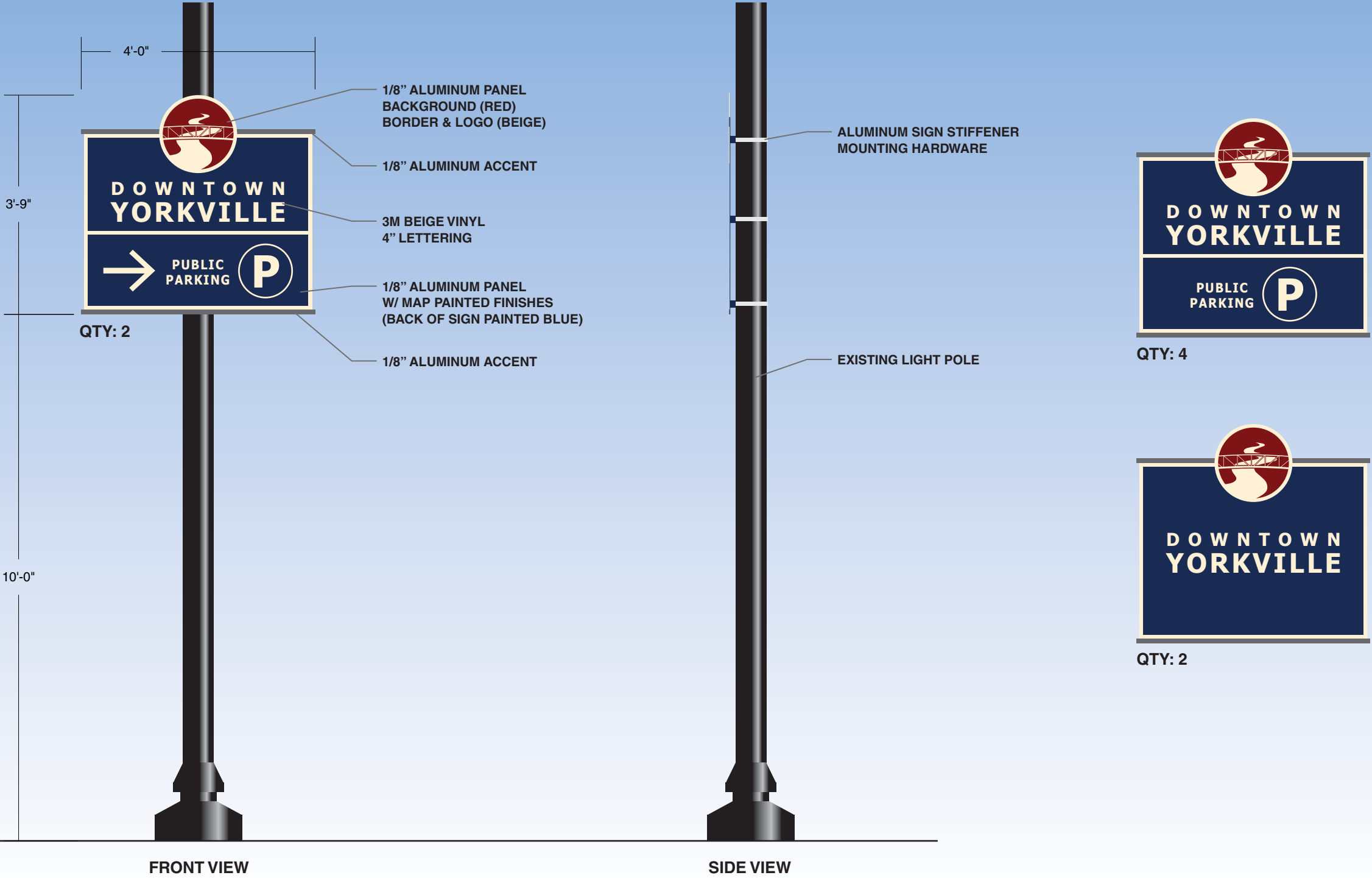
PH: (262) 554-6066  
TOLL FREE: (800) 554-8110

Client: CITY OF YORKVILLE	Date: 11-7-17	REVISION		Illumination: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES TYPE _____		<input checked="" type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED	Paint Colors (AkzoNobel): <div><input type="checkbox"/> MATCH 3M BEIGE (220-49)</div> <div><input type="checkbox"/> TBD</div> <div><input type="checkbox"/> TBD</div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	Vinyl Film Colors (3M Scotchcal): <div><input type="checkbox"/> 3M BEIGE (220-49)</div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	Client Signature: <div>Signature _____ Date _____</div> <div>NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS</div> <div>The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.</div>
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Address: -	Sheet: 1 of 1	<div><input type="checkbox"/></div>	<div><input type="checkbox"/></div>	Sign Specifications: NOTED ABOVE					
City, State: YORKVILLE, IL	Scale: 1/2”=1’	<div><input type="checkbox"/></div>	<div><input type="checkbox"/></div>						
Sales Rep: BILL PFISTER	Designer: KD	<div><input type="checkbox"/></div>	<div><input type="checkbox"/></div>						

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DOWNTOWN DIRECTIONAL



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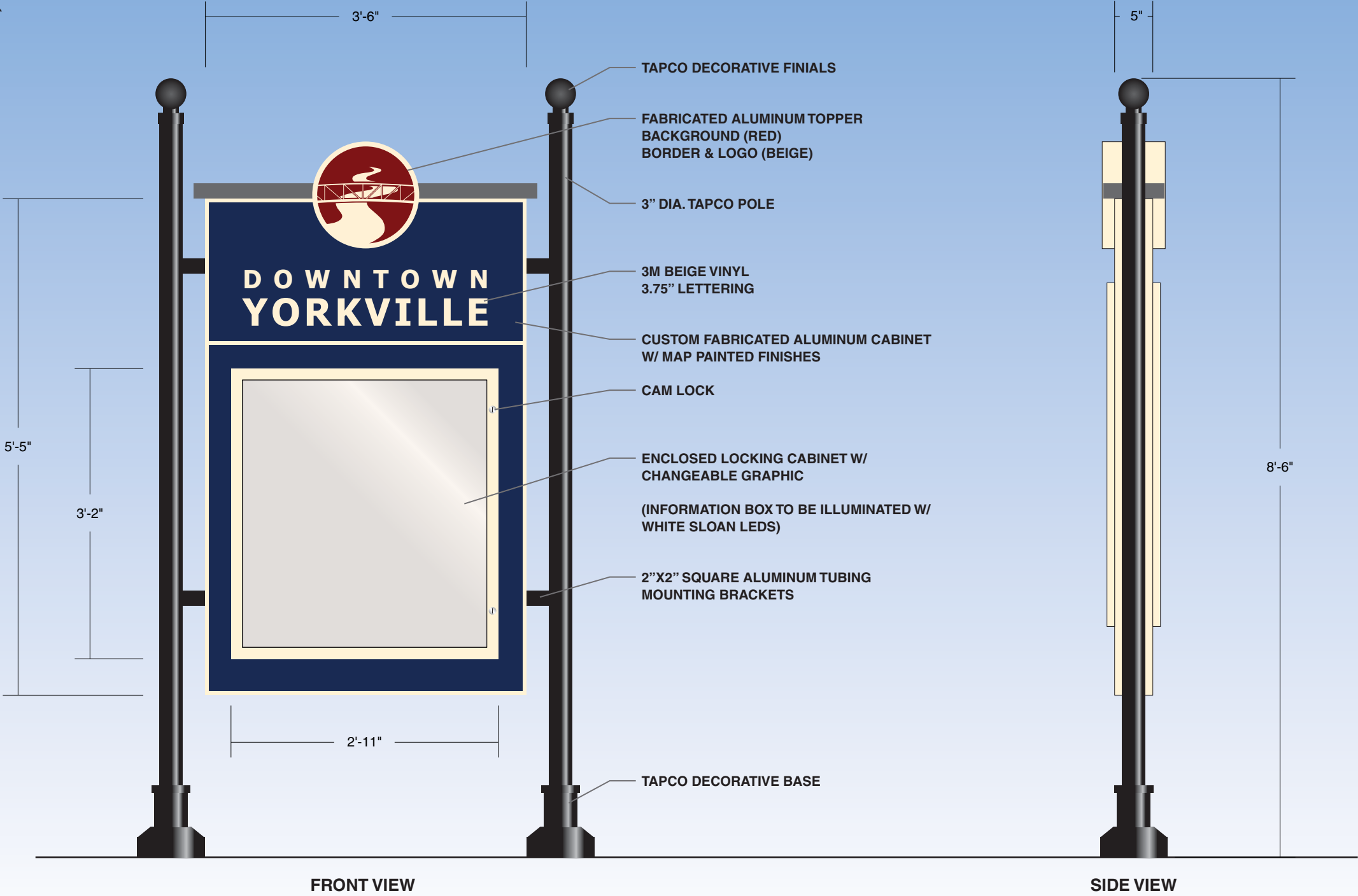
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Address: -	Sheet: 1 of 1	<div></div>	<div></div>	Sign Specifications: NOTED ABOVE					
City, State: YORKVILLE, IL	Scale: 1/2”=1’	<div></div>	<div></div>						
Sales Rep: BILL PFISTER	Designer: KD	<div></div>	<div></div>						

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CITY OF YORKVILLE

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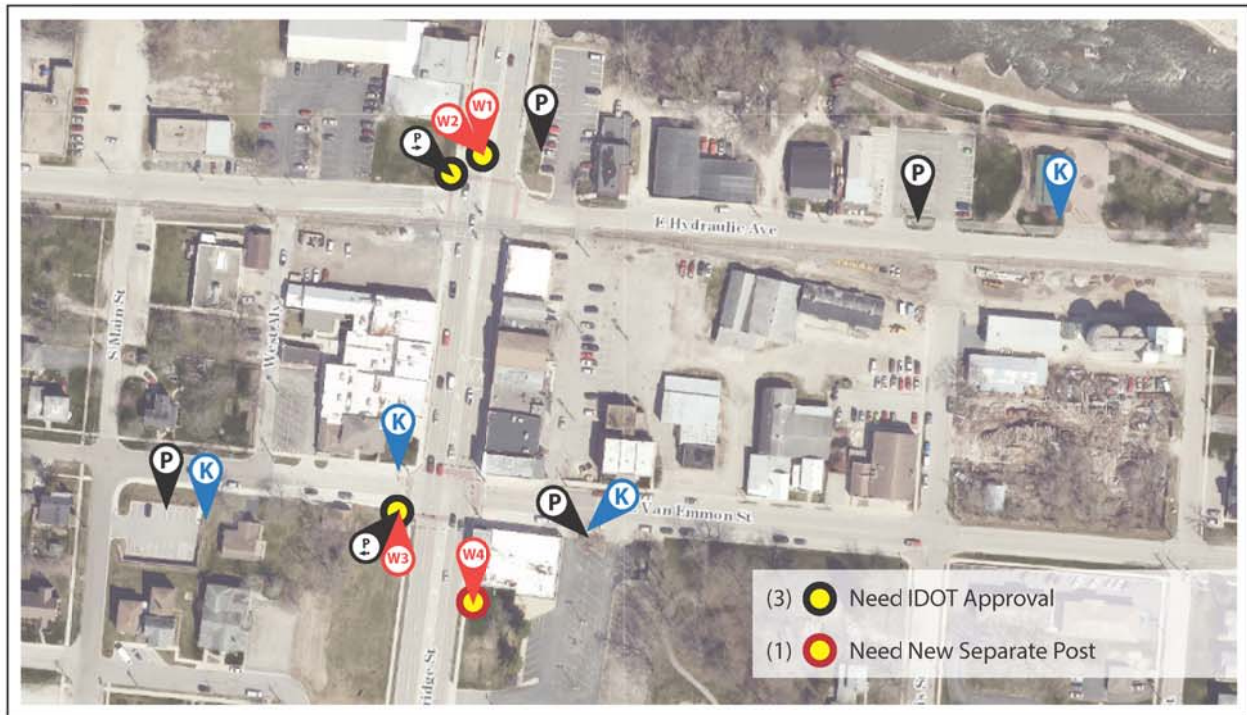


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Client: CITY OF YORKVILLE	Date: 11-7-17	REVISION		Illumination: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES TYPE LED <input checked="" type="checkbox"/> SINGLE SIDED <input checked="" type="checkbox"/> DOUBLE SIDED	Paint Colors (AkzoNobel): <div><input checked="" type="checkbox"/> MATCH 3M BEIGE (220-49)</div> <div>TBD</div> <div>TBD</div> <div></div> <div></div> <div></div> <div></div>	Vinyl Film Colors (3M Scotchcal): <div>3M BEIGE (220-49)</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>	Client Signature: <div>Signature _____ Date _____</div> <div>NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS</div> <div>The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.</div>
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# DOWNTOWN SIGNAGE EXHIBITS



## WAYFINDING SIGNS



## PARKING SIGNS



## KIOSK SIGNS



## DOWNTOWN SIGNS

