



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Wednesday, January 2, 2019

6:00 p.m.

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

Citizen Comments:

Minutes for Correction/Approval: December 4, 2018

New Business:

1. EDC 2019-01 Building Permit Report for November 2018
2. EDC 2019-02 Building Inspection Report for November 2018
3. EDC 2019-03 Property Maintenance Report for November 2018
4. EDC 2019-04 Economic Development Report for December 2018
5. EDC 2019-05 Kane County – 95661 Jeter Road (Rezone) 1.5 Mile Review
6. EDC 2019-06 Massage Establishment Text Amendment
7. EDC 2019-07 Neighborhood Design Manual

Old Business:

Additional Business:

2018/2019 City Council Goals – Economic Development Committee

Goal	Priority	Staff
“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
Wednesday, January 2, 2019
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. December 4, 2018

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

NEW BUSINESS:

1. EDC 2019-01 Building Permit Report for November 2018

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

2. EDC 2019-02 Building Inspection Report for November 2018

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

3. EDC 2019-03 Property Maintenance Report for November 2018

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

4. EDC 2019-04 Economic Development Report for December 2018

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

5. EDC 2019-05 Kane County – 95661 Jeter Road (Rezone) 1.5 Mile Review

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2019-06 Massage Establishment Text Amendment

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

7. EDC 2019-07 Neighborhood Design Manual

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

ADDITIONAL BUSINESS:



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

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – December 4, 2018

Meeting and Date: Economic Development Committee – January 2, 2019

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker

Name

Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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

DRAFT

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, December 4, 2018, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Joel Frieders

Alderman Jason Peterson
Alderman Carlo Colosimo

Other City Officials

City Administrator Bart Olson
Community Development Director Krysti Barksdale-Noble
Senior Planner Jason Engberg

Code Official Pete Ratos
Alderman Chris Funkhouser

Other Guests

Lynn Dubajic, City Consultant
Shelley Carlson, Sine Wholistic Wellness
Andrew Moun, Ryan Homes-Grande Reserve

Dean Edmeier, Grande Reserve
Rick Murphy, Lennar Homes

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

Citizen Comments: None

Minutes for Correction/Approval: November 6, 2018

The minutes were approved on a unanimous voice vote.

New Business

1. EDC 2018-82 Building Permit Report for October 2018

Mr. Ratos reported 71 total permits in October which included 11 single family and 10 commercial. He said the total is up from last year. No further discussion.

2. EDC 2018-83 Building Inspection Report for October 2018

There were 536 inspections in October. In mid-October the city lost an employee and EEI began doing some engineering inspections including final inspections for Cedarhurst. No further comment.

3. EDC 2018-84 Property Maintenance Report for October 2018

In October there were 14 cases, most being for water service at multi-family structures. Due to an ordinance change earlier this year, access must be available to read water meters for each unit or remote readers must be purchased. Many cases were dismissed and most violators are now in compliance.

4. EDC 2018-85 Economic Development Report for November 2018

Ms. Dubajic reported the following:

1. Hoof and Horn now open Friday and Saturday.
2. Crusade has opened new waiting area.
3. Architect has been hired for Arby's remodeling.
4. Attempting to get info about memberships for Planet Fitness.
5. Functional Integrated Training to open in 2019 in River North.

Bart Olson commented on the amount of sales taxes expected to be generated from each new business. He said when they open he can no longer report their individual taxes.

Ms. Dubajic will report annually on the number of jobs the new businesses create.

5. EDC 2018-86 Windett Ridge – Annexation Agreement Amendment

Ms. Noble said staff has been working with the developer Cal Atlantic. They are looking forward to final platting of Unit 2. However, a lift station and stormwater basin are needed for Unit 2 and there is no room to accommodate these without causing the loss of 3 lots. The developer does not own the adjacent land for these 2 items and is seeking a 3-year extended PUD agreement or to redesign unit 2. This item moves to the PZC for a Public Hearing and then to City Council.

6. EDC 2018-87 Grande Reserve – Annexation Agreement Amendment

Ms. Noble said the developer is seeking relief from the current agreement. Several builders are working there including NBR Builders who are working on villa-type housing geared for empty nesters in this age-targeted area. Many of their potential buyers are seeking 3 bedroom homes instead of 2 bedroom. The current agreement calls for a split 50-50 between 3 or more bedrooms or 2 or less. Of the permits issued so far, 84% are for 3 bedroom homes. The developer is not asking for any other changes besides the number of bedrooms. A park contribution was also discussed and staff has recommended that the developer contribute \$50,000 for a park.

Dean Edmeier presented additional information about the development. He is sales manager for Avanti and said they are trying to move sales again in this age-targeted community. He said the client demand is for 3 bedrooms. Andrew Moun of NBR Ryan Homes, shared stats on the current sales trend for 3 bedrooms and discussed prices, square footage, etc.

Committee members agreed with the change requested. Alderman Peterson added that 2 bedroom homes are difficult to sell and ranches are selling very well. Mr. Peterson asked if there are regulations on rentals and Mr. Moun replied they will not sell to investors. Alderman Koch said this development has sat empty for 15 years and asked how the Council will feel about the density issue.

Land cash was discussed and the current value is \$101,000. Alderman Funkhouser asked about the compromise on the amount the developers will pay and Ms. Noble said the original agreement is being honored.

Mr. Olson said a comprehensive annexation agreement is being drafted and the Parks & Rec Department is involved. Committee members agreed they would like the money to stay in Grande Reserve. This item moves to the January 8th City Council meeting.

7. *EDC 2018-88 Inducement Resolution for Imperial Investments*

Mr. Olson said this is a new resolution with Imperial Investments for TIF #2. They have a contract with the FS property, but no specific plan at this time other than preserving the building for retail use. The committee recommended approval and it moves to the Council consent agenda.

8. *EDC 2018-89 Massage Establishment Regulations*

Shelley Carlson, owner of a massage establishment, was present to discuss some of the regulations for her type of business. She spoke at a Council meeting 2 weeks ago. Ms. Carlson said she came to this meeting to find out the next steps in addition to the inspection. She also had concerns regarding the license fees, how the fee is determined and said the fee is the same for a sole proprietor and larger business. Mr. Olson said the code possibly could be amended or the city could work with her on some of the regulations. Mr. Olson said the fees were determined by external and internal research and Mr. Frieders said the intent is to insure public safety. Some specific regulations were briefly discussed. Mr. Ratos and the Police Chief will both inspect the property and offer some assistance.

Old Business None

Additional Business

Mr. Engberg presented information about the recent petition for the solar field to be situated near the County building. Fencing, security cameras, landscaping and other aspects were discussed. The PZC recommended approval and it moves to City Council for a vote.

There was no further business and the meeting adjourned at 7:27pm

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 2019-01

Agenda Item Summary Memo

Title: Building Permit Report for November 2018

Meeting and Date: Economic Development Committee – January 2, 2019

Synopsis: All permits issued in November 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:



UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

November 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
November 2018	71	28	0	0	0	9	0	35	5,765,268.00	191,641.26
Calendar Year 2018	974	201	14	36	0	125	0	598	53,513,146.00	2,432,439.59
Fiscal Period 2019	667	160	0	0	0	69	0	438	37,277,954.00	1,352,580.48
November 2017	43	1	5	0	0	12	0	25	1,455,763.00	98,737.96
Calendar Year 2017	881	60	84	0	1	145	0	591	67,095,104.00	2,334,457.97
Fiscal Period 2018	648	44	56	0	1	101	0	446	56,431,760.00	1,744,988.44
November 2016	54	2	14	0	0	8	0	30	3,296,040.00	197,135.30
Calendar Year 2016	823	45	99	0	0	116	0	563	34,712,965.00	1,720,277.88
Fiscal Period 2017	602	38	69	0	0	75	0	420	26,230,789.00	1,257,059.54
November 2015	39	0	5	0	0	10	0	24	1,225,626.00	94,064.75
Calendar Year 2015	580	8	71	0	0	126	0	375	48,446,931.00	1,127,373.89
Fiscal Period 2016	434	7	49	0	0	89	0	289	12,910,921.00	737,136.13



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 2019-02

Agenda Item Summary Memo

Title: Building Inspection Report for November 2018

Meeting and Date: Economic Development Committee – January 2, 2019

Synopsis: All inspections scheduled in November 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:

DATE: 12/03/2018
TIME: 14:56:33
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 11/01/2018 TO 11/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
EEI	_____	020-REI REINSPECTION	20170648	927 N CARLY CIR	128		11/14/2018
EEI	_____	019-REI REINSPECTION	20170649	911 PURCELL ST	65		11/14/2018
BC	_____	002-FIN FINAL INSPECTION Comments1: ELEC FINAL	20170882	736 HAYDEN DR	65		11/09/2018
BF	_____	012-FIN FINAL INSPECTION Comments1: LATE AM PLEASE!	20170906	1902 RENA LN	12		11/29/2018
PR	_____	013-PLF PLUMBING - FINAL OSR READ				11/29/2018	
PR	_____	013-PLF PLUMBING - FINAL OSR READ	20170907	1912 RENA LN	12	11/29/2018	
BF	_____	014-FIN FINAL INSPECTION Comments1: LATE AM PLEASE! ABBY PROPERTIES					11/29/2018
BF	_____	012-FIN FINAL INSPECTION Comments1: LATE AM PLEASE!	20170908	1904 RENA LN	12		11/29/2018
PR	_____	013-PLF PLUMBING - FINAL OSR READ				11/29/2018	
BF	_____	012-FIN FINAL INSPECTION Comments1: LATE AM PLEASE, ABBY PROPERTIES	20170909	1910 RENA LN	12		11/29/2018
PR	_____	013-PLF PLUMBING - FINAL OSR READ				11/29/2018	
BF	_____	012-FIN FINAL INSPECTION Comments1: LATE AM PLEASE!	20170910	1908 RENA LN	12		11/29/2018
PR	_____	013-PLF PLUMBING - FINAL OSR READ				11/29/2018	
PR	_____	012-PLF PLUMBING - FINAL OSR READ	20170911	1906 RENA LN	12	11/29/2018	
BF	_____	013-FIN FINAL INSPECTION Comments1: LATE AM PLEASE!					11/29/2018
BF	_____	002-FOU FOUNDATION Comments1: GR UPLAND	20170926	3146 MATLOCK DR	672		11/28/2018
BF	_____	013-WKS PUBLIC & SERVICE WALKS Comments1: GR UPLAND-ADD REBAR TO PUBLIC WALK WHERE Comments2: WATER SERVICE IS LOCATED	20170928	3152 MATLOCK DR	671		11/07/2018
BF	_____	015-FIN FINAL INSPECTION Comments1: GR HORTON	20170930	3153 MATLOCK DR	656		11/16/2018
PBF	_____	016-PLF PLUMBING - FINAL OSR READ Comments1: GR HORTON					11/16/2018

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 11/01/2018 TO 11/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
EEI	_____	017-EFL ENGINEERING - FINAL INSPE					11/15/2018
EEI	_____	018-REI REINSPECTION	20170933	3172 MATLOCK DR	666		11/06/2018
		Comments1: PROPERTY CORNERS					
BF	_____	013-WKS PUBLIC & SERVICE WALKS	20170934	3168 MATLOCK DR	667		11/07/2018
		Comments1: GR UPLAND-PIN SERV WALK STEP TO STOOP, A					
		Comments2: DD REBAR OVER WATER LINE IN PUBLIC WALK					
EEI	_____	016-REI REINSPECTION	20170936	3162 MATLOCK DR	669		11/06/2018
		Comments1: UNABLE TO LOCATE NW PROPERTY PIN					
PR	_____	003-ESS ENGINEERING - STORM	20170940	3177 MATLOCK DR	661		11/06/2018
PR	_____	004-WAT WATER					11/06/2018
PBF	_____	005-PLU PLUMBING - UNDERSLAB					11/09/2018
		Comments1: GR HORTON					
BF	_____	008-RFR ROUGH FRAMING	20170944	3157 MATLOCK DR	657		11/07/2018
		Comments1: GR DR HORTON					
BF	_____	009-REL ROUGH ELECTRICAL					11/07/2018
BF	_____	010-RMC ROUGH MECHANICAL					11/07/2018
PBF	_____	011-PLR PLUMBING - ROUGH					11/07/2018
BF	_____	012-INS INSULATION					11/09/2018
		Comments1: GR DR HORTON					
BF	_____	010-RMC ROUGH MECHANICAL	20170964	1942 RENA LN	10		11/09/2018
BF	_____	011-RST FIRE OR DRAFT STOPPING					11/21/2018
		Comments1: NOON-ISH					
BC	_____	012-INS INSULATION					11/30/2018
BF	_____	009-RMC ROUGH MECHANICAL	20170965	1944 RENA LN	10		11/09/2018
BF	_____	010-RST FIRE OR DRAFT STOPPING					11/21/2018
BC	_____	011-INS INSULATION					11/30/2018
BF	_____	009-RMC ROUGH MECHANICAL	20170966	1946 RENA LN	10		11/09/2018
BF	_____	010-RST FIRE OR DRAFT STOPPING					11/21/2018

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 11/01/2018 TO 11/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	011-INS INSULATION					11/30/2018
BF	_____	009-RMC ROUGH MECHANICAL	20170967	1948 RENA LN	10		11/09/2018
BF	_____	010-RST FIRE OR DRAFT STOPPING					11/21/2018
BC	_____	011-INS INSULATION					11/30/2018
BF	_____	010-RMC ROUGH MECHANICAL	20170968	1952 RENA LN	10		11/09/2018
BF	_____	011-RST FIRE OR DRAFT STOPPING					11/21/2018
BC	_____	012-INS INSULATION					11/30/2018
BF	_____	011-RMC ROUGH MECHANICAL Comments1: TIMBER GLEN, ABBY PROPERTIES	20170969	1954 RENA LN	10		11/09/2018
BF	_____	012-RST FIRE OR DRAFT STOPPING					11/21/2018
BC	_____	013-INS INSULATION					11/30/2018
BF	_____	009-RMC ROUGH MECHANICAL	20170970	1968 RENA LN	9		11/09/2018
BF	_____	010-RST FIRE OR DRAFT STOPPING Comments1: ABBY					11/21/2018
BF	_____	011-REI REINSPECTION					11/27/2018
BF	_____	009-RMC ROUGH MECHANICAL	20170971	1966 RENA LN	9		11/09/2018
BF	_____	010-RST FIRE OR DRAFT STOPPING					11/21/2018
BF	_____	011-REI REINSPECTION					11/27/2018
BF	_____	009-RMC ROUGH MECHANICAL	20170972	1974 RENA LN	9		11/09/2018
BF	_____	010-RST FIRE OR DRAFT STOPPING					11/21/2018
BF	_____	011-REI REINSPECTION					11/27/2018
BF	_____	008-RMC ROUGH MECHANICAL	20170973	1962 RENA LN	9		11/09/2018
BF	_____	009-RST FIRE OR DRAFT STOPPING					11/21/2018
BF	_____	010-REI REINSPECTION					11/27/2018
BF	_____	008-RMC ROUGH MECHANICAL	20170974	1972 RENA LN	9		11/09/2018

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 11/01/2018 TO 11/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	009-RST FIRE OR DRAFT STOPPING					11/21/2018
BF	_____	010-REI REINSPECTION Comments1: FIRE/DRAFT STOPPING					11/27/2018
BF	_____	009-RST FIRE OR DRAFT STOPPING	20170975	1964 RENA LN	9		11/21/2018
BF	_____	010-REI REINSPECTION Comments1: FIRE/DRAFT STOPPING					11/27/2018
BF	_____	017-FIN FINAL INSPECTION Comments1: MISSED BY B&F	20170994	967 N CARLY CIR	124	11/26/2018	
PR	_____	018-PLF PLUMBING - FINAL OSR READ					11/26/2018
EEI	_____	019-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS					11/26/2018
BC	_____	020-FIN FINAL INSPECTION Comments1: BAD RECEPTACLE UNDER KTCHEN SINK-OPEN NE Comments2: UTRALSVC WALK & REAR STOOP NOT POURED. S Comments3: ECURE DOOR UNTIL STOOP CAN BE POURED					11/27/2018
BC	_____	021-REI REINSPECTION					11/29/2018
EEI	_____	022-REI REINSPECTION Comments1: BBOX OK WINTER CONDITIONS \$5000 TEMP					11/29/2018
BF	_____	001-FIN FINAL INSPECTION Comments1: TONY 630-688-3455 HOT DOG RESTAURANT	20180012	197 E VETERANS PKWY			11/08/2018
BC	_____	002-REL ROUGH ELECTRICAL	20180026	1457 SLATE CT	341		11/14/2018
BF	_____	004-PPS PRE-POUR, SLAB ON GRADE	20180075	1311 CAROLYN CT	6		11/30/2018
BF	_____	004-PPS PRE-POUR, SLAB ON GRADE	20180076	1303 CAROLYN CT	6		11/30/2018
BF	_____	004-PPS PRE-POUR, SLAB ON GRADE	20180077	1309 CAROLYN CT	6		11/30/2018
BF	_____	004-PPS PRE-POUR, SLAB ON GRADE	20180078	1305 CAROLYN CT	6		11/30/2018
BF	_____	004-PPS PRE-POUR, SLAB ON GRADE	20180079	1307 CAROLYN CT	6		11/30/2018
BF	_____	004-PPS PRE-POUR, SLAB ON GRADE Comments1: FLOOR, TIMBER GLEN	20180080	1301 CAROLYN CT	6		11/30/2018
BF	_____	013-FIN FINAL INSPECTION Comments1: GR RYAN	20180101	4429 E MILLBROOK DR	222		11/09/2018

DATE: 12/03/2018
TIME: 14:56:33
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 11/01/2018 TO 11/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	014-PLF PLUMBING - FINAL OSR READ Comments1: GR RYAN					11/09/2018
EEI	_____	015-EFL ENGINEERING - FINAL INSPE					11/08/2018
BF	_____	015-FIN FINAL INSPECTION Comments1: MARKER	20180151	811 FREEMONT ST	41		11/06/2018
PR	_____	016-PLF PLUMBING - FINAL OSR READ					11/06/2018
EEI	_____	017-EFL ENGINEERING - FINAL INSPE				11/06/2018	
BC	_____	007-FIN FINAL INSPECTION Comments1: REINSPECTION X 2 - BAD GROUND SOUTH WAL Comments2: L AT SEWING MACHINES - 2 RECEPTACLES. RI Comments3: GHT SIDE OF 1 RECEPTACLE AND ALL 4 OF OT Comments4: HER.	20180198	2821 OLD GLORY DR	229		11/16/2018
PR	_____	001-ESW ENGINEERING - SEWER / WAT	20180208	3121 LAUREN DR	91		11/30/2018
BF	_____	002-FTG FOOTING Comments1: CAL MIDWEST					11/30/2018
BF	_____	016-INS INSULATION Comments1: BURGER KING	20180242	1835 MARKETVIEW DR	7		11/05/2018
BF	_____	017-ELS ELECTRIC SERVICE Comments1: PANEL BURGER KING					11/05/2018
BF	_____	018-REI REINSPECTION Comments1: ELECTRIC PANEL AT BURGER KING					11/08/2018
BC	_____	019-WPL WIRE PULL					11/14/2018
BF	_____	020-ABC ABOVE CEILING Comments1: BURGER KING					11/19/2018
EEI	_____	015-EFL ENGINEERING - FINAL INSPE	20180248	1121 BLACKBERRY SHORE LN	46	11/15/2018	
BC	_____	016-FIN FINAL INSPECTION Comments1: BAD ELEC RECEPT IN LAUNDY, OPEN NEUTRAL Comments2: TOP ROW OF SIDING ON WEST SIDE GAP IN SI Comments3: DING NO OVERLAP					11/14/2018
PBF	_____	017-PLF PLUMBING - FINAL OSR READ Comments1: KMP MCCUE, GARAGE CODE 3646 - PROVIDE HO Comments2: T WATER (MIN 120 DEGREES). PROVIDE TEMPE Comments3: RED WATER AT ALL TUB/SHOWER VALVES NOT T Comments4: O EXCEED 115 DEGREES, NOT BELOW 85 DEGRE					11/14/2018

DATE: 12/03/2018
TIME: 14:56:33
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 6

INSPECTIONS SCHEDULED FROM 11/01/2018 TO 11/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
EEI	_____	018-EFL ENGINEERING - FINAL INSPE				11/15/2018	
BC	_____	002-FIN FINAL INSPECTION Comments1: SHED-R311.7.8 HANDRAILS REQUIRED ON AT L Comments2: EAST ONE SIDE OF EACH RUN OF TREADS OR L Comments3: IGHTS OF FOUR OR MORE RISERS.	20180293	802 CAULFIELD PT	112		11/02/2018
PBF	_____	AM 015-SUM SUMP Comments1: WIN VERUNA	20180298	2742 PHELPS CT	270		11/13/2018
BF	_____	PM 016-FIN FINAL INSPECTION					11/20/2018
PR	_____	017-PLF PLUMBING - FINAL OSR READ					11/20/2018
EEI	_____	018-EFL ENGINEERING - FINAL INSPE				11/20/2018	
BC	_____	001-FIN FINAL INSPECTION Comments1: SIDING	20180328	204 W BEECHER ST		11/14/2018	
BF	_____	001-FTG FOOTING	20180329	2431 FITZHUGH TURN	148		11/19/2018
BF	_____	002-FOU FOUNDATION Comments1: GR UPLAND	20180330	3126 MATLOCK DR	677		11/28/2018
BF	_____	001-FTG FOOTING Comments1: GR UPLAND	20180331	3122 MATLOCK DR	679		11/30/2018
BF	_____	007-BGS BASEMENT GARAGE STOOPS Comments1: GR UPLAND	20180333	3053 JUSTICE DR	633	11/02/2018	
BF	_____	007-BGS BASEMENT GARAGE STOOPS Comments1: GR UPLAND	20180334	3075 JUSTICE DR	634		11/02/2018
PBF	_____	008-PLR PLUMBING - ROUGH	20180335	3097 MATLOCK DR	635		11/13/2018
BC	_____	009-RFR ROUGH FRAMING Comments1: ANCHOR BOLTS MISSING IN GARAGE & BSMT. R Comments2: EINSPECT AT FINAL					11/13/2018
BC	_____	010-REL ROUGH ELECTRICAL					11/13/2018
BC	_____	011-RMC ROUGH MECHANICAL					11/13/2018
BC	_____	012-INS INSULATION					11/15/2018
BF	_____	006-BGS BASEMENT GARAGE STOOPS Comments1: GR UPLAND	20180337	3021 JUSTICE DR	632		11/02/2018

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BF	_____	008-RFR ROUGH FRAMING Comments1: GR HORTON	20180360	3132 MATLOCK DR	675		11/29/2018
BF	_____	009-REL ROUGH ELECTRICAL Comments1: GR HORTON					11/29/2018
BF	_____	010-RMC ROUGH MECHANICAL Comments1: GR HORTON					11/29/2018
PR	_____	011-PLR PLUMBING - ROUGH					11/29/2018
BF	_____	003-BKF BACKFILL Comments1: GR UPLAND	20180362	3105 MATLOCK DR	636		11/01/2018
PR	_____	004-ESS ENGINEERING - STORM					11/06/2018
PR	_____	005-WAT WATER					11/06/2018
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: GR HORTON					11/09/2018
BF	_____	007-BSM BASEMENT FLOOR Comments1: GARAGE UPLAND	20180363	3042 JUSTICE DR	630		11/05/2018
BF	_____	008-STP STOOP Comments1: FRONT & REAR, GR UPLAND					11/07/2018
BF	_____	006-BSM BASEMENT FLOOR Comments1: GARAGE UPLAND	20180365	3064 JUSTICE DR	629		11/05/2018
BF	_____	007-STP STOOP Comments1: GR UPLAND, FRONT & REAR					11/07/2018
BC	_____	008-RFR ROUGH FRAMING Comments1: NAIL STAIRCASE TO ALL STUDS-1 & 2ND FLOO Comments2: R CONNECT VENT PIPE TO BATH VENT FAN 2ND Comments3: FLOOR REINSPECT AT INSULATION INSPECTIO Comments4: N	20180366	3173 MATLOCK DR	660		11/19/2018
BC	_____	009-REL ROUGH ELECTRICAL					11/19/2018
BC	_____	010-RMC ROUGH MECHANICAL					11/19/2018
PBF	_____	011-PLR PLUMBING - ROUGH					11/19/2018
BC	_____	012-INS INSULATION Comments1: STAIRWAY NAILED AND DUCT ATTACHED					11/21/2018

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BF	_____	003-BKF BACKFILL Comments1: GR UPLAND	20180367	3092 JUSTICE DR	628		11/01/2018
PR	_____	004-WAT WATER					11/06/2018
PR	_____	005-ESS ENGINEERING - STORM					11/06/2018
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: GR HORTON					11/09/2018
BC	_____	016-INS INSULATION	20180386	2505 LYMAN LOOP	78		11/02/2018
BF	_____	AM 017-WKS PUBLIC & SERVICE WALKS Comments1: GR PULTE					11/05/2018
BF	_____	015-FIN FINAL INSPECTION Comments1: GR PULTE	20180387	2626 BURR ST	13		11/14/2018
PBF	_____	016-PLF PLUMBING - FINAL OSR READ Comments1: GR PULTE					11/14/2018
BC	_____	007-REI REINSPECTION Comments1: POOL/FENCE	20180411	610 WHITE OAK WAY	65		11/28/2018
BF	_____	018-FIN FINAL INSPECTION	20180449	2432 FITZHUGH TURN	147		11/15/2018
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					11/15/2018
EEI	_____	020-EFL ENGINEERING - FINAL INSPE Comments1: B-BOX MUST BE OPERABLE					11/15/2018
EEI	_____	021-REI REINSPECTION				11/19/2018	
BF	_____	018-FIN FINAL INSPECTION Comments1: WINDETT RIDGE LENNAR	20180450	682 KENTSHIRE DR	121		11/09/2018
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: WINDETT RIDGE LENNAR					11/09/2018
EEI	_____	020-EFL ENGINEERING - FINAL INSPE Comments1: COULD NOT KEY BBOX					11/09/2018
BF	_____	015-FIN FINAL INSPECTION Comments1: HLC TIM GREYER	20180459	481 OMAHA DR	2		11/13/2018
PBF	_____	016-PLF PLUMBING - FINAL OSR READ Comments1: HLC TIM GREYER					11/13/2018

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EEI	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: TIM GREYER					11/13/2018
BC	_____	001-FIN FINAL INSPECTION	20180473	1426 ASPEN LN	118		11/21/2018
BC	_____	004-FIN FINAL INSPECTION	20180497	147 COMMERCIAL DR	19		11/16/2018
BF	_____	015-FIN FINAL INSPECTION Comments1: GR PULTE	20180508	2636 BURR ST	12		11/19/2018
PBF	_____	016-PLF PLUMBING - FINAL OSR READ Comments1: GR PULTE					11/19/2018
EEI	_____	017-EFL ENGINEERING - FINAL INSPE					11/20/2018
BC	_____	002-FIN FINAL INSPECTION	20180522	1281 DEERPATH DR	259	11/14/2018	
PBF	_____	AM 017-SUM SUMP Comments1: WIN VERUNA	20180539	752 KENTSHIRE DR	115		11/13/2018
BF	_____	PM 018-FIN FINAL INSPECTION					11/20/2018
PR	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: WIN RICH					11/20/2018
EEI	_____	020-EFL ENGINEERING - FINAL INSPE					11/20/2018
BF	_____	018-FIN FINAL INSPECTION	20180540	758 KENTSHIRE DR	114		11/15/2018
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					11/15/2018
EEI	_____	020-EFL ENGINEERING - FINAL INSPE Comments1: B-BOX MUST BE OPERABLE					11/15/2018
EEI	_____	021-REI REINSPECTION					11/19/2018
BC	_____	013-PPS PRE-POUR, SLAB ON GRADE Comments1: WALK & PATIO	20180545	1122 CARLY DR	25		11/01/2018
BF	_____	006-BGS BASEMENT GARAGE STOOPS Comments1: GR UPLAND	20180546	3166 MATLOCK DR	668		11/05/2018
BF	_____	007-BGS BASEMENT GARAGE STOOPS Comments1: GR UPLAND	20180548	3128 MATLOCK DR	676	11/05/2018	
BC	_____	004-FIN FINAL INSPECTION	20180567	584 WINDETT RIDGE RD	167		11/15/2018
BC	_____	003-FIN FINAL INSPECTION	20180587	1027 N CARLY CIR	118		11/16/2018

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	016-WKS PUBLIC & SERVICE WALKS Comments1: GR COX	20180593	2628 MCLELLAN BLVD	58		11/05/2018
BF	_____	AM 018-WKS PUBLIC & SERVICE WALKS Comments1: GR COX	20180594	2631 BURR ST	81		11/05/2018
BF	_____	018-WKS PUBLIC & SERVICE WALKS Comments1: GR COX	20180596	2623 MCLELLAN BLVD	43		11/05/2018
BC	_____	019-FIN FINAL INSPECTION					11/27/2018
PR	_____	020-PLF PLUMBING - FINAL OSR READ					11/27/2018
EEI	_____	021-EFL ENGINEERING - FINAL INSPE				11/29/2018	
BF	_____	013-RFR ROUGH FRAMING Comments1: GR PULTE	20180606	2651 BURR ST	84		11/16/2018
BF	_____	014-REL ROUGH ELECTRICAL					11/16/2018
BF	_____	015-RMC ROUGH MECHANICAL					11/16/2018
PBF	_____	016-PLR PLUMBING - ROUGH Comments1: GR PULTE					11/16/2018
BC	_____	017-INS INSULATION					11/21/2018
BF	_____	014-FIN FINAL INSPECTION Comments1: GR RYAN	20180616	4352 E MILLBROOK CIR	271		11/06/2018
PR	_____	015-PLF PLUMBING - FINAL OSR READ					11/06/2018
EEI	_____	016-EFL ENGINEERING - FINAL INSPE					11/06/2018
EEI	_____	017-REI REINSPECTION					11/09/2018
EEI	_____	014-EFL ENGINEERING - FINAL INSPE	20180618	2829 SILVER SPRINGS CT	247		11/08/2018
BF	_____	015-FIN FINAL INSPECTION Comments1: RYAN GR					11/19/2018
PBF	_____	016-PLF PLUMBING - FINAL OSR READ Comments1: RYAN GR					11/19/2018
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: HLC - TIM GREYER	20180624	1373 SPRING ST	255		11/16/2018
BC	_____	005-BGS BASEMENT GARAGE STOOPS					11/19/2018

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PR	_____	006-PLR PLUMBING - ROUGH					11/20/2018
BC	_____	007-REL ROUGH ELECTRICAL					11/20/2018
BC	_____	008-RMC ROUGH MECHANICAL					11/20/2018
BC	_____	009-RFR ROUGH FRAMING					11/20/2018
BC	_____	010-INS INSULATION					11/28/2018
BC	_____	001-FIN FINAL INSPECTION	20180639	405 W CENTER ST			11/09/2018
PR	_____	007-FIN FINAL INSPECTION	20180641	303 E RIDGE ST	2		11/26/2018
BC	_____	015-FIN FINAL INSPECTION	20180667	3133 PINWOOD DR	32		11/19/2018
PBF	_____	016-PLF PLUMBING - FINAL OSR READ Comments1: CAL RYAN					11/19/2018
EEI	_____	017-EFL ENGINEERING - FINAL INSPE					11/19/2018
EEI	_____	018-REI REINSPECTION				11/21/2018	
BF	_____	014-FIN FINAL INSPECTION Comments1: CAL RYAN	20180668	324 FONTANA DR	55		11/02/2018
PBF	_____	015-PLF PLUMBING - FINAL OSR READ Comments1: CAL RYAN					11/02/2018
EEI	_____	016-REI REINSPECTION					11/06/2018
BF	_____	013-FIN FINAL INSPECTION Comments1: GR RYAN	20180669	2833 SILVER SPRINGS CT	248		11/01/2018
PBF	_____	014-PLF PLUMBING - FINAL OSR READ Comments1: GR RYAN					11/01/2018
EEI	_____	015-EFL ENGINEERING - FINAL INSPE					11/06/2018
BF	_____	016-EPW ENGINEERING- PUBLIC WALK Comments1: BRIARWOOD - RSS	20180682	1441 WOODSAGE AVE	21		11/02/2018
BC	_____	007-RFR ROUGH FRAMING Comments1: DOOR FRAMING TO FRONT BDRM IS NOT TIED S Comments2: UFFICIENTLY TO OTHER WALL. R602-FASTENER Comments3: SCHEDULE-SEVERAL STUDS IN NON-LOAD BEAR Comments4: ING WALLS ARE NOT NAILED SUFFICIENTLY	20180696	4294 E MILLBROOK CIR	277		11/09/2018

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	008-REL ROUGH ELECTRICAL					11/09/2018
BC	_____	009-RMC ROUGH MECHANICAL					11/09/2018
PR	_____	010-PLR PLUMBING - ROUGH				11/09/2018	
BC	_____	011-INS INSULATION Comments1: PLEASE CHECK THE SECURING OF THE WALL				11/13/2018	
PR	_____	011-PLR PLUMBING - ROUGH	20180701	742 KENTSHIRE DR	116		11/08/2018
BF	_____	012-RFR ROUGH FRAMING Comments1: WINDETT - LENNAR RICH-TIGHTEN I BEAM BOL Comments2: TS LEFT OF FURNACE, FOAM FILL GAP BETWEE Comments3: N STUDS @ ENTRY TO BASEMENT TO GARAGE					11/08/2018
BF	_____	013-REL ROUGH ELECTRICAL					11/08/2018
BF	_____	014-RMC ROUGH MECHANICAL					11/08/2018
BC	_____	015-INS INSULATION Comments1: FOAM AROUND PATIO DOOR & ABOVE SLIDER IN Comments2: BSMT					11/13/2018
BF	_____	016-STP STOOP Comments1: WIN COMEX					11/30/2018
BF	_____	PM 012-GAR GARAGE FLOOR Comments1: FRONT STOOP & WALKS. - COLD WEATHER PROT Comments2: ECTION REQUIRED	20180704	1211 PATRICK CT	17		11/15/2018
BF	_____	013-EPW ENGINEERING- PUBLIC WALK Comments1: COLD WEATHER PROTECTION REQUIRED					11/15/2018
BF	_____	AM 002-FOU FOUNDATION Comments1: BBW COX	20180708	928 PURCELL ST	81		11/02/2018
BF	_____	003-BKF BACKFILL Comments1: BBW COX					11/07/2018
BF	_____	008-RFR ROUGH FRAMING Comments1: CAL RYAN	20180736	3333 CALEDONIA DR	19		11/19/2018
BF	_____	009-REL ROUGH ELECTRICAL					11/19/2018
BF	_____	010-RMC ROUGH MECHANICAL					11/19/2018
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: CAL RYAN					11/19/2018

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BC	_____	012-INS INSULATION					11/21/2018
BC	_____	014-FIN FINAL INSPECTION	20180737	3195 LONGVIEW DR	47		11/19/2018
PBF	_____	015-PLF PLUMBING - FINAL OSR READ Comments1: CAL RYAN					11/19/2018
EEI	_____	016-EFL ENGINEERING - FINAL INSPE					11/19/2018
BC	_____	012-INS INSULATION	20180738	3101 LAUREN DR	93		11/01/2018
BF	_____	013-WKS PUBLIC & SERVICE WALKS Comments1: CAL RYAN-PUBLIC WALKS @ CORNER NEED ADDT Comments2: L BASE ADDED=OK TO POUR HEADERED OFF ARE Comments3: A @ CORNER					11/07/2018
BC	_____	008-RFR ROUGH FRAMING	20180744	510 WINDETT RIDGE RD	173		11/20/2018
BC	_____	009-REL ROUGH ELECTRICAL					11/20/2018
BC	_____	010-RMC ROUGH MECHANICAL					11/20/2018
PR	_____	011-PLR PLUMBING - ROUGH					11/20/2018
BC	_____	012-INS INSULATION					11/26/2018
BF	_____	013-STP STOOP Comments1: WIN COMEX					11/30/2018
BF	_____	001-FTG FOOTING Comments1: WIN RICH	20180745	821 CAULFIELD PT	108		11/19/2018
BF	_____	002-FOU FOUNDATION Comments1: WIN COMEX					11/29/2018
BF	_____	008-STP STOOP Comments1: WIN COMEX	20180746	732 KENTSHIRE DR	117		11/30/2018
BF	_____	AM 001-FTG FOOTING Comments1: WIN COMEX	20180747	2352 WINTERTHUR GREEN	181		11/21/2018
BC	_____	001-FIN FINAL INSPECTION	20180752	320 W KENDALL DR	27	11/27/2018	
PR	_____	007-PLU PLUMBING - UNDERSLAB	20180754	828 ALEXANDRA LN	34		11/06/2018
BF	_____	008-RFR ROUGH FRAMING Comments1: HMD MARKER					11/13/2018

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BF	_____	009-REL ROUGH ELECTRICAL					11/13/2018
BF	_____	010-RMC ROUGH MECHANICAL					11/13/2018
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: HMD MARKER					11/13/2018
BC	_____	012-INS INSULATION					11/16/2018
BF	_____	013-GAR GARAGE FLOOR Comments1: HMD MARKER					11/29/2018
PBF	_____	008-PLR PLUMBING - ROUGH Comments1: CAL RYAN	20180769	3102 LAUREN DR	107		11/13/2018
BC	_____	009-RFR ROUGH FRAMING					11/13/2018
BC	_____	010-REL ROUGH ELECTRICAL					11/13/2018
BC	_____	011-RMC ROUGH MECHANICAL					11/13/2018
BC	_____	012-INS INSULATION					11/15/2018
PBF	_____	002-PLU PLUMBING - UNDERSLAB Comments1: NEW LIFE CHURCH, DAVE	20180770	3205 CANNONBALL TR		11/09/2018	
BF	_____	003-PPS PRE-POUR, SLAB ON GRADE Comments1: NEW LIVE CHURCH					11/14/2018
BF	_____	008-RFR ROUGH FRAMING Comments1: GR PULTE	20180772	2602 MCLELLAN BLVD	61		11/15/2018
BF	_____	009-RMC ROUGH MECHANICAL					11/15/2018
BF	_____	010-REL ROUGH ELECTRICAL					11/15/2018
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: GR PULTE					11/16/2018
BC	_____	012-INS INSULATION					11/21/2018
BF	09:00	001-FTG FOOTING Comments1: GR COX	20180773	2642 BURR ST	11		11/06/2018
BF	_____	002-FOU FOUNDATION Comments1: GR COX					11/08/2018
BF	_____	003-BKF BACKFILL Comments1: GR COX					11/15/2018

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PBF	_____	PM 004-WAT WATER Comments1: AFTERNOON PLEASE, VERUNA					11/16/2018
BF	_____	009-PPS PRE-POUR, SLAB ON GRADE Comments1: FRONT & BACK STOOPS & PUBLIC WALK PW UPL Comments2: AND	20180776	2009 SHETLAND CT	36		11/01/2018
BF	_____	010-PWK PRIVATE WALKS Comments1: PATIO, PRESTWICK, UPLAND					11/02/2018
BF	_____	011-RFR ROUGH FRAMING Comments1: KHOV PRESWICK					11/13/2018
BF	_____	012-REL ROUGH ELECTRICAL					11/13/2018
BF	_____	013-RMC ROUGH MECHANICAL					11/13/2018
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: KHOV PRESTWICK					11/13/2018
BF	_____	015-INS INSULATION Comments1: KHOV PRESTWICK					11/15/2018
BC	_____	015-FIN FINAL INSPECTION	20180786	2838 KETCHUM DR	213		11/27/2018
PR	_____	016-PLF PLUMBING - FINAL OSR READ					11/27/2018
EEI	_____	017-EFL ENGINEERING - FINAL INSPE				11/30/2018	
BF	_____	008-RFR ROUGH FRAMING Comments1: CAL RYAN	20180787	3148 BOOMBAH BLVD	128		11/02/2018
BF	_____	009-REL ROUGH ELECTRICAL					11/02/2018
BF	_____	010-RMC ROUGH MECHANICAL					11/02/2018
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: CAL RYAN					11/02/2018
BF	_____	012-INS INSULATION					11/06/2018
BF	_____	013-WKS PUBLIC & SERVICE WALKS Comments1: CAL RYAN-PIN STEP TO STOOP, COMPACT BASE Comments2: @ PUBLIC WALK					11/07/2018
BF	_____	015-FIN FINAL INSPECTION Comments1: GR RYAN	20180793	2825 SHERIDAN CT	207		11/28/2018

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PR	_____	016-PLF PLUMBING - FINAL OSR READ					11/28/2018
EEI	_____	017-EFL ENGINEERING - FINAL INSPE					11/30/2018
BF	11:00	007-GAR GARAGE FLOOR Comments1: BBW NORWOOD, + STOOPS	20180794	978 S CARLY CIR	107		11/20/2018
BC	_____	008-RFR ROUGH FRAMING Comments1: INSTALL ANCOR BOLTS IN BOTTOM PLATE IN G Comments2: ARAGE WITHIN 12" OF EACH END OF EACH SEC Comments3: TION OF PLATE. 3 NEEDED. REINSPECT WITH Comments4: INSULATION					11/28/2018
BC	_____	009-REL ROUGH ELECTRICAL					11/28/2018
BC	_____	010-RMC ROUGH MECHANICAL					11/28/2018
PR	_____	011-PLR PLUMBING - ROUGH					11/28/2018
BC	_____	004-FIN FINAL INSPECTION	20180802	996 S CARLY CIR	111		11/20/2018
BC	_____	001-FIN FINAL INSPECTION	20180804	506 BLAINE ST			11/09/2018
BC	_____	002-FIN FINAL INSPECTION	20180813	1309 WILLOW WAY			11/19/2018
BC	_____	001-PHF POST HOLE - FENCE	20180814	1567 CORAL DR	166		11/02/2018
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: GR RYAN	20180816	2849 KETCHUM CT	221		11/06/2018
BF	_____	006-BGS BASEMENT GARAGE STOOPS Comments1: GR MIDWEST					11/08/2018
BC	_____	007-RFR ROUGH FRAMING					11/29/2018
BC	_____	008-REL ROUGH ELECTRICAL					11/29/2018
BC	_____	009-RMC ROUGH MECHANICAL					11/29/2018
PR	_____	010-PLR PLUMBING - ROUGH Comments1: STACK					11/29/2018
BF	_____	010-RFR ROUGH FRAMING Comments1: CAL RYAN	20180817	3238 BOOMBAH BLVD	138		11/06/2018
BF	_____	011-REL ROUGH ELECTRICAL				11/06/2018	
BF	_____	012-RMC ROUGH MECHANICAL				11/06/2018	

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: CAL RYAN					11/06/2018
BF	_____	014-INS INSULATION Comments1: CAL RYAN					11/08/2018
BF	_____	015-WKS PUBLIC & SERVICE WALKS Comments1: CAL RYAN					11/07/2018
PR	_____	001-ESW ENGINEERING - SEWER / WAT	20180826	3171 LAUREN DR	86		11/30/2018
BF	_____	001-UGE UNDERGROUND ELECTRIC Comments1: METRONET, NOT READY	20180828	3779 CANNONBALL TR			11/01/2018
BC	09:00	002-PPS PRE-POUR, SLAB ON GRADE Comments1: CANCEL				11/02/2018	
BF	_____	003-UGE UNDERGROUND ELECTRIC Comments1: METRONET RE INSPECTION					11/02/2018
BF	11:30	004-PPS PRE-POUR, SLAB ON GRADE					11/05/2018
BC	_____	002-FIN FINAL INSPECTION	20180834	511 W DOLPH ST			11/20/2018
BC	_____	002-RFR ROUGH FRAMING	20180837	2544 MADDEN CT	11		11/02/2018
BF	_____	AM 005-FTG FOOTING Comments1: PIER FOOTING, FOUNDATION WALL,	20180842	579 E KENDALL DR			11/02/2018
BF	_____	006-BKF BACKFILL Comments1: BANQUET HALL					11/06/2018
BC	_____	001-FIN FINAL INSPECTION	20180844	2643 BURR ST	83		11/15/2018
BF	_____	001-FTG FOOTING Comments1: MONUMENT SIGN, AURORA SIGN CO	20180847	2551 N BRIDGE ST			11/06/2018
BF	_____	001-FTG FOOTING Comments1: GR RYAN	20180849	4274 E MILLBROOK CIR	280		11/21/2018
PR	_____	002-WAT WATER					11/21/2018
BF	_____	003-FOU FOUNDATION Comments1: GR MIDWEST CANCELLED				11/27/2018	
BF	_____	004-FOU FOUNDATION Comments1: GR MIDWEST					11/28/2018

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UNITED CITY OF YORKVILLE
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INSPECTIONS SCHEDULED FROM 11/01/2018 TO 11/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	003-FOU FOUNDATION Comments1: CAL MIDWEST	20180850	3352 CALEDONIA DR	145		11/02/2018
BF	_____	004-BKF BACKFILL Comments1: CAL MIDWEST					11/05/2018
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: CAL RYAN					11/13/2018
BF	_____	006-BSM BASEMENT FLOOR Comments1: + GARAGE, MIDWEST - SEAL ALL PENETRATION Comments2: S PRIOR TO POURING AND COLD WEATHER PROT Comments3: ECTION REQUIRED					11/15/2018
BC	_____	007-PPS PRE-POUR, SLAB ON GRADE					11/14/2018
BF	_____	001-ESW ENGINEERING - SEWER / WAT 20180851 Comments1: APPROVED AS NOTED SEE INSPECTION REPORT	383 FONTANA DR		61		11/07/2018
BF	_____	002-FTG FOOTING Comments1: CAL MIDWEST					11/08/2018
BC	_____	003-FOU FOUNDATION Comments1: CAL MIDWEST					11/09/2018
PR	_____	004-PLU PLUMBING - UNDERSLAB Comments1: CAL RYAN					11/21/2018
PBF	_____	005-SEW SEWER INSPECTION Comments1: CAL WINNINGER					11/16/2018
BF	_____	003-FOU FOUNDATION Comments1: CAL MIDWEST	20180852	3356 CALEDONIA DR	144		11/01/2018
BF	_____	004-BKF BACKFILL Comments1: CAL MIDWEST					11/05/2018
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: CAL RYAN					11/13/2018
BF	_____	006-BSM BASEMENT FLOOR Comments1: + GARAGE, MIDWEST - SEAL ALL PENETRATION Comments2: S PRIOR TO POURING AND COLD WEATHER PROT Comments3: ECTION REQUIRED					11/15/2018
BC	_____	007-PPS PRE-POUR, SLAB ON GRADE					11/14/2018
BC	_____	001-FIN FINAL INSPECTION	20180853	407 E KENDALL DR	30		11/14/2018

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INSPECTIONS SCHEDULED FROM 11/01/2018 TO 11/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 004-BKF BACKFILL Comments1: MCCUE KMP	20180861	1041 BLACKBERRY SHORE LN	38		11/05/2018
BF	_____	001-FTG FOOTING Comments1: CANCEL	20180864	762 KENTSHIRE DR	113	11/19/2018	
BF	_____	002-FTG FOOTING Comments1: WINDETT LENNAR					11/20/2018
BF	_____	003-FOU FOUNDATION Comments1: WIN COMEX					11/30/2018
BF	_____	001-FTG FOOTING	20180869	2431 FITZHUGH TURN	148	11/19/2018	
BF	_____	AM 002-FOU FOUNDATION Comments1: WIN COMEX					11/21/2018
BF	_____	003-BKF BACKFILL Comments1: WIN COMEX					11/30/2018
BF	_____	001-PPS PRE-POUR, SLAB ON GRADE Comments1: 2 PIER PADS IN BASEMENT *PIN LAST HOLE L Comments2: IKE 1ST HOLE	20180873	211 E SPRING ST		11/07/2018	
PBF	_____	001-ESW ENGINEERING - SEWER / WAT Comments1: APPROVED AS NOTED SEE INSPECTION REPORT	20180885	3301 LAUREN DR	80		11/07/2018
BF	_____	002-FTG FOOTING Comments1: CAL MIDWEST					11/08/2018
BF	_____	003-FOU FOUNDATION Comments1: CAL MIDWEST					11/09/2018
PR	_____	004-PLU PLUMBING - UNDERSLAB Comments1: CAL RYAN					11/20/2018
PBF	_____	005-SEW SEWER INSPECTION Comments1: CAL WINNINGER					11/16/2018
BF	_____	006-BSM BASEMENT FLOOR Comments1: CAL, BLANKETED, MIDWEST, CRAWL NOT READY					11/30/2018
BC	_____	001-FIN FINAL INSPECTION	20180888	483 WALSH CIR	7		11/01/2018
BC	_____	007-FIN FINAL INSPECTION	20180889	1435 VIOLET CT	363		11/21/2018
PR	_____	008-PLF PLUMBING - FINAL OSR READ					11/21/2018

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INSPECTIONS SCHEDULED FROM 11/01/2018 TO 11/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	002-FIN FINAL INSPECTION	20180890	2285 CRYDER CT	435		11/14/2018
BC	_____	001-PHF POST HOLE - FENCE	20180891	3127 MATLOCK DR	651		11/01/2018
BC	_____	001-FIN FINAL INSPECTION	20180892	556 REDBUD DR	33		11/14/2018
BC	_____	001-PHF POST HOLE - FENCE	20180894	2472 FAIRFAX WAY	125		11/02/2018
BF	_____	004-BKF BACKFILL Comments1: CHILLS - RSS	20180895	1972 MEADOWLARK LN	147		11/02/2018
BC	09:30	002-FIN FINAL INSPECTION	20180896	901 B HARVEST TR	24		11/09/2018
BC	_____	001-PHF POST HOLE - FENCE Comments1: pdf's	20180897	2396 HOLLENBACK CT	424		11/06/2018
BC	_____	002-RFR ROUGH FRAMING					11/13/2018
BC	_____	003-FIN FINAL INSPECTION					11/21/2018
BC	_____	002-PHF POST HOLE - FENCE	20180901	401 HONEYSUCKLE LN	146		11/01/2018
BC	_____	001-PHF POST HOLE - FENCE	20180904	1191 CLEARWATER DR	202		11/19/2018
BC	_____	002-FIN FINAL INSPECTION					11/30/2018
BC	_____	001-PHF POST HOLE - FENCE	20180905	474 E BARBERRY CIR	140		11/02/2018
BC	_____	001-FIN FINAL INSPECTION Comments1: ICE & WATER NOT INSPECTED	20180912	302 OLSEN ST			11/14/2018
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20180914	1009 JOHN ST			11/01/2018
BC	_____	002-FIN FINAL INSPECTION					11/09/2018
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20180915	1009 JOHN ST	B		11/01/2018
BC	_____	002-FIN FINAL INSPECTION					11/09/2018
BC	_____	001-PHF POST HOLE - FENCE	20180917	2967 ELLSWORTH DR	402		11/16/2018
BC	_____	001-PHF POST HOLE - FENCE	20180922	707 CLOVER CT			11/21/2018
BF	_____	001-FTG FOOTING Comments1: GR RYAN	20180927	4282 E MILLBROOK CIR	279		11/21/2018
PR	_____	002-WAT WATER					11/21/2018

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INSPECTIONS SCHEDULED FROM 11/01/2018 TO 11/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	003-FOU FOUNDATION Comments1: GR MIDWEST CANCELLED				11/27/2018	
BF	_____	004-FOU FOUNDATION Comments1: GR MIDWEST					11/28/2018
BC	10:30	001-FTG FOOTING	20180929	585 E KENDALL DR	4		11/21/2018
BC	14:00	002-FOU FOUNDATION					11/28/2018
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20180934	2762 CRANSTON CIR	109		11/13/2018
BC	_____ PM	001-OCC OCCUPANCY INSPECTION	20180937	1939 S BRIDGE ST			11/30/2018
BKF	_____	002-OCC OCCUPANCY INSPECTION				11/30/2018	
BC	11:00	001-PHF POST HOLE - FENCE	20180939	403 E SPRING ST			11/28/2018
BC	_____	001-OCC OCCUPANCY INSPECTION Comments1: PURE RELAXATION, SUN MASSAGE	20180945	2625 N BRIDGE ST			11/26/2018
BKF	_____	002-FIN FINAL INSPECTION				11/26/2018	
BC	14:00	001-FIN FINAL INSPECTION	20180951	1143 WESTERN AVE			11/16/2018
PR	_____	001-WAT WATER	20180957	4228 E MILLBROOK CIR	287	11/30/2018	
BF	_____	002-FTG FOOTING Comments1: GR MIDWEST					11/30/2018

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 11/01/2018 TO 11/30/2018

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

PERMIT TYPE SUMMARY:		BIP BUILD INCENTIVE PROGRAM SFD			8		
		BSM BASEMENT REMODEL			4		
		CCO COMMERCIAL OCCUPANCY PERMIT			4		
		COM COMMERCIAL BUILDING			12		
		CRM COMMERCIAL REMODEL			3		
		DCK DECK			6		
		ELE ELECTRICAL UPGRADE			1		
		ESN ELECTRIC SIGN			1		
		FNC FENCE			12		
		FOU FOUNDATION			2		
		IGP IN-GROUND POOL			1		
		MSC MISCELLANEOUS			1		
		PTO PATIO / PAVERS			1		
		REM REMODEL			1		
		REP REPAIR			1		
		ROF ROOFING			11		
		SFA SINGLE-FAMILY ATTACHED			53		
		SFD SINGLE-FAMILY DETACHED			260		
		SHD SHED/ACCESSORY BUILDING			2		
		SID SIDING			5		
		WHR WATER HEATER REPLACEMENT			1		
INSPECTION SUMMARY:		ABC ABOVE CEILING			1		
		BGS BASEMENT GARAGE STOOPS			7		
		BKF BACKFILL			10		
		BSM BASEMENT FLOOR			5		
		EFL ENGINEERING - FINAL INSPECTION			21		
		ELS ELECTRIC SERVICE			1		
		EPW ENGINEERING- PUBLIC WALK			2		
		ESS ENGINEERING - STORM			3		
		ESW ENGINEERING - SEWER / WATER			4		
		FIN FINAL INSPECTION			60		
		FOU FOUNDATION			16		
		FTG FOOTING			17		
		GAR GARAGE FLOOR			3		
		INS INSULATION			24		
		OCC OCCUPANCY INSPECTION			3		
		PHF POST HOLE - FENCE			10		
		PLF PLUMBING - FINAL OSR READY			29		
		PLR PLUMBING - ROUGH			18		
		PLU PLUMBING - UNDERSLAB			11		
		PPS PRE-POUR, SLAB ON GRADE			14		
		PWK PRIVATE WALKS			1		
		REI REINSPECTION			19		
		REL ROUGH ELECTRICAL			19		
		RFR ROUGH FRAMING			20		
		RMC ROUGH MECHANICAL			29		

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 11/01/2018 TO 11/30/2018

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

		ROF	ROOF UNDERLAYMENT	ICE & WATER	3		
		RST	FIRE OR DRAFT STOPPING		12		
		SEW	SEWER INSPECTION		2		
		STP	STOOP		5		
		SUM	SUMP		2		
		UGE	UNDERGROUND	ELECTRIC	2		
		WAT	WATER		7		
		WKS	PUBLIC & SERVICE	WALKS	9		
		WPL	WIRE	PULL	1		
INSPECTOR SUMMARY:		BC	BOB CREADEUR		106		
		BF	B&F INSPECTOR CODE SERVICE		175		
		BKF	BRISTOL KENDALL FIRE DEPT		2		
		EEI	ENGINEERING ENTERPRISES		31		
		PBF	BF PLUMBING INSPECTOR		39		
		PR	PETER RATOS		37		
STATUS SUMMARY:	A	BC			1		
	A	BF			4		
	C	BC			21		
	C	BF			16		
	C	BKF			1		
	C	EEI			19		
	C	PBF			14		
	C	PR			6		
	I	BC			81		
	I	BF			153		
	I	BKF			1		
	I	EEI			7		
	I	PBF			25		
	I	PR			29		
	T	BC			3		
	T	BF			2		
	T	EEI			5		
	T	PR			2		
REPORT SUMMARY:					390		



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 2019-03

Agenda Item Summary Memo

Title: Property Maintenance Report for November 2018

Meeting and Date: Economic Development Committee – January 2, 2019

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Pete Ratos Community Development
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: December 3, 2018
Subject: November Property Maintenance

Property Maintenance Report November 2018

Adjudication:

4 Property Maintenance Cases heard in November

11/14/2018

N 2700	101 Appletree Ct	Water Service/Multi-Family	Dismissed
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11/19/2018

N 3349	1604 Cypress Ln	Junk, Trash, Refuse	Dismissed
N 3347	884 Western Ln	Trailer Storage	Dismissed
N 3348	706 Heustis St	Weeds	Dismissed



Case Report

11/01/2018 - 11/30/2018

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	POSTED	FINDINGS
20180427	11/30/2018	310A Walter St	Vehicle	IN VIOLATION	11/30/2018				
20180426	11/30/2018	402A Jackson	Vehicle	IN VIOLATION	11/30/2018				
20180425	11/30/2018	901 Fremont St	Vehicle	IN VIOLATION	11/30/2018				
20180424	11/30/2018	401 E. Main St	Vehicle	IN VIOLATION	11/30/2018				
20180423	11/30/2018	1414 Aspen Ln	Vehicle	IN VIOLATION	11/30/2018				
20180422	11/30/2018	1416 Aspen Ln	Trailer	IN VIOLATION	11/30/2018				
20180421	11/30/2018	1207 Evergreen	Trailer	IN VIOLATION	11/30/2018				
20180420	11/30/2018	1310 Willow	Trailer	IN VIOLATION	11/30/2018				
20180419	11/28/2018	404 E Main St	Vehicle	CLOSED	11/29/2018	COMPLIANT			
20180418	11/28/2018	806 Behrens St	Trailer	IN VIOLATION	11/28/2018				
20180417	11/28/2018	1810 Country	Camper	IN VIOLATION	11/28/2018				
20180416	11/27/2018	575	Lack of Permit	IN VIOLATION					
20180415	11/27/2018	1883 Walsh Dr	Trailer	IN VIOLATION	11/28/2018				
20180414	11/27/2018	1823 Columbine	Trailer	IN VIOLATION	11/28/2018				
20180413	11/27/2018	574 W.	Boat/Trailer	IN VIOLATION	11/28/2018				
20180412	11/27/2018	1864 Aster Dr	Boat/Trailer	IN VIOLATION	11/28/2018				
20180410	11/27/2018	568 W.	Trailers	IN VIOLATION	11/28/2018				
20180409	11/27/2018	Vacant property	Tree	IN VIOLATION	11/27/2018				
20180408	11/27/2018	Public Lot	Vehicle	IN VIOLATION					
20180407	11/21/2018	501 Heustis St	Boat/Trailer	IN VIOLATION	11/21/2018				
20180403	11/21/2018	2128	Boat/Trailer	IN VIOLATION	11/21/2018				
20180402	11/21/2018	2892 McMurtrie	Vehicle	CLOSED	11/21/2018	COMPLIANT			
20180401	11/21/2018	2192 High	Trailer	IN VIOLATION	11/21/2018				
20180400	11/20/2018	207 Fox Street	Vehicle	IN VIOLATION	11/20/2018	IN VIOLATION			
20180399	11/16/2018	Caledonia Subdivision	Concrete Forms on vacant lot	CLOSED					NO VIOLATION
20180398	11/16/2018	701 Heustis	Vehicle	CLOSED	11/16/2018	COMPLIANT			
20180396	11/15/2018	Poplar Drive	Vehicle Parked on Street - Visibility Issue	CLOSED		COMPLIANT			NO VIOLATION
20180395	11/13/2018	302 E.	Refuse	CLOSED					NO VIOLATION
20180393	11/13/2018	226 S. Bridge	Sidewalk cafe	CLOSED	11/13/2018	COMPLIANT			

20180392	11/8/2018	1508 N BRIDGE ST	JUNK REFUSE DUMPING	IN VIOLATION	11/16/2018	PENDING			
20180391	11/6/2018	2154 ALAN DALE LN	DEBRIS AND RUBBISH BLOWING FROM GARBAGE	CLOSED		COMPLIANT			

Total Records: 31

12/3/2018



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 2019-04

Agenda Item Summary Memo

Title: Economic Development Report for December 2018

Meeting and Date: Economic Development Committee – January 2, 2019

Synopsis: See attached.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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Phone 630-553-0843 • FAX 630-553-0889

Monthly Report – for January 2019 EDC Meeting of the United City of Yorkville

December 2018 Activity

Downtown Redevelopment:

- Worked with a variety of land and building owners to discuss potential development and redevelopment opportunities.
- Worked with a variety of businesses looking at Yorkville's downtown for their new home.
- Working with **"Belladonna Tea and Coffee"** as they explore new menu items and prepare for the opening of the outdoor deck in the spring.

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 spring of 2019.
- Continue working with **"Yorkville Animal Hospital"** as they prepare for a major expansion of services to the community, which will include a large capital investment.
- Continue working with **"Popeyes Louisiana Kitchen"**, who is leasing the former Subway space along with a portion of adjacent vacant space for a new restaurant with a drive-up at Fountain Village.
- Continue working with **"The Chosin Few"** will occupy space in Fountain Village. This 501C3 will have their offices at Fountain Village, and also use the space to display information, photographs and artifacts from the Korean War.
- Working with new business **"Yorkville Produce"** who will occupy 3,600 square feet at 1223 S. Bridge Street, Suite D. This business which is owned by Yorkville resident, Noe Fletes, will open early in 2019. This distribution/warehouse fresh produce center will create 8 new jobs, and will serve restaurants and small markets. The business will also be open to the public on a limited basis. More information on exact days and times will be forthcoming.
- **"Matt Hively"** is purchasing property at 126 & 71 from First Midwest Bank as follows... 6.8 acres at the corner which will be rezoned B3 for his new **"Garden Center and Nursery"** (exact name of business will be chosen soon); and another 7.6 acre piece northeast of the Restore Church property, which will be re-zoned A1 (AG), and used for nursery stock. Matt is an experienced landscaper who has had a dream to open this business. Rezoning will begin immediately. Matt hopes to be open either in the fall of 2019 or spring of 2020. He will be constructing a new building of approximately 4,000 square feet in size on the B3 site. The season plays an important role in the opening date. This business will create 12 permanent jobs, and up to 20 seasonal jobs.

Development north of the Fox River:

- **Kendall Crossing**...Construction is in full swing for the **"Hacienda Real"** building, the **"Flight Tasting Room & Bottle Shoppe"** building, and of course the **"Holiday Inn Express & Suites"** and **"Kendall Banquets"**. Continue to meet with other complementary business for the new 7000 square foot building **"Grace Coffee, Eats Wine"** is on target for opening in January.
- **Kendall Marketplace**...Continue to work with specialist consultants from **"Bespoke"** who have been hired by center owner, Alex Berman, to work through a plan to determine new options and opportunities for the remainder of the project. Also working with perspective inline tenants, and a national restaurant for new construction on an outlot.
- **Yorkville Marketplace**...**"Planet Fitness"** is coming to Yorkville. This business will open later this month. Also, working with perspective tenants for both the inline part of the center, and for space in an existing outlot building.
- **"Arby's"** will begin remodel of the former Hardee's location on Route 47 in early 2019. Yonas Hagos will purchase this building.
- **"Functional Integrated Training" or "FIT"** will be opening in January at the River North Center. This is the center located on the west side of Route 47 at Cannonball Trail.
- Working with new broker, Daniel Bessey, who is taking over the **"Prairie Point Executive Center"**.

Industrial Development:

- Continue working with small industrial user to locate in Yorkville. This business is nationally known and recognized and will create approximately 30 jobs.

Recreation:

- **Go for it Sports**...continue working with the center. **"Go For It Sports"** will be hosting a **"Player Development Program"** for children ages 5 to 13. There is also Unlimited Golf with golf pro Chad Johansen and his Golf Academy.

Other Activity:

- Attended planning meetings with Rush Healthcare and Waubesa Community College.
- Lynn will be on vacation from January 5th until January 19th. I will have my phone and laptop with me, and will communicating as needed with anyone who needs me.

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 2019-05

Agenda Item Summary Memo

Title: Jeter Road Kane County Mile and a Half Review

Meeting and Date: Economic Development Committee - January 2, 2019

Synopsis: Details a proposed rezoning in Kane County

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Jason Engberg Community Development
Name Department

Agenda Item Notes:

See attached memo.



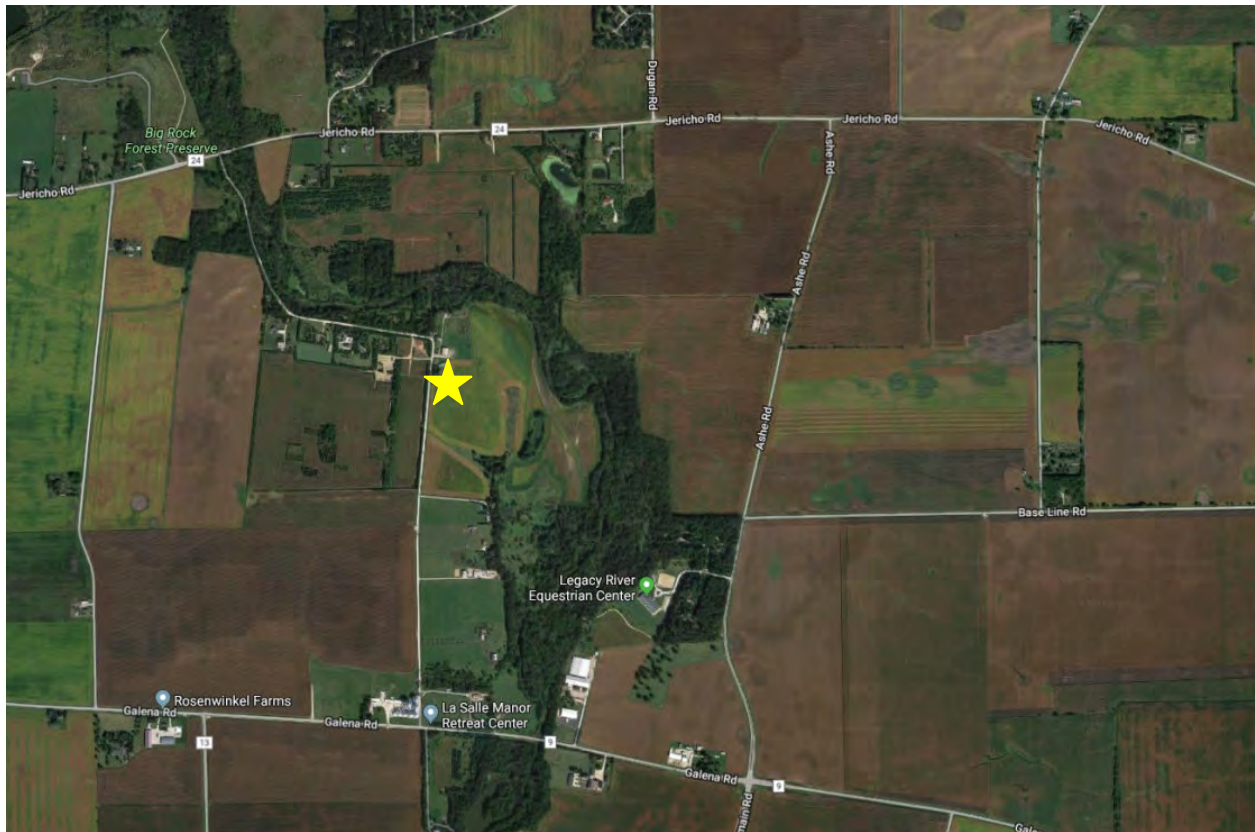
Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: December 18, 2018
Subject: **PZC 2019-04** – Kane County 95661 Jeter Road (Rezone) 1.5 Mile Review

Proposal Summary

Staff has reviewed a request from Kane County Development Department with the subsequent documents attached. The property is located within one and a half miles of the Yorkville Municipal Boundary which allows us the opportunity to review and provide comments to Kane County.

The petitioners, Forest Preserve District of Kane County, are requesting a map amendment to rezone a 5 acre portion of the property from the F District Farming to the F-1 District-Rural Residential. There are no proposed changes to any parts of this property. The entire 82.71 acre property is located in between Galena Road and Jericho Road along Jeter Road which is located northwest of Yorkville.



The purpose for the rezoning of this property is to preserve the existing residential and farmhouse structures on the property while enabling either development or preservation for the existing farmland. As stated in the Kane County Zoning Ordinance:

Sec. 8.2. F1 District–Rural Residential

8.2-1 Purpose

The Kane County Board has established and adopted as a long-range goal, the preservation of prime agricultural land and has implemented this long-range goal through the adoption of a Comprehensive Plan and a Zoning Ordinance. However, the County Board is aware that some of the land indicated as agriculture in the Comprehensive Plan and zoned for agriculture will not be utilized as such because of soil productivity, vegetation, topography, man-made barriers, etc. The Rural Residential District is intended only for single-family residences and only for those areas indicated in the Comprehensive Plan for agriculture and for those areas therein shown to be unsuitable for such use.

To summarize, the County is following through on their Comprehensive Plan initiative to preserve historic rural residential structures without inhibiting future development opportunities.

As illustrated in the picture to the right, the red outlined section will be separated and zoned as F-1 to preserve the existing rural residential structures.

The petitioner is the Forest Preserve of Kane County and plans to sell this part of the property to a potential homeowner. Staff has discussed this request with the Zoning Department from the County and they stated the Forest Preserve does not plan on leasing or renting this space.

Therefore, if the request is approved, the short and long term plans for this property will remain the same as the current use.

Yorkville Comprehensive Plan

Yorkville's current 2016 Comprehensive Plan designation for this property is not stated. This property is within a mile and a half of the City's current boundary but this property is not within the





26. 66.1 : 1.41 : 6

$$1 \quad \Delta \quad 1'$$

COUNTY OF KANE

**DEVELOPMENT & COMMUNITY
SERVICES DEPARTMENT**

Mark D. VanKerkhoff, AIA, Director



County Government Center

719 Batavia Avenue

Geneva, IL 60134

Phone: (630) 232-3480

Fax: (630) 232-3411

November 30, 2018

This rezoning petition will be going before the Kane County Zoning Board of Appeals at its meeting scheduled for Tuesday, January 8, 2019. Please send any comments to our office by that day to ensure they can be considered by the Board.

Thank you.

Keith T. Berkhout

Kane County Development Department

Attn: Zoning

719 S. Batavia Avenue

Geneva, Illinois 60134

630-232-3495

berkhoutkeith@co.kane.il.us

KANE COUNTY DEVELOPMENT DEPARTMENT
Zoning Division, Kane County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Office (630) 444-1236 Fax: (630) 232-3411

Received Date

**APPLICATION FOR ZONING MAP AMENDMENT
AND/OR SPECIAL USE**

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 1336300032 1336400006	
	Street Address (or common location if no address is assigned): 95661 Jeter Road, Big Rock IL 60511	
2. Applicant Information:	Name Forest Preserve District of Kane Co.	Phone 630-232-5981
	Address 1996 S. Kirk Road, Suite 320	Fax 630-232-5924
	Geneva, IL 60134	Email meyermonica@kaneforest.com
3. Owner of record information:	Name Same as above	Phone
	Address	Fax
		Email

Zoning and Use Information:

2040 Plan Land Use Designation of the property: agriculture

Current zoning of the property: F

Current use of the property: agriculture w/residence

Proposed zoning of the property: F-1

Proposed use of the property: agriculture w/residence

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

none

Attachment Checklist

- ☒ Plat of Survey prepared by an Illinois Registered Land Surveyor.
- ☒ Legal description
- ☒ Completed Land Use Opinion application (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- ☐ Endangered Species Consultation Agency Action Report (available in pdf form at www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources. N/A
- ☒ List of record owners of all property adjacent & adjoining to subject property
- ☐ Trust Disclosure (If applicable) N/A
- ☒ Findings of Fact Sheet
- ☐ Application fee (make check payable to Kane County Development Department) N/A

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

FPDUC/minimally, Executive Director 10/10/2018
Record Owner Date

FPDUC/minimally, Executive Director 10/10/2018
Applicant or Authorized Agent Date

Findings of Fact Sheet – Map Amendment and/or Special Use

- The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)
- You should "make your case" by explaining specifically how your proposed rezoning relates to each of the following factors.

Big Rock Rd - Jeter Road / FPDKC
Name of Development/Applicant

10/10/2018
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

agriculture / residential

2. What are the zoning classifications of properties in the general area of the property in question?

agriculture, residential, open space

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

It is suitable

4. What is the trend of development, if any, in the general area of the property in question?

Existing agriculture, residential and open space

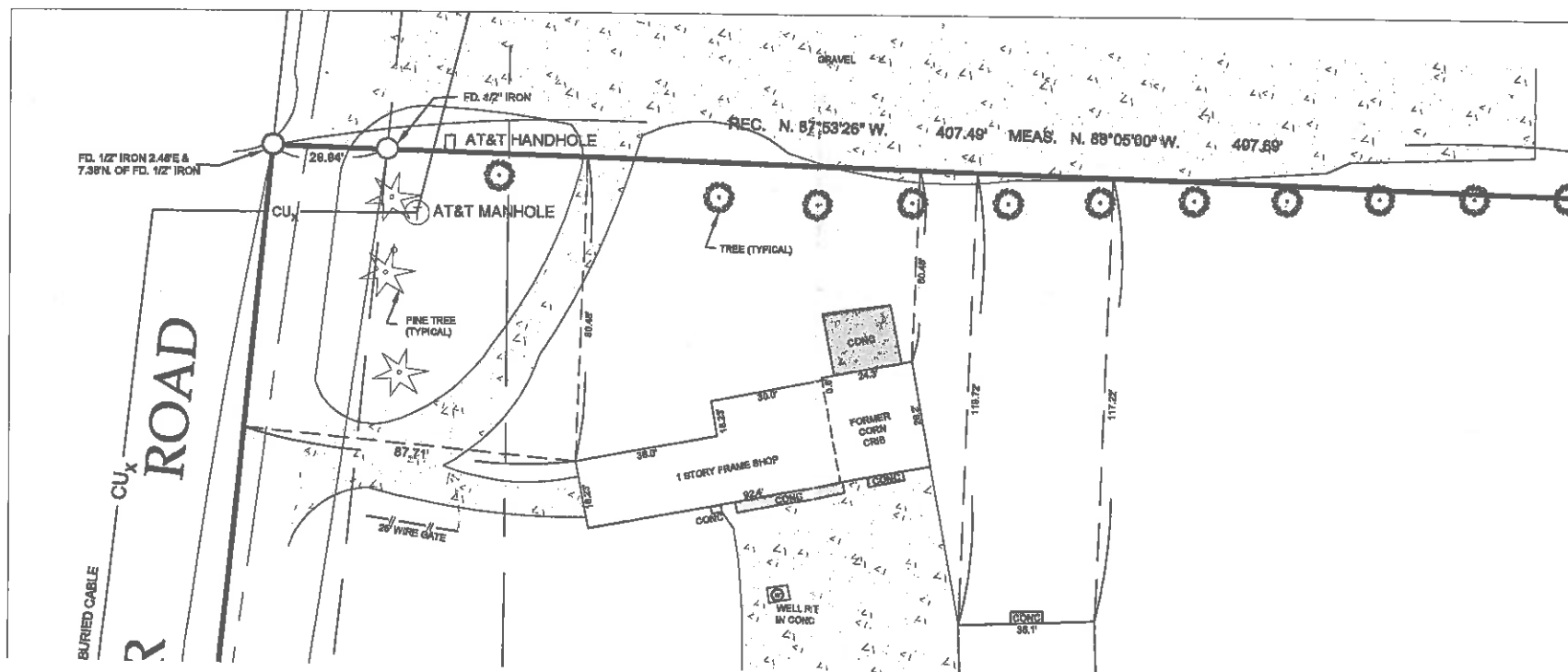
5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

agriculture and open space

BOUN

LEGAL DESCRIPTION:

THAT PART OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 36, LOCATED 249.92 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 05 DEGREES 33 MINUTES 08 SECONDS EAST ALONG A LINE DRAWN THAT WOULD INTERSECT THE CENTER OF SAID SECTION 36, A DISTANCE OF 2024.73 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 05 DEGREES 33 MINUTES 08 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 518.04 FEET; THENCE SOUTH 84 DEGREES 26 MINUTES 52 SECONDS EAST, A DISTANCE OF 414.47 FEET; THENCE NORTH 04 DEGREES 44 MINUTES 32 SECONDS EAST, A DISTANCE OF 544.14 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 407.69 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF BIG ROCK, KANE COUNTY, ILLINOIS.



JETER

ROAD

MEAS. S. 05°33'08" W.

2024.73'

AT&T BURIED CABLE

FD. 1/2" IRON AT
RECORD CORNER

MEAS.
S. 05°33'08" W.
518.04'

DEED N. 05°40'17" E.
MEAS. N. 05°33'08" E.

492.58'
485.40'

FD. 1/2" IRON 1.44'E &
1.75'N. OF FD. 1/2" IRON

DEED N. 89°20'50" E. 399.69'
MEAS. N. 89°09'16" E. 399.69'

FD. 1/2" IRON 1.80'E & 1.63'
OF FD. IRON & 5.76'W OF
SPLIT RAIL FENCE CORNE

AT&T BURIED CABLE CU.

REC. N. 87°53'26" W. 407.49'
MEAS. N. 88°05'00" W. 407.69'

FD. 1/2" IRON

REC. S. 04°56'06" W. 684.15'
MEAS. S. 04°44'32" W. 684.15'

PINE TREES

FD. 1/2" IRON AT
RECORD CORNER

N. 04°44'32" E. 544.14'

SEE BUILDING
DETAIL

SET 1/2" IRON

S. 84°26'52" E.
414.47'

SET 1/2" IRON

AREA = 5.0

SUBJECT TO 0.3574 ACR

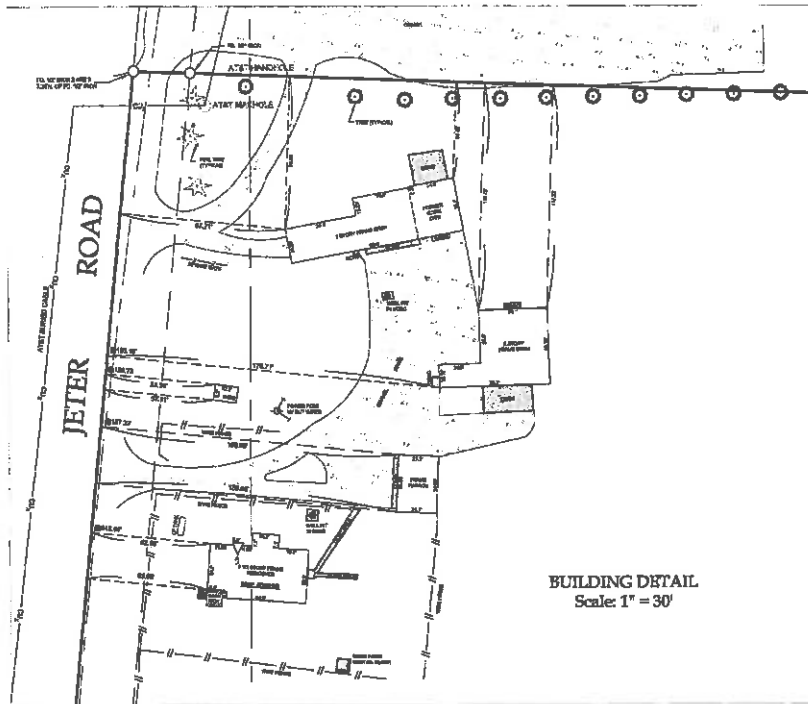
WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN

31.37'E

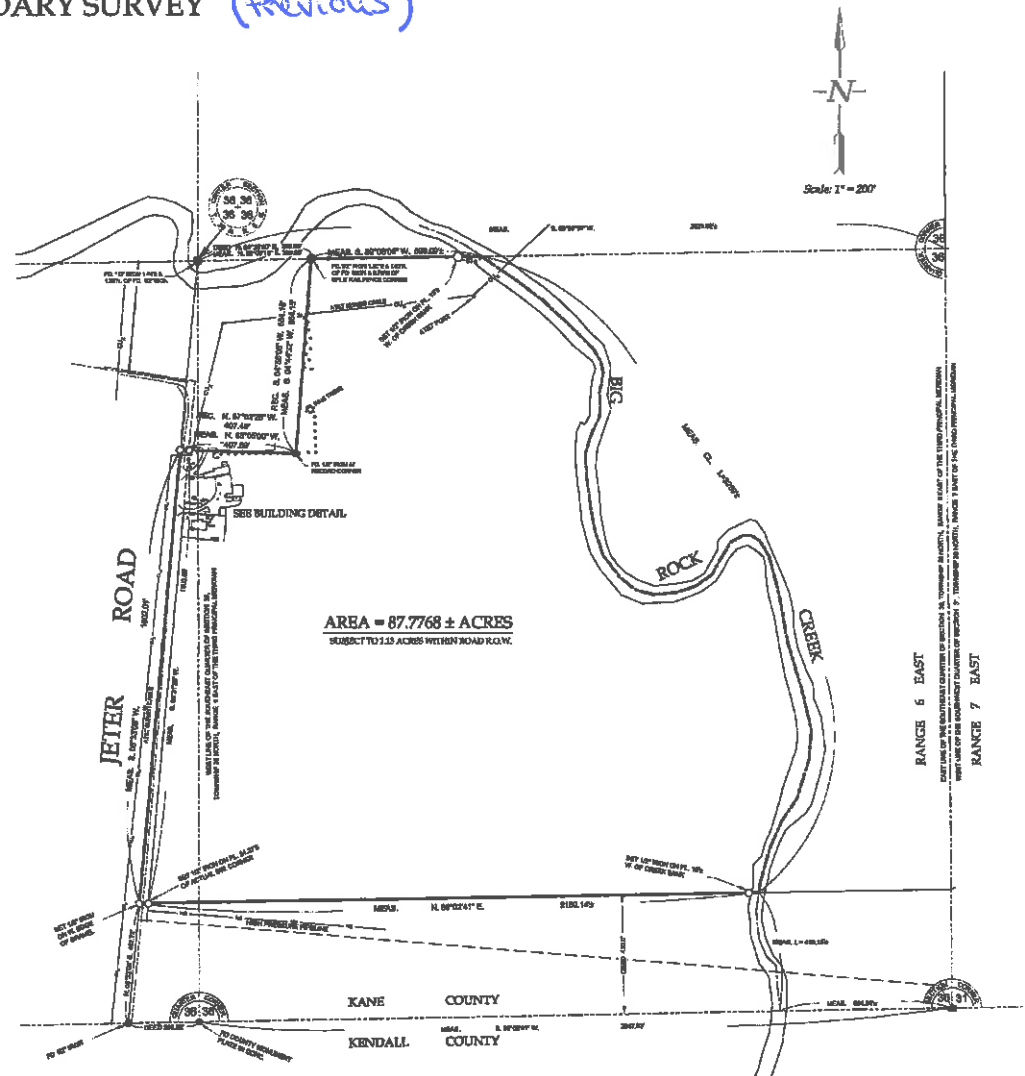
BOUNDARY SURVEY (Previous)

LEGAL DESCRIPTION:

THAT PART OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 36, LOCATED 249.82 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER; THENCE NORTH 05 DEGREES 33 MINUTES 08 SECONDS EAST, A DISTANCE OF 422.72 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 430.0 FEET OF SAID SOUTH HALF OF SECTION 36 FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 02 MINUTES 41 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 2100.14 FEET MORE OR LESS TO THE CENTER LINE OF BIG ROCK CREEK; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF BIG ROCK CREEK, A DISTANCE OF 3257 FEET MORE OR LESS TO THE NORTH LINE OF SAID SOUTH HALF OF SAID SECTION 36; THENCE SOUTH 89 DEGREES 02 MINUTES 08 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 860.08 FEET TO A POINT 399.89 FEET EAST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 04 DEGREES 44 MINUTES 32 SECONDS WEST, A DISTANCE OF 584.18 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 00 SECONDS WEST, A DISTANCE OF 407.80 FEET TO THE POINT OF INTERSECTION OF A LINE DRAWN FROM THE POINT OF BEGINNING TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 05 DEGREES 33 MINUTES 08 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 1902.01 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF BIG ROCK, KANE COUNTY, ILLINOIS.



BUILDING DETAIL
Scale: 1" = 30'



GENERAL NOTES:
SEE AN UPDATED TITLE COMMITMENT FOR ANY
BASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY TO THE CLIENT, LAWYER/PLANNING, THAT I, RONALD D. BAUER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN AFORESAID COUNTY AND STATE, HAVE COMPLETED A BOUNDARY SURVEY ON THE GROUND OF THE PROPERTY HEREIN DESCRIBED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND THAT THE PLAT HEREON DRAWN REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THIS SURVEY DOES NOT CONSTITUTE A RECORD TITLE SEARCH AND ALL ENCUMBRANCES AND OR EASEMENTS SHOWN ARE EITHER THOSE DERIVED OR ON THE RECORDED SURVEYOR'S PLAT OR THOSE PROVIDED TO US BY OTHER DOCUMENTATION. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE OF PUBLIC UTILITIES OR STORM WATER RUNOFF EITHER ONTO OR OFF FROM THE SITE. THE FINAL FIELD WORK WAS COMPLETED ON THE 15th DAY OF MARCH, 2016.

GIVEN UNDER MY HAND AND SEAL AT PLANO, ILLINOIS THIS 15th DAY OF MARCH, 2016 A.D.

Ronald D. Bauer
ILLINOIS PROFESSIONAL LAND SURVEYOR #2352
REGISTRATION EXPIRES 11-30-2018

REFER TO A CURRENT TITLE INSURANCE POLICY FOR EASEMENTS NOT PROVIDED. THIS DRAWING IS THE PROPERTY OF RB & ASSOCIATES CONSULTING, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN SET FORTH WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF RB & ASSOCIATES CONSULTING, INC. THIS DRAWING IS NOT CONSIDERED TO BE ORIGINAL UNLESS THE SURVEYOR'S SEAL IS AN IMPRESSED SEAL OR DISPLAYED IN RED INK.

RB & ASSOCIATES CONSULTING, INC
4 W MAIN STREET
PLANO, IL 60545
(830) 552-7452
www.rb-associates.net

DESIGN FIRM #
104-00475



Big Rock Forest Preserve



PIN #13-36-300-032 & 13-36-400-006
Approx. 5 acres
9S661 Jeter Road, Big Rock, IL 60511

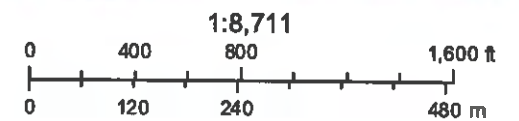
0 250 500 1,000 Feet



Map Title



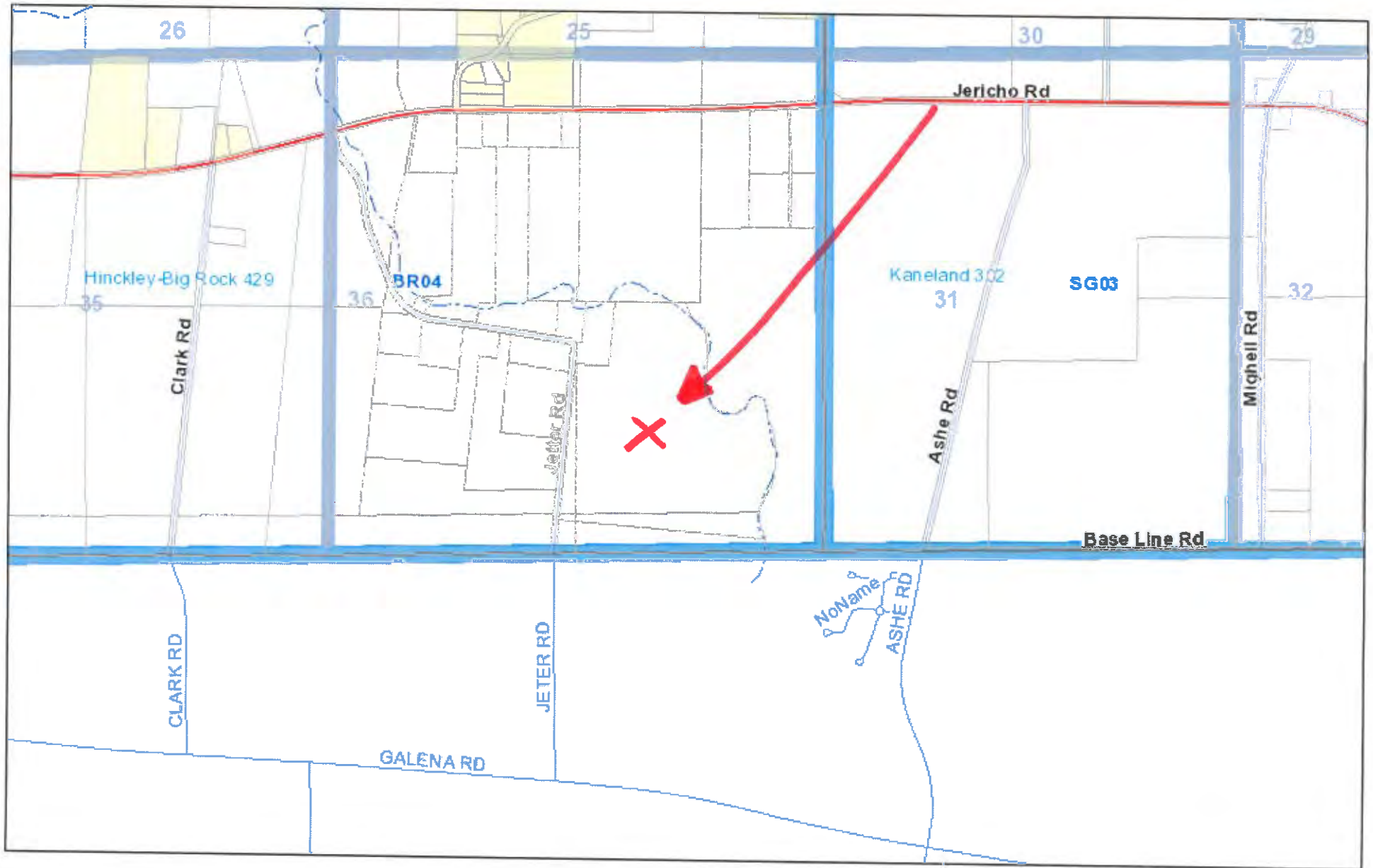
November 30, 2018



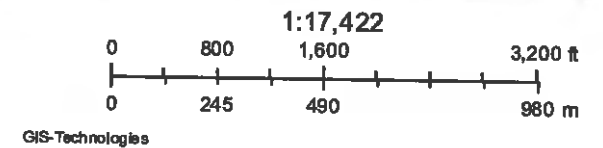
These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies
Kane County Illinois

Map Title



November 30, 2018



These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies
Kane County Illinois



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 #6

Tracking Number

EDC 2019-06

Agenda Item Summary Memo

Title: Massage Establishments Permitted Use Text Amendment

Meeting and Date: Economic Development Committee - January 2, 2019

Synopsis: Details amendments being proposed to the Zoning Ordinance regarding Massage Establishments

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Jason Engberg Community Development
Name Department

Agenda Item Notes:

See attached memo.



Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Krysti J. Barksdale-Noble, Community Development Director
Date: December 18, 2018
Subject: **PZC 2019-02 Massage Establishment Text Amendment**

BACKGROUND:

Recently, changes have been made to the City's regulations regarding single person massage establishments which require them to obtain a license from the City. Previously, these types of establishments were allowed to operate without a license, but have now been applying over the past few months to comply with the new regulations.

The application for a massage license requires the submittal of a commercial occupancy permit to the building department. This allows for a zoning review to be conducted within the process to ensure that proposed land uses are permitted within their respective zoning districts. An existing business submitted a commercial occupancy permit which states they are located in the O Office District. The City's code states that massage establishments are permitted in the B-1, B-2, B-3, and B-4 Business Districts and not the O Office district.

This application has lead staff to evaluate the current standards and determine whether massage establishments should be allowed in the O Office Districts. Staff is recommending that massage establishments be permitted O Office District. Staff is making this recommendation based on the existing similar uses permitted in the O Office District. Some of these permitted uses include medical clinics, chiropractors, and other professional services. Since massage establishments are a specific type of professional service, it stands to reason that massage establishments should be permitted wherever professional service uses are permitted.

PROPOSED REVISIONS:

To allow massage establishments in the O Office District, Table 10.06.03 of Section 10-6-0 of the Yorkville City Code must be amended. The following change to the table is being proposed (change in red):

Use Category	Zoning Districts															
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Massage establishment	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-

STAFF COMMENTS:

Staff is seeking feedback from the Economic Development Committee on this proposed text amendment. This amendment will only change the permitted use in the zoning ordinance. There are other changes being made to the massage establishment requirements, but those are being handled in a different part of the municipal code and are not a part of this request. This request will reviewed by the Planning and Zoning Commission at a public hearing being held on February 13, 2019.



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

Agenda Item Number

New Business #7

Tracking Number

EDC 2019-07

Agenda Item Summary Memo

Title: Neighborhood Design Manual Overview

Meeting and Date: Economic Development Committee - January 2, 2019

Synopsis: Details the proposed Neighborhood Design Manual

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Jason Engberg Community Development
Name Department

Agenda Item Notes:

See attached memo.



Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: December 17, 2018
Subject: **PZC 2019-07 Neighborhood Design Manual**

SUMMARY:

The 2016 Comprehensive Plan outlines several strategies to support the maintenance and rehabilitation of Yorkville's traditional residential building stock. Creating a Neighborhood Design Manual was one strategy suggested in the plan. This memorandum contains a review of the project and the completed draft of the manual is attached to this for review.

PURPOSE:

The purpose of the manual is to encourage the conservation and preservation of the housing stock in the traditional neighborhood areas, as well as guide new housing construction that is in scale and character with adjacent housing. The manual will be a separate document from the existing appearance code, which addresses design issues primarily in Yorkville's newly developing areas. It is possible this manual may be used in tandem with a property rehabilitation incentive program that might be developed and adopted in the future. Even if a program like this is not implemented, the manual gives guidance for issues and maintenance to homeowners of these older houses.

STRATEGY:

Staff identified this project as a goal for accomplishment in 2018 as it supports the City's downtown planning initiatives. The senior planner was aware of a program at the University of Illinois in Urbana/Champaign which matches master's students with communities that could use additional help completing projects. The program allows students to earn credit for their degree, have a capstone project in their portfolio, and gain valuable planning knowledge in a real world setting.

Contact with the University was made in early 2018 to begin the project. A student, Tony Heath, showed interest in the project and was retained to work on the project throughout the summer and fall. Tony had previous work experience in historic preservation and creating guidelines from previous employment and was well suited to handle the project. Tony visited the City several times to conduct field research and has worked diligently to draft the complete design manual.

NEIGHBORHOOD DESIGN MANUAL OVERVIEW:

The Neighborhood Design Manual (attached) provides an executive summary and details the items within the document. For a quick overview, the manual is divided into four sections providing the following information:

1. Existing Conditions – Provides context for the study, study area boundaries, and information from the conducted field work
2. Common Issues with Older Homes – Summarizes common problems with older homes
3. Maintenance and Renovation Suggestions – Offers suggestions on the types of renovations needed and how to keep them consistent with neighboring properties and structures
4. Green Infrastructure and Sustainability – Gives tips and ideas for creating a more sustainable historic property

STAFF COMMENTS

Staff is seeking comments from the Economic Development Committee in regards to this project. The manual will not go to a public hearing but will be reviewed by the Planning and Zoning Commission at the January 9, 2019 meeting. This project will not be codified in the zoning code but will be adopted as an official planning document of the City.

ATTACHMENTS:

1. Neighborhood Design Manual



NEIGHBORHOOD DESIGN MANUAL

**For the United City of Yorkville
Traditional Neighborhood Area**

EXECUTIVE SUMMARY

Purpose of this Manual

This Neighborhood Design Manual was prepared in accordance with the Goals & Policies of the 2016 Update to the Yorkville Comprehensive Plan, specifically Section 6 – Yorkville Neighborhoods which proposes “Strategy B: Prepare a Neighborhood Design Manual” to retain and enhance the character and livability of Yorkville’s traditional neighborhoods.

This manual was prepared between May and December of 2018 and included a field survey of the traditional neighborhood areas to create a photographic record of the housing stock as well as to collect and note key characteristics which may affect policy decisions.

This manual should be considered separately from the existing Design Guidelines which are primarily concerned with Yorkville’s developing areas. The strategies suggested here are intended primarily for existing residents with supplemental guidance for new construction and major renovations.

What’s Inside

Section 01. Neighborhood Overview

The Neighborhood Overview provides a brief background description of the traditional neighborhood area as well as defining the study boundary and describing the nature of its relationship with the Fox River.

Section 02. Guidelines for Old Home Maintenance & Repair

The Guidelines for Old Home Maintenance & Repair describe some common problems with old homes, suggest potential solutions, and provides 6-month and 12-month maintenance checklists to help with upkeep of existing residences. This section also provides a brief list of additional resources and incentive programs for old homes.

Section 03. Guidelines for Renovation & New Construction

The Guidelines for Renovation & New Construction describe three key characteristics: scale, layout, and orientation that new development should seek to emulate in order to blend into the fabric of the surrounding neighborhood.

Section 04. Guidelines for Landscaping & Green Infrastructure.

The Guidelines for Landscaping & Green Infrastructure provide best practices for the landscape and hardscape surrounding homes in the traditional neighborhood area. These sections discuss the importance of native plants and provide guidance on simple green infrastructure practices which can be implemented at home.

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01 Neighborhood Overview



Image 1: A Home on the South side of the Fox River

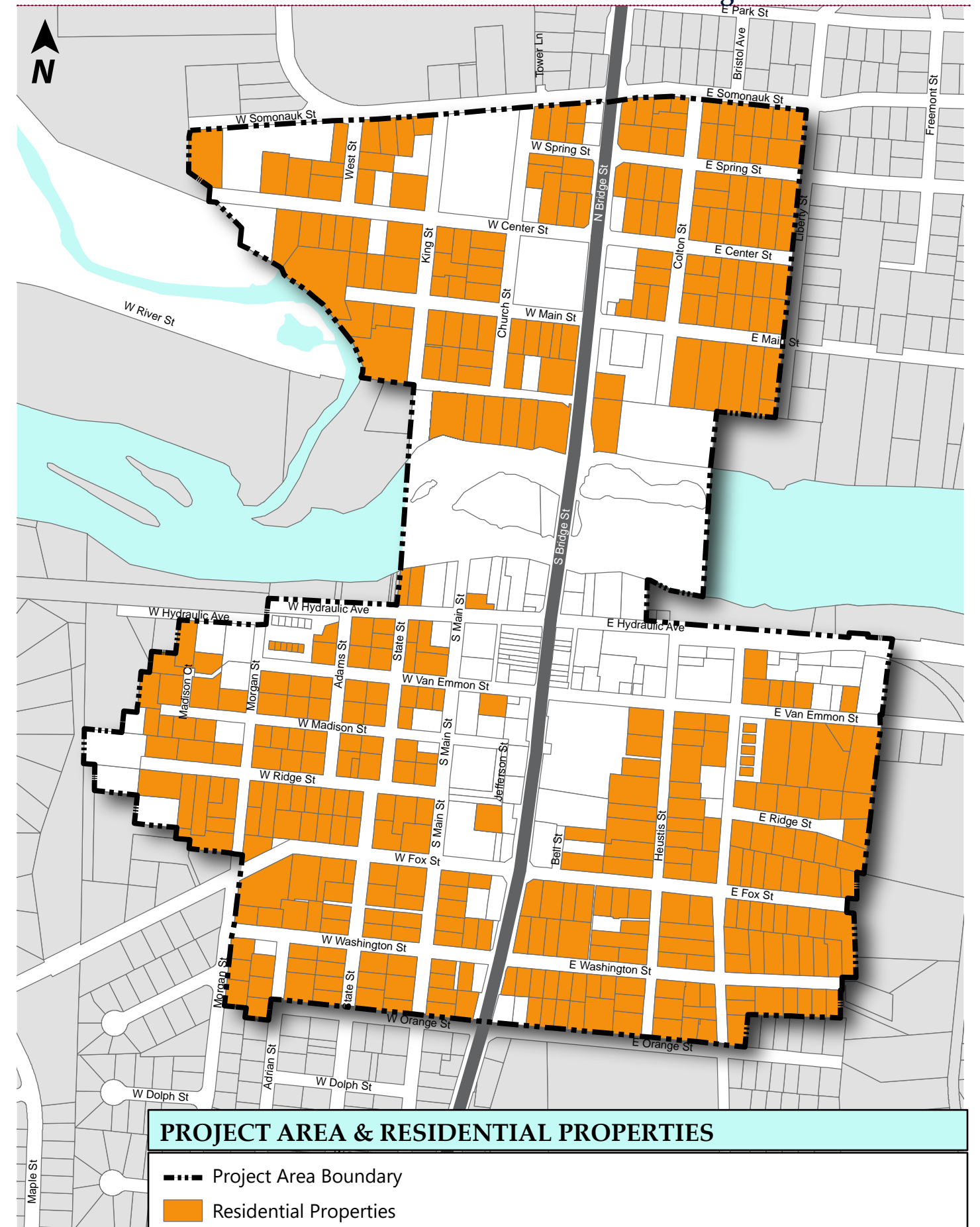
Introduction

Yorkville's traditional neighborhoods are located around Downtown, both north and south of the Fox River (Figure A). The study area for this manual includes those areas with the highest concentration of old homes and irregular lots, consisting of the area running from Somonauk Street on the north side of the Fox River to Orange Street to the south and extending two to three blocks east and west from Bridge Street.

This neighborhood is defined by older homes dating from the original settlement of Yorkville and Bristol in the mid-1800s through the post-War period in the 1960s and includes a huge variety of home types and architectural styles.

Figure A: Traditional Neighborhood Area

Neighborhood Overview



Neighborhood Overview

History

The first permanent structure in what would come to be the United City of Yorkville was built in 1833 by Earl Adams, located south of the Fox River, atop of the hill which is now home to the Kendall County Courthouse. Around the same time, Lyman and Burr Bristol began to develop property on the north side of the Fox River. Between 1834 and 1836 the community of Bristol was platted north of the Fox River and in 1836 Rulief Duryea laid out the village of Yorkville on the south side. The designation of Yorkville as the Kendall County seat in 1859 would guarantee future development of Bristol and Yorkville and they would be incorporated by 1861 and 1887 respectively.

The coming of the railroad located south of the river along Hydraulic Street would spur the development of downtown Yorkville making it the business and industrial center of this growing region and leaving Bristol on the north banks of the river as a more residential area. The impacts of this can still be seen today. The area with the highest concentration of pre-1900 homes is overlooking the river on the north bank of the Fox River in what used to be Bristol.



Image 2: A Home along Bridge Street, tucked behind old growth trees on the North Bank of the River.(Left)

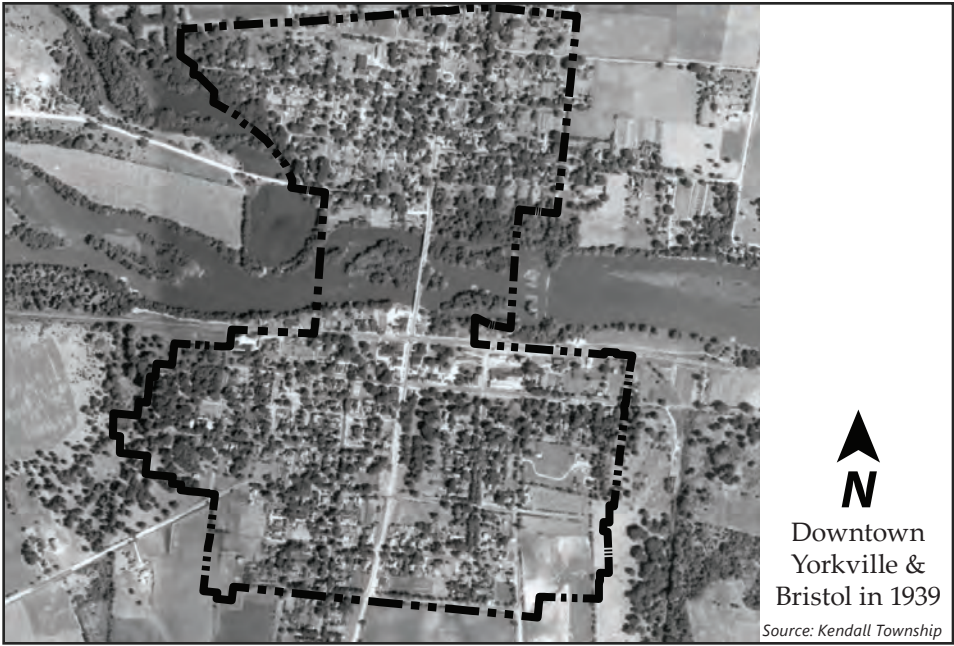
Figure B (Table) & C (Map): Breakdown by Age

Original Construction	Number of Homes	% Total
Pre 1900	125	30%
1901 - 1949	85	20%
1950 - 1974	89	21%
1975 - 1999	69	16%
2000 - Present	27	6%
Unknown	26	6%
Total	421	100%

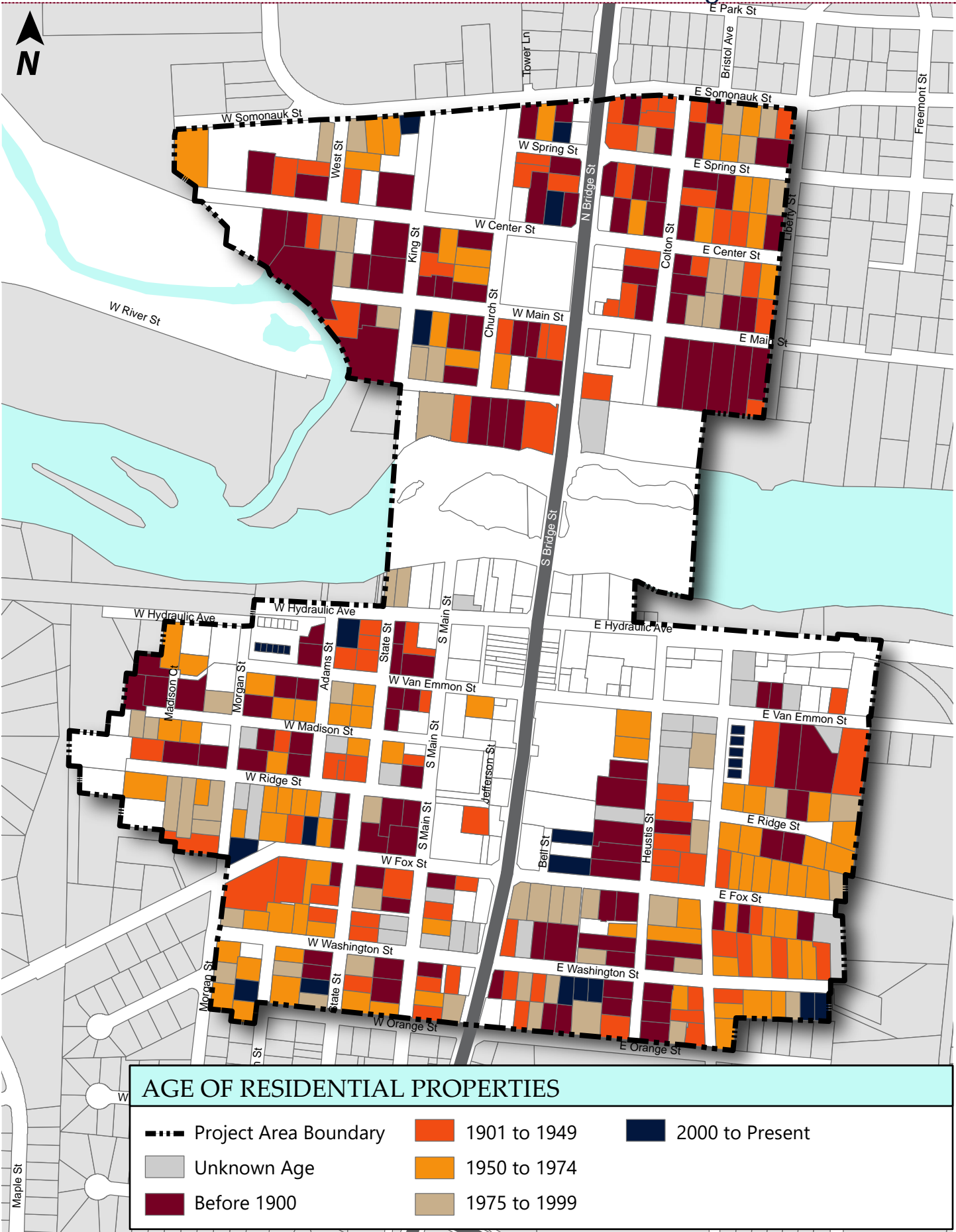
Figure D: 1939 Aerial Photography courtesy of Kendall Township CAMA Sales Viewer (Below)

By 1940, downtown Yorkville and Bristol had grown up and away from the River to define the boundaries of what we consider the Traditional Neighborhood area today.

In the years following the Second World War, the population of Yorkville would explode leading to the consolidation of the Yorkville-Bristol governments in 1957. This period would be marked by the prevalence of American suburban tract style housing in previously undeveloped areas but the area around downtown Yorkville would see new infill development as well, particularly in the areas south of Fox St and in the cul-de-sacs West of Morgan and East of Mill Street.



Neighborhood Overview



Neighborhood Overview

The Fox River

Built above the banks of the Fox River, the water has played an important role in the history of Yorkville as well as in its present-day appeal, making the protection and enhancement of the river in the interest of every resident.

Anything that happens in the Fox River basin has an impact on the river, and urbanization and development can be especially harmful. Storm water runoff from urbanized areas like roofs, lawns, and pavements can carry pollutants such as oil, debris, or sediment into the river and runoff from roofs or paved surfaces can raise the temperature of water several degrees!

While waste water from your home is treated at a municipal water treatment plant, storm water runoff is typically collected in curb inlets and drains and conveyed underground before being discharged directly into the River. This means that it is up to each and every home owner, especially those nearest to the River to take the protection of this resource into their own hands.

Homeowners can help protect the Fox River in a number of ways including everyday practices such as making sure to pick up after your dog or sweeping rather than hosing your driveway and sidewalk, to more permanent improvements such as installing permeable pavers in your driveway or transitioning to a native plant garden over a traditional lawn. The last section of this manual contains a number of best practices for Green Infrastructure to preserve and protect the Fox River.

Figure E: Where Stormwater Goes. (Right)

Credit: NCDENR



Low Impact Development

Low Impact Development, or LID, is an alternative to traditional development patterns with an emphasis on minimizing the impact on the natural environment. With LID, development should minimize the amount of impervious surfaces (like roofs and pavement) and maximize the amount of stormwater runoff that is infiltrated into the ground on site through the use of permeable pavements, rain gardens, rain barrels, and other Green Infrastructure Practices (GIP). Green Infrastructure is most effective when it's small scale and distributed around a watershed, giving every homeowner an important part to play.

Figure F: An LID Diagram Showing Runoff being routed from impervious surfaces to a Rain Garden in the rear. (Below)

Credit: Doug Adamson, RDG Planning & Design, Image Courtesy of USDA-NRCS in Des Moines, Iowa



Guidelines for Old Home Repair & Maintenance



Image 3: Faded whitewashing reveals the original masonry on a 100+ year old Home on the North side of the River (Above)

Introduction

The historic homes around downtown Yorkville are part of what makes this district so appealing and unique.

Since older homes were typically made out of natural materials and often used more durable building practices, a 100 year old home could still be in good shape today, if it was well maintained.

While owning an older home is an appealing prospect for many people, it comes with a number of specific challenges which owners should be aware of.

Common Problems

Hazardous Materials

Lead and asbestos are two hazardous materials commonly found in older homes. Lead can be found in exterior and interior paint made before 1978, as well as plumbing systems from prior to World War 2. Asbestos is a naturally occurring fibrous material that can cause serious lung and respiratory problems, including cancer. It was commonly used for insulation and fireproofing until it was banned by the EPA in the late 1980s.

Lead can be most hazardous for those with children, as it can lead to developmental issues. If you’re concerned about lead in your house, it may be worthwhile to contact a professional lead paint removal service. If your plumbing system is very old, it could still contain measurable amounts of lead. A water filtration system for the entire home can cost between \$1,000 and \$3,000. A system for the kitchen tap alone may cost more than \$200. However, if your pipes contain lead, the only way to ensure that your water is lead free is to replace your home’s entire piping system which can cost upwards of \$5,000.

While direct, prolonged exposure to asbestos can be a serious health hazard, insulation tucked away in walls or attics is not likely to pose a direct risk. However, removal and the fulfillment of special EPA criteria are required if you plan on knocking down walls, expanding your home’s footprint, or attempting other expansive projects likely to uncover asbestos-laden material.

More info can be found at: <https://www.epa.gov/asbestos/>

Mold & Mildew Damage

Over time, homes exposed to excessive moisture can develop mold and mildew problems.

Although particularly common in basements and bathrooms, moisture-related damage can occur anywhere and since infestations can start inside walls, it is possible to walk through a mold-infested home without realizing there’s a problem.

While small amounts of mold or mildew are permissible and nearly inevitable, when left unchecked they can cause serious issues. Oftentimes the first sign can be a persistent cough or unseasonal allergies. Since mold eats away at its host surface it can also manifest in structural or foundational problems.

The best solution for mold and mildew are prevention. Ensuring proper ventilation in interior spaces or purchasing a dehumidifier can have a significant impact at low cost. Small infestations of mold or mildew can be treated by hand with store-bought sprays and an abrasive sponge or brush, but larger infestations may require professional assistance. Before buying an older home, ensure that your homeowners insurance policy covers mold cleanup.



Image 4.
Credit: Michael Coghlan



Image 5: Mold & Mildew prefer places that are damp such as basements, crawlspaces, foundations, as well as on building faces that receive minimal sun (Above)

Plumbing Expiration & Failure

All plumbing systems have an effective lifetime, so its important to know when the current plumbing system was installed when buying an old home.

Homes with large trees in their front yard should be particularly aware, due to the possibility of root and line failure. Tree roots tend to grow toward underground water lines and can cause failure outside of the home. Replacing a root-infested main pipe can cost between \$5,000 and \$20,000, but periodic maintenance of problem roots can cost as little as \$300 every few years.

Pipes made out of polybutylene, a grayish, flexible material common in the 1970s to 1990s should be replaced as soon as practicable. Chlorine, which is used to treat municipal water and is found in many household cleaners reacts with polybutylene, corroding the pipe and can lead to spontaneous failure.

Foundation & Structural Problems

Older homes are prone to a variety of foundational and structural issues including settling of the foundation itself or damage to structural elements. Signs of structural damage can range from doors which jam or fail to latch, cracked tile or concrete floors, visible wall cracks that grow over time, or floors that are clearly off-level.

Any apparent foundation or structural issue requires the opinion of a structural engineer. Catching an issue sooner rather than later can make a big impact on your wallet. While addressing minor issues can cost between \$300 to \$800, wholesale replacement can be in excess of \$20,000 to \$30,000. Homeowners insurance often doesn’t cover the costs of structural repairs so you should expect these costs to be out of pocket.

Roof Problems

Like plumbing systems, roofs have a natural lifespan as well.

Compromised roofs can lead to a number of issues including water damage, poor insulation, or pest infestations. Warning signs of potential roof issues include missing or damaged shingles, crumbling roof cement, bowed or sagging gutters, and persistent moisture in the upper stories of the house.

Special care should be taken on historic homes to match the existing shingling or tile pattern as these are often key architectural elements that define the structure’s appearance.



Figure G: Pipe Material vs. Expected Lifespan

Pipe Material	Typical Lifespan
Copper or Brass	Up to 50 Years
Steel	20 Years
PEX or HDPE	40 - 50 Years
Polybutylene	Replace Immediately

Source: MoneyCrashers.net



Image 6: Dangerous Settling around the Foundation

Figure H: Roof Material vs. Expected Lifespan

Roof Material	Lifespan
Sloping Roofs	
Asphalt Shingles	15 - 40 Years
Treated Wood Shingles	30 Years
Fiberglass Shingles	50+ Years
Steel	40 - 60 Years
Copper	100+ Years
Clay Tiles	40 - 60 Years
Stone or Concrete Tiles	60 - 100 Years
Flat Roofs	
Asphalt-Gravel	10 - 15 Years
Rubber-Coated	Up to 50 Years
Thermoplastic Olefin Membrane	50 Years

Source: MoneyCrashers.net

Image 7: Older Homes often feature intricate shingling, made of clay tiles and placed by hand.

Guidelines for Old Homes

Energy Efficiency Improvements

The most common point of failure for your home’s HVAC system is the window. Many older homes have single-coated or leaky windows which can add \$125 to \$465 to your annual energy bill depending on where you live. While replacing older windows with more modern double or triple-plane windows can make a huge impact on your energy bill, other small improvements can see significant benefits as well. Passive heating and cooling methods, such as shutting windows and blinds on hot days and opening them at night, and by using plastic film to seal leaks during the winter can have a major impact.

In addition to sealing your windows, many old homes sit on stone, brick, or concrete foundations that may have settled over time allowing gaps to form. Before addressing any large air leaks with caulk, trowel these gaps closed with mortar.

Warm air rises, and during the winter uninsulated attics or leaky chimneys may lose a lot of heat. Most fireplaces built since 1900 have dampers just above the firebox to close off the flue to limit heat loss when it’s not in use. Make sure the damper is not damaged by age and is not stuck open or shut. Consider closing off chimneys permanently that see no use. Sealing off attic penetrations and installing additional insulation can prevent air and moisture migration which can saturate and freeze insulation and turn to frost. Close off large penetrations with plywood or wallboard, then seal all joints and cracks with clear caulk.

Replacing old or out of date mechanical equipment can also have a significant impact on energy usage. Consider the lifespan of current equipment, the cost of a replacement, and the savings in energy cost to determine if an upgrade is right for you.

Inefficient of Failing Electrical & Mechanical Systems

Electrical problems in older homes come in two categories: convenience and safety.

Unless your home has been updated, the electrical system is probably not equipped with the number of outlets to meet modern needs. In addition, older wiring has a lifespan of 70 – 100 years and can increase the risk of electrical shocks or fires. Other mechanical equipment in your home typically has a much shorter lifespan, between 10 to 20 years.

Research the type of appliances in your home to determine how much longer they can be expected to last. It is better to replace your furnace during the summer than to have it unexpectedly go out during the cold Illinois Winter.

Image 8: New Windows on an Old Home can make a big impact when it comes to your heating and cooling bill. The size and shape of the windows is an important aspect of many architectural styles so make sure that matching the design on the rest of the house is taken into consideration



Guidelines for Old Homes

Home Maintenance

When it comes to old homes, an ounce of prevention is worth a pound of cure. While the natural materials used in older homes lend themselves to do-it-yourself maintenance, responding to an unforeseen emergency can result in repairs that damage the integrity, character, and appeal of an old home. Before removing or demolishing any elements of your old home, STOP and do a little research. You may be removing an important piece critical to the structural integrity or architectural appeal of your home. If you’re unsure, call a professional or contact the Community Development department.

6-Month Maintenance Checklist

- ⚡ Clean debris from all gutters & downspouts.
- ⚡ Clean debris and remove standing leaves from all flashings & valleys. Check for any standing water, rust, or damaged flashings & roofing materials.
- ⚡ Check for any cracks, loose mortar, or damaged bricks around chimney bases and home foundations.
- ⚡ Apply any caulk or silicone as needed prior to painting any finished wood.

Annual Maintenance Checklist

- ⚡ Look for loose bricks, weak mortar, and flashing damage like rust at chimney tops. Inspect the inside of the chimney for leaks or hidden mortar damages.
- ⚡ Pitted & decaying masonry, cracks, or scaling should all be noted.
- ⚡ Inspect all mortar joints, especially those on the sunniest (SW) and wettest (NE) side of the house for cracks, loose pieces, or scaling mortar.
- ⚡ Check for any air leaks, water damage, loose panes, or crumbling glazing putty around windows and doors. Paint windows and doors that are faded to prevent future damage from sun, wind, and rain.
- ⚡ Inspect siding for peeling paint & sun damage which can be easily repaired with a new coat of paint. Cupping, splitting, or loose nails are all signs that professional help may be required.

Checklists Courtesy of the Craftsman Blog w/ Scott Sidler

Figure I (Above) & Figure J (Right): 6 & 12-Month Maintenance Checklists

Image 9: Old Homes can have beautifully intricate styling and detailing which can require a lot of maintenance to keep looking good. Staying on top of maintenance can save time and money, while making sure that small issues don’t spiral into big problems.



Guidelines for Old Homes

Home Restoration Incentive Programs & Resources

The Standards for the Treatment of Historic Properties with Guidelines for preserving, rehabilitating, restoring, and reconstructing historic buildings - Published by the US Secretary of the Interior

The “Standards” are a great resource and starting point when it comes to working on your old home. While the “Standards” only apply to properties seeking registered “Historic Building” status, the guidelines are a good aid on any project. The guidelines break treatment into four types: preservation, rehabilitation, restoration, and reconstruction, and have specific guidance for interiors, exteriors, cultural landscapes, and different material types.

They can be found online at: <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

Landmarks Illinois

Landmarks Illinois is a membership-based non-profit organization for the preservation of historic spaces and landmarks across Illinois. They are a mix of professional preservationists and dedicated activists which offer a wide range of grants and incentive programs. Their Illinois Restoration Resources Directory can point homeowners in the right direction for any job. More information at: www.landmarks.org

Illinois Restoration Resources Directory: <http://www.landmarks.org/resources/illinois-restoration-resource-directory/>

The Illinois Weatherization Assistance Program

The Illinois Home Weatherization Assistance Program (IHWAP) is designed to help low income residents save fuel and money, while increasing the comfort of their homes. Its mission is to help update and insulate the dwellings of low-income persons, particularly the elderly, persons with disabilities, and families with children. To qualify, participants must be a resident of the State of Illinois and earn below a set income level. If you receive Supplemental Security Income or Aid to Families with Dependent Children, you are automatically eligible to receive weatherization services.

More information at: <https://www.illinois.gov/dceo/CommunityServices/HomeWeatherization/>

Property Tax Assessment Freeze for Historic Residences

The Property Tax Assessment Freeze for Historic Residences freezes property taxes over a 12-year period after rehabilitation of the property. There is a minimum 25% investment of the property’s market value, the building must be owner-occupied, and a certified historic structure.

More information at: <https://www.illinois.gov/dceo/CommunityServices/HomeWeatherization/>

Online Resources

There are a number of great resources for historic home preservation, restoration, and maintenance available online. Advice blogs and forums can help to answer specific questions about your home, inspire new ideas, or serve as a starting point for learning about the history of your building.



Guidelines for Renovation & New Construction 03



Image 11 (Above): A Newer home in Old Bristol which blends seamlessly with the older neighborhood around it.

Image 10 (Opposite): A Property on the North bank of the Fox River

Introduction

Although it’s usually preferable to keep or preserve an old house wherever possible, certain conditions can make an old home unusable or undesirable in the present day. When this is the case, it’s important to blend the new home into the fabric of the neighborhood so the newer building doesn’t seem out of place.

While part of what makes the traditional downtown neighborhoods so special is the diversity of housing styles, there are a few key elements that will help a home feel like it is part of the neighborhood. These are **scale, layout, and orientation**.

Scale

Nothing makes new construction seem more immediately out of place than being out of scale with the surrounding buildings.

A home built to the maximum allowable height will often seem out of place when surrounded by older single story homes.

The maximum allowable building height in the R-1 & R-2 Zoning District is 30' (2.5 Stories).

Where new homes are built taller or larger than their neighbors, architectural consideration should be taken to maintain the existing roof-line when seen by a pedestrian from the public right of way. This could be achieved through screening with existing trees, stepping the roof so that additional stories are set back, or through other means on a case-by-case basis.

Layout

The traditional neighborhoods of Yorkville & Bristol have a much higher concentration of irregular & legally non-conforming lots than the rest of the city.

Front and side setbacks vary drastically throughout the traditional downtown neighborhoods and an articulating street wall contributes significantly to its character. As with scale, the layout of the property should be considered to match the surrounding fabric.

Many homes are set closer to the street than the minimum 30' Front Yard requirement. Where the surrounding homes are set nearer or further from the property line than is standard, new constructions and renovations should aim to be within 10' of the surrounding properties.



Image 11: A New Home in Old Bristol uses a stepped-roof to transition from a Single-Story near the property line to the full 2.5 stories further back on the lot.



Image 12: An Example of What Not to Do: The massing of the new home provides no opportunity to transition to the single-story home next door.

Orientation

Homes in the traditional neighborhood should be oriented to address the street.

In general, a street-facing wall of a building should not be completely blank or consist entirely of a garage door.

Most homes in this area were constructed before garage doors became a must-have part of the house, so many of them were added later as accessory structures. This means that the garage is often set in back of the house or to the side of the main building. The garage door should not be the focal point of the building when viewed from the street.



Image 13: An older home with an attached garage added after the date of original construction.

Renovations

Despite all the benefits and appeal of living in an older home, the accumulated damage to key structural features or simply the passage of time can make it no longer suitable for present-day use.

When this is the case, consider contacting an architect or architectural historian before beginning any work and make sure to carefully document any pieces of the original building that you wish to maintain after the renovation.

Many of the homes in the traditional downtown neighborhood are considered legally conforming and are grandfathered in due to their age. Contact the Community Development Department before beginning any work to determine the best way to renovate the structure for present-day use while maintaining its architectural appeal and the overall character of the neighborhood.

The following section outlines some key elements that are common to a variety of homes within the traditional neighborhood area.



Image 14: Even on newer homes where the garage is an integral part of the building it should not be the focal point. The building addresses the street and the garage is offset to one side.

Key Elements

Porches

For most people, the front porch is the element of your home that they'll see the most. In addition to providing curb appeal, the front porch can be a great place to relax and enjoy the breeze on a cool summer evening.

For safety reasons, porches with a floor height more than 30" above the exterior grade require some sort of protective railing. The railing may consist of a solid wall as shown to the right or balusters between two rails. In general, the railing height should never be higher than the bottom of the window sill.

In addition to the railing, many porches feature columns which frame the front entrance and act as architectural guideposts in addition to providing structural support. The style of column can vary greatly from home to home and is dependent on the design of the rest of the house. When renovating an old home, care should be taken to preserve or replicate the styling of historic elements to be incorporated into the new design.



Image 15: A porch with balustrade railing



Image 16: A well proportioned and maintained porch.



Image 17: The stone columns here frame the front door and complement the stone used throughout the rest of the porch and building design.



Image 18: Columns that are a key element of one home may seem out of place when implemented somewhere else.

On porches less than 30" above the surrounding grade, no railing is required.

Key Elements

Windows & Doors

Replacing the windows and doors on your old home can be appealing because of the gains in energy efficiency that a modern replacement would entail. However, like most historic home elements, care should be taken to preserve existing elements where possible and to match historic styling when replacement is necessary.

In many cases, adding an exterior storm window to an existing historic window can provide the same energy efficiency improvements as a modern replacement while preserving the historic element and architectural character.

Many homes in the traditional neighborhood area use wooden shutters to accent their windows and provide an element of architectural pop. Light colored homes use dark colored shutters to accent the window frame and set it off from the rest of the building face. On homes with a dark façade, white window trim itself is often enough to draw the eye and make the window stand out.

Unlike with windows, the front door itself is typically designed to stand out from the rest of the building façade. Complementary colors and white trim serve to highlight the doorway and mark it as a key element of the building.



Image 19: These same principles can be applied to garage doors to integrate them into the rest of the home design.



Image 20: Dark shutters help the white windows stand out and provide an interesting splash of color to an otherwise uniform building face



Image 21: Complementary colors can highlight a doorway and make it stand out from the rest of the facade

Key Elements

Siding

The great debate when it comes to old homes is whether to preserve the existing wood siding and accept the maintenance burden that comes along with it or to replace or cover it with vinyl and sacrifice the architectural detail and character.

While some old home purists argue that vinyl siding will ruin a neighborhood by giving it a “cheap” or “plastic” feel, the effect of wood siding that hasn’t been maintained over time can often look much worse making things look run-down. Before deciding whether to preserve or restore the wood siding on your old home, think carefully about whether or not you’re willing to continue investing the time and money necessary to keep it looking sharp.

The biggest drawback of replacing original wood siding with vinyl is that you will often cover up key architectural elements that can define a building’s character. Vinyl siding typically has a larger clapboard with than wood which can have a significant impact on the shadows it creates as well as distorting or obscuring other key elements such as windows. Oftentimes when homeowners remove vinyl siding that had been installed at an earlier time they’ll uncover historic elements that they never knew existed!

While original materials should be preserved wherever possible, routine care and maintenance is critical to maintain the appearance and extend the life of wooden elements. Wooden siding often needs repainting every 3-6 years. Fresh paint helps to keep the house looking fresh and helps to protect interior spaces by creating a barrier that stops moisture before it can penetrate the wood.



Image 22: Covering up wood siding can obscure or erase completely architectural elements that help make your home unique.



Image 23: Narrower clapboards allow for more intricate detailing. However, the finer the detail the greater the burden for upkeep

Guidelines for Landscaping & Green Infrastructure 04



Image 24: A Native Plant Garden

Introduction

The landscaping and hardscaping around your house is oftentimes the easiest and most affordable way for your home to contribute to the character and environment of the downtown neighborhoods.

Built on the banks of the Fox River, the neighborhoods around downtown play an important role in its vitality.

In addition to enhancing the character and improving the appeal of the neighborhood, the landscaping and hardscaping around your house plays an important role in reducing the pollution and runoff that makes its way into the river when it rains.

Go Native!

The use of native plants is at the core of environmentally friendly landscaping. Native plants are those species that were present locally when the first colonists arrived after evolving over thousands of years to thrive in local conditions. Native plants can live off of rainwater alone without adding fertilizer, and their deep roots help infiltrate rain where it falls and carry moisture deep into the ground to replenish our aquifers, cleaning as it goes.

Native prairie and woodland plants evolved in the climate of Northern Illinois and can handle the cold deep freeze, the spring rains, and the drought conditions that we experience in Yorkville. Once they are established (usually after one or two growing seasons) they rarely need to be watered and don't require any fertilizer. Their deep roots hold the soil, allow water to filter down deep into the ground, and because they evolved here, they attract dozens of species of beautiful and beneficial wildlife like butterflies and songbirds.

While native plant gardens are generally preferable to traditional lawns, not all native plants provide the same benefits or are ideal in every situation. While some native plants have adapted to the sun-drenched prairies that make Illinois famous, others are more accustomed to the dappled sunlight of deciduous woodlands. Choosing the right native plants is key to a beautiful and healthy garden.

Many additional resources, including a visual glossary of native plant species, are available from the Conservation @ Home project by the Conservation Foundation, as well as the Illinois Department of Natural Resources, and IllinoisWildflower.com to help you pick the right native plants for your home.



Image 25: Milkweed is the State Wildflower of Illinois.



Image 26: Coneflowers attract a wide variety of pollinator bees and butterflies

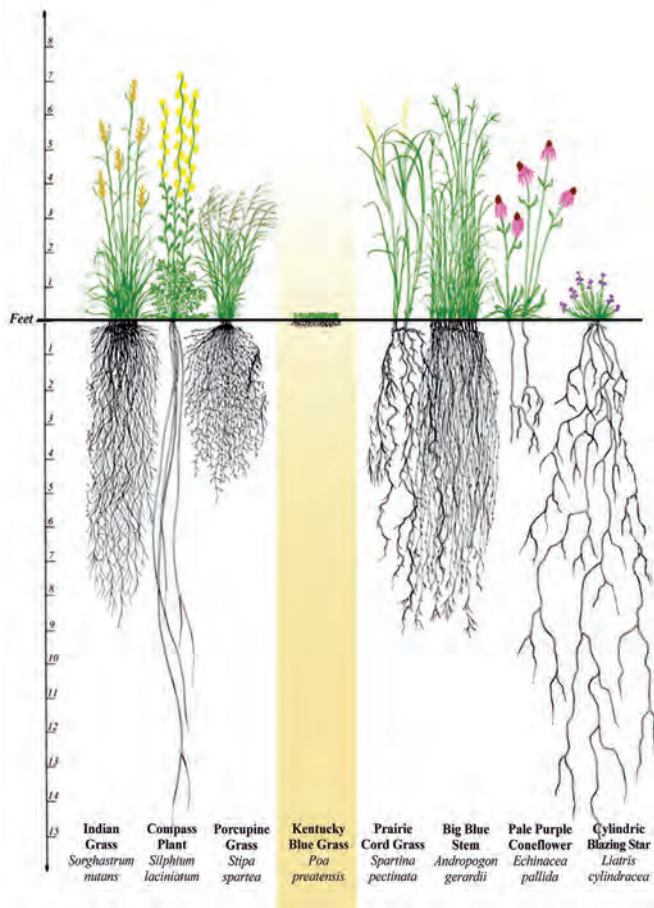


Image 27: The deep root systems of native prairie plants help infiltrate water through the earth deep underground as well as to hold the soil in place when it rains and prevent erosion.

Rain Gardens

A rain garden may appear to be just an attractive garden but beneath the surface it is so much more. It may support habitat for birds and butterflies, it may be a formal landscape amenity, or it may be incorporated into a larger garden as a border or entry feature. What makes it a rain garden is how it gets its water and what happens to the water once it arrives.

A rain garden, or bioretention basin, is a garden of native shrubs, perennials, and flowers planted in a small depression that is designed to temporarily store and infiltrate stormwater runoff from surrounding roofs, driveways, patios, and lawns. Rain gardens are effective at removing up to 90% of nutrient loading from runoff and up to 80% of suspended sediments and solids.

Rain gardens differ from wet gardens in that they should typically infiltrate runoff within 12-48 hours which prevents the breeding of mosquitoes. Often, amended soils are used in places where the current soil type has low permeability. An amended soil mix will typically contain about 60% sand, 15-20% topsoil, and 20%-25% organic compost.

In addition to providing an attractive burst of color to your lawn, native plants provide habitat for birds and butterflies, and their deeper root system is more resilient and hardy removing the need for fertilizer and requiring minimal maintenance after the first year.

Resources to help make a Rain Garden can be found at the Fox River Conservation Foundation, the Illinois Department of Natural Resources, or Groundwater.org.

Figure K: How a Rain Garden Works (Top)

Image 28: A Rain Garden with Native Prairie Plants

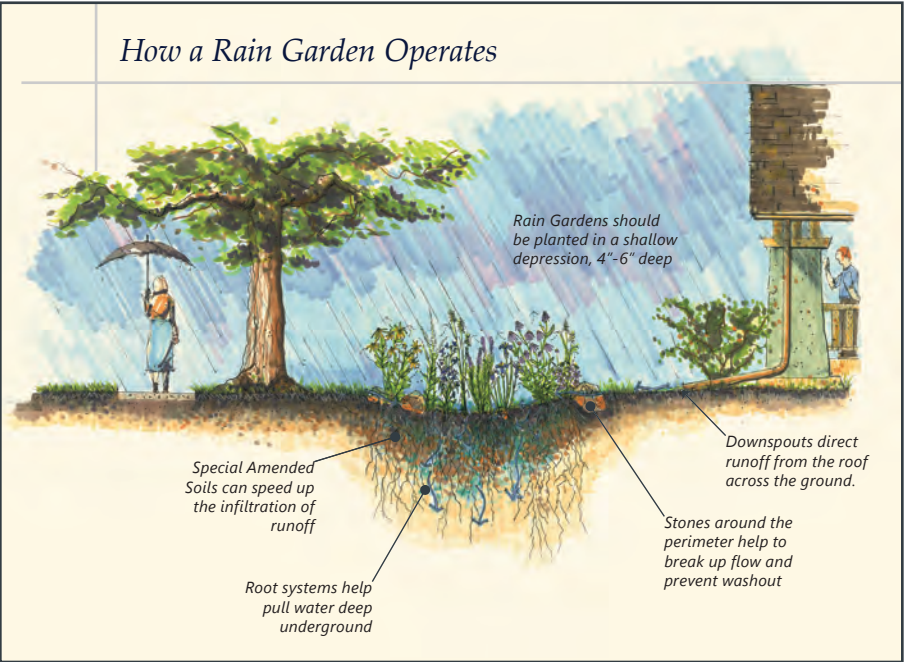


Illustration by: Doug Adamson, RDG Planning & Design
Courtesy of: USDA-NRCS in Des Moines, Iowa



Hardscape

In addition to the natural landscaping around your home, the impervious hardscape has a significant effect on the environmental impact and curb appeal of your home. Green Infrastructure such as rainwater harvesting or a permeable pavement driveway can significantly reduce runoff from your property and lower water costs.

Simple maintenance can make a significant impact on the quality of the hardscaping around your home. A curb along the side of your driveway, either concrete or wood can make a significant improvement in the lifespan of the surface.

In areas with steep terrain a retaining wall can level your property and create a useable lawn or garden where there wasn't one before. A retaining wall can also be useful where storm water runoff has led to erosion between properties.

New driveways can be made out of asphalt, concrete, or interlocking pavers. Each of these is also available in a permeable alternative which allows storm water to filter through the pavement and be absorbed into the ground underneath.

Figure L: Pavement Cost vs. Lifespan for various materials

Pavement Material	Cost	Lifespan
Gravel*	\$	5 - 10 Years
Asphalt	\$\$	15 - 20 Years
Concrete	\$\$\$	20 - 30 Years
Interlocking Pavers	\$\$\$\$	30 - 40 Years

*Existing Driveways Only

Images 29, 30, & 31 (Top to Bottom): Paving Stones or Retaining Walls can improve the aesthetics as well as the longevity of outdoor hardscape areas.



Permeable Pavements

Permeable pavements are a sustainable alternative to traditional pavements that reduce stormwater runoff and improve downstream water quality by infiltrating rainfall through the pavement surface into underlying soils promoting pollutant removal and groundwater recharge.

Permeable pavements include porous asphalt and concrete as well as block pavers and vegetated grid systems.

Depending on the design, paving material, and soil type, permeable pavements can reduce annual runoff by as much as 80%. It is critical that permeable pavement projects are maintained according to manufacturer specifications which often include sweeping or vacuuming sediments from permeable surfaces as well as replacement of drainage gravel in the voids of permeable paver systems.

While initial costs for porous pavements are typically higher than costs for conventional pavements, they are offset by eliminating the need for other stormwater infrastructure or by being used in conjunction with a rainwater harvesting device such as a cistern.

Pavement Material	Cost per SF	Lifespan
Porous Asphalt	\$0.50 - \$1.00	15 - 20 Years
Concrete	\$2.00 - \$6.50	20 - 30 Years
Interlocking Pavers	\$5.00 - \$10.00	20 - 30 Years

Virginia DEQ Stormwater Design Spec. No. 7

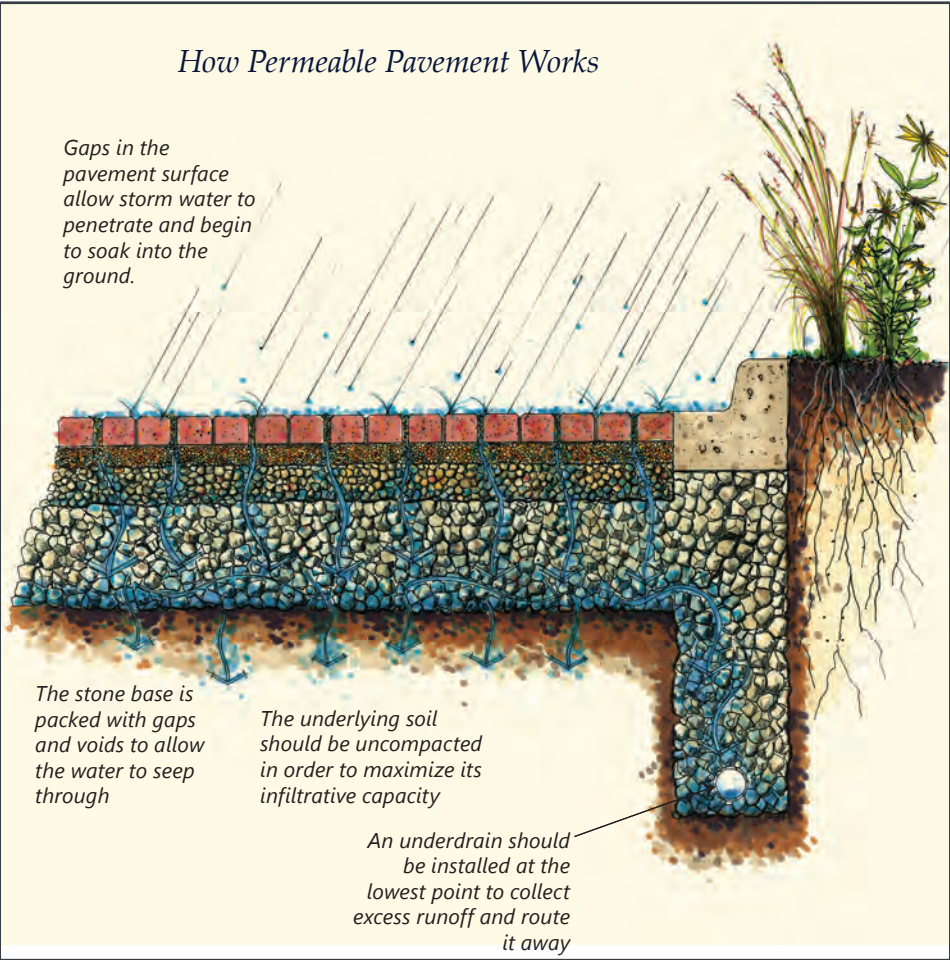


Illustration by: Doug Adamson, RDG Planning & Design Courtesy of: USDA-NRCS in Des Moines, Iowa

Figure M: Typical Costs & Lifecycles of Different Permeable Pavements (Left), Figure N: How Permeable Pavements Work (Above), Figure O: Different Types of Permeable Pavement (Below)

- ⚡ Porous asphalt is the same as regular asphalt except it is manufactured with the finest level of stones omitted, leaving open spaces that allow water to filter through to a 'recharge' or drainage bed.

⚡ Porous concrete consists of cement, coarse aggregate, and water, with little to no fine aggregates (such as sand or clay) leaving up to 30% of the concrete as void spaces to filter water to the underlying reservoir layer.
- ⚡ Permeable pavers are comprised of interlocking concrete bricks, separated by joints or gaps, filled with small stones or sand laid over a bed of aggregate stones. Water is able to infiltrate through the joints in the pavers and is stored in the voids of the aggregate below where it is slowly filtered back into the soil.

⚡ Vegetated grid systems are plastic or concrete grids over a bed of drainage material and soil. The voids are then seeded with low maintenance grass varieties.

Rain Barrels & Rainwater Harvesting

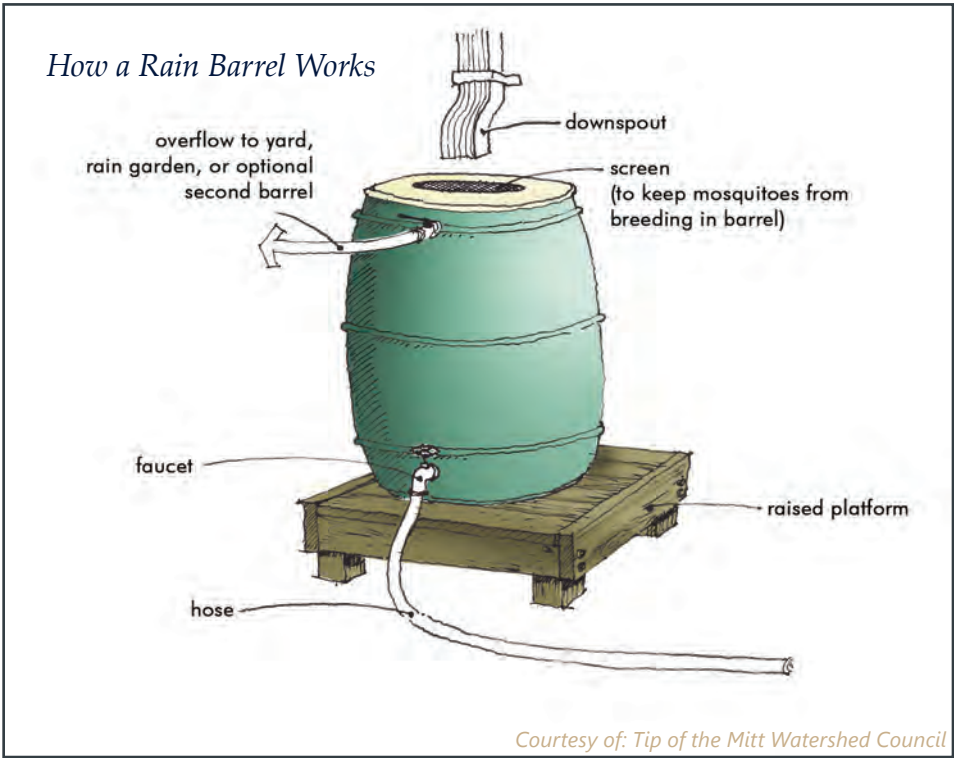
Rain barrels are an affordable and easy way to reduce the amount of stormwater runoff from your property while saving money on your water bill.

For every inch of rain that falls on 1 sq ft of roof over half a gallon of rainwater can be harvested. That means a 10'x10' shed will yield 60 gallons of rainwater during a 1" rain event. A 2,000 sq ft home would generate over 1,200 gallons from one inch of rain. During the summer months, around 40% of total household water usage is for watering lawns and gardens. Rain water doesn't contain chlorine, lime, or calcium which makes it ideal for watering your flowers and vegetable garden or washing your car or windows.

A typical rain barrel will vary in size from 45-55 gallons and can range in cost from \$20 for a do-it-yourself kit to upwards of \$200 for a premium system. The Fox River Conservation Foundation sells rain barrels through their website year-round made of recycled food-grade plastic and can be ordered online and delivered to your home for \$65 plus tax.

If a rain barrel is more commitment than you're interested in, disconnecting downspouts can have many of the same benefits.

If the gutters and downspouts on your home drain across paved surfaces or below ground, consider disconnecting or redirecting them across lawn or garden areas to make a positive impact for stormwater management. Disconnecting downspouts from the storm sewer system and redirecting them to lawns, gardens, or rain barrels will reduce the amount of runoff that enters a storm drain and ultimately flows into nearby lakes, streams, and rivers.



Key Elements of a Rain Barrel System Include:

- ⚡ A 45 - 55 gallon drum
- ⚡ A raised platform to aid in gravity flow and allow for a bucket to be placed under the spigot.
- ⚡ A wire screen over the opening to keep mosquitoes from breeding in the open barrel.
- ⚡ A faucet & hose at the bottom of the barrel to use the water
- ⚡ An overflow spout at the top of the barrel to direct runoff to your yard.

Figure P: How a Rain Barrel Works (Top)

Figure Q: Key Elements of a Rain Barrel System (Bottom)

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